

Panel Members: 17 Members

No of public participants during call: 63

Questions/ comments received during the meeting: 230 submissions were made in the Q&A throughout the session. Of the comments, approximately 192 of these were questions, feedback, comments or queries

A recording of the Local Meeting can be viewed here: <https://vimeo.com/444938735/dab360182c>

Questions and comments raised during the meeting

1. Heritage and Townscape Views

	<u>Comment</u>	<u>Answer</u>
1.	What about from Thorpewood Ave which is a conservation area and also Baxter Fields? Why no views from there?	Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel.
2.	How were these views decided upon? It doesn't appear that they were decided on with residents in mind.	Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel.
3.	This view isn't even looking at the build	Unclear what the respondent is referring to.
4.	Why weren't contextual view assessments made from Kirkdale, for instance, given Castlebar is visible?	Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel.
5.	The angles of these images have been chosen very carefully and are deceptive.	Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel.
6.	Why was no view from Kirkdale included?	Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel.
7.	Why has no view point been taken from Kirkdale, as the building will be visible from several points along this road	Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel
8.	No datum lines on drawings. Especially useless when they're forced perspectives. Still flawed as the images are, it would be good to see what you think this will look like from Mount Gardens.	The perspectives do not have datum lines on them. The elevations have AOD levels which show the various heights of the proposed building and the buildings in the surrounding context.
9.	TBIA? Whats that?	TVIA - Townscape Visual Impact Assessment which was submitted as part of the planning application.
10.	What about projected view from Central London at night? ie because of light spillage	This was not identified as being required. A detailed lighting scheme will be conditioned to the planning permission, this will be designed to limit light spill and impact on residential amenities as well as being low impact in term of ecology as agreed with the LBL ecologist.
11.	Can we see a view from where it is clearly devastating? 18A Kirkdale? Their garden? These views are only chosen to show the build	Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel.

	in its most positive light. How were the locations chosen? And who chose them?	Block C nearest to 18 Kirkdale will be more than 25m away from the rear elevation of this property, significantly exceeding the 18-21m distance generally used to assess impact on privacy and overlooking.
12.	There is also visual harm for all residents on Otto Close, and some on Kirkdale, and some on Kirkdale, its not just the Streetscape.	Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel
13.	could you please address my question above regarding view points from Kirkdale please Nigel Riley 6 Kirkdale	Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel
14.	Please can we address views about Kirkdale?	Please refer to page 50, view 7 in the Townscape & Visual Impact Assessment
15.	What is the viewpoint from central London? or from Dulwich Park?	This was not identified as being required. Views to be included were agreed in pre-application meetings with LBL planning and the Design Review Panel
16.	If not covered in the presentation I ask again what about the distant view -the first disruption of the tree line and view of the ancient Great North Wood over London -and light spillage at night	Please refer to the views on pages 43 to 50 in the Townscape & Visual Impact Assessment
17.	View 9 clearly shows a 5 storey block from Sydenham Hill if you look at the window spacing. Is this because the ground floor is being built underground or is this an incorrect mock-up??	The ground floor is hidden by the existing and retained listed wall.

2. Scale and Mass

	<u>Comment</u>	<u>Answer</u>
18.	Please list the ways in which the planned development is of 'exceptional quality' as is a specified requirement for such a build in a conservation area? There appears to be no innovative elements apart from a few cycle racks?	<ul style="list-style-type: none"> - Tailored contextual response to the landscape, trees and surrounding residents - Shape and form of the building enhances the historic rhythm of Sydenham Hill - Influenced by the materials and architectural language of the surrounding buildings. - Extensive areas of ornamental brickwork to gable ends - High quality materials with good longevity ensuring the building will age well - A building that response to the physical and social needs of the estate – community rooms, varied external spaces etc. - All homes to meet Home Quality Mark - All homes comply with nationally described space standards and minimum space standards in the London Plan and Mayoral Housing SPG as well as accessibility standards-

		<p>proposed homes are larger than the existing homes in Mais House which do meet current space standards.</p> <ul style="list-style-type: none"> - 90% of the homes are to 'Approved Document M4(2) Accessible and adaptable dwellings' (similar to lifetime homes) and the remaining 10% are to 'Approved Document M4 (3) Wheelchair user dwellings'. All homes are level access, and if they are above ground level they are served by stairs and lifts. - Extensive landscaping with ecological and biodiversity features included - Energy and sustainability measures are detailed in the Energy Statement – proposals exceed the GLA planning policy target for reduction in regulated CO2 emissions (35 % improvement over Part L 2013).
19.	<p>What base levels for building in Block C are being referenced. Current base level is the top of 'Slag Heap' which is nearly as high as the nearby 1.5m boundary fence. The base of block C is at the level of the rooves of Kirkdale houses. Block C will 'Appear' as 7 storeys above our houses and immediately next to our boundary fence,</p>	<p>Block C lower ground level has an AOD of 97.750. This is shown on application drawing SYDH-HBA-MH-XX-DR-A-08-0202</p>
20.	<p>Iain said the new development will 'poke out' of the treeline on Sydenham Hill! The illustrations show that it will be massively above. Did you know you can see the current 4 storey Mais House poking above the treeline from the bottom of Kirkdale (where it meets Sydenham High Street)?</p>	<p>Noted</p>
21.	<p>How many times has the lead architect physically visited the site Ditto the Heritage consultant ?</p>	<p>This is not a planning consideration but the lead architect has visited the site at least 10 times</p>
22.	<p>The harm of the taller elements of the scheme are indeed severe - and need to be taken more seriously by Lewisham Council. The buildings also do not fit well with the area.</p>	<p>Noted.</p>
23.	<p>Please can Iain explain what is exceptional about the design? This is a requirement for a building in a conservation area.</p>	<ul style="list-style-type: none"> - Tailored contextual response to the landscape, trees and surrounding residents - Shape and form of the building enhances the historic rhythm of Sydenham Hill

		<ul style="list-style-type: none"> - Influenced by the materials and architectural language of the surrounding buildings. - Extensive areas of ornamental brickwork to gable ends - High quality materials with good longevity ensuring the building will age well - A building that response to the physical and social needs of the estate – community rooms, varied external spaces etc. - All homes to meet Home Quality Mark - All homes comply with nationally described space standards and minimum space standards in the London Plan and Mayoral Housing SPG as well as accessibility standards- proposed homes are larger than the existing homes in Mais House which do meet current space standards. - 90% of the homes are to 'Approved Document M4(2) Accessible and adaptable dwellings' (similar to lifetime homes) and the remaining 10% are to 'Approved Document M4 (3) Wheelchair user dwellings'. All homes are level access, and if they are above ground level they are served by stairs and lifts. - Extensive landscaping with ecological and biodiversity features included - Energy and sustainability measures are detailed in the Energy Statement – proposals exceed the GLA planning policy target for reduction in regulated CO2 emissions (35 % improvement over Part L 2013).
24.	<p>The big issue with this development is its size and the numbers of people coming on to the estate. I'd like to ask if serious consideration has been given the radically shrinking the size of the development such that everyone - those who move in and current residents - can enjoy a decent standard of life, as we have now. If this hasn't been considered, why not?</p>	<p>The City Corporation has contributed a considerable amount of time, effort and finances into the Sydenham Hill proposals, driven by a determination to create a unique development that satisfies both the City Corporation and the London Borough of Lewisham. In order to achieve this, the City Corporation has undertaken numerous pre-application engagement meetings with Officers, the Lewisham DRP, residents and stakeholders over an 18 month period, which clearly demonstrates our firm commitment to getting it right.</p>

		<p>There have been numerous iterations and revisions to the proposals in response to pre-application engagement with LBL, which has already seen a reduction in the number of new homes decreasing from 150 to 110, with the overall estimated development costs increasing as a result.</p> <p>Reducing the scale of the buildings will not address the significant housing need facing Lewisham and City Corporation and the negative impact of reducing the current number of new homes further will push the project over an acceptable deliverable value in terms of cost per home.</p> <p>This current scheme will deliver 110 new homes for social rent with LBL receiving nomination rights for 55 of these homes. The current split of new homes between the City Corporation and LBL is 50/50 (55 new homes each), which we understand is significantly beneficial to Lewisham given the current high demand for social housing.</p> <p>It should also be recognised that reducing the scale of the tallest element (Block B) and the terrace block would reduce the number of larger/ family units provided with the overall unit mix. The terrace units are all 4 bed units and Block B provides all of the larger 3B5P units (11 x 3B5P) within the proposals with Blocks A and C providing smaller studios, 1 bed and 2 bed units only. Lewisham has advised that its greatest housing need is for larger family units and a reduction in the number of units within Block B and the terrace would impact on the delivery of new housing to meet existing borough housing needs.</p>
25.	The balconies are not indicated on this plan. They are approx 2m from Kirkdale house boundaries. can you please discuss this in?	Balconies are shown on the floorplans and elevations. Separation distances between Block B and the rear elevation of the nearest Kirkdale properties ranges from 25-27m when taken from the balconies that is reduced 23-25m (18-21m is generally used as a measure for ensuring privacy and limiting overlooking). It should also be recognised that the detailing of the balconies include a solid layer panel behind the railings which would restrict views out of the balconies when seated or inside the homes.
26.	I wouldn't say block c extends slightly. It extends 20 metres, at a greater height than the current building on an overlooking hill. It will dwarf the houses close to block c in Kirkdale	The gable end of Mais House in this location is currently 4 storeys, Block C will also be 4 storeys and whilst closer to Kirkdale than Mais House it is still 25-27m away from these properties(see response to qu.25)
27.	They dwarf the current buildings.	Mais House is part three storeys and part four storeys. The main block will be part 4, 6 and 7 storeys and the new terrace block is part 2 and 3 storeys. Only part of the building is taller than existing as is required to provide

		more family home as part of the overall mix of homes.
28.	Block C has spread very significantly towards Kirkdale, and yet we were excluded from the initial consultations. Block C is now metres from our properties. What assessment has been done regarding the relative increase in height over Kirkdale due to the significant slope, and the privacy impact on Kirkdale residents.	See response to qu.25
29.	AODs = jargon. talk english please.	The term Above Ordnance Datum (AOD) refers to a height above the Ordnance Datum which is the height of a building etc above mean sea level.
30.	The phrase 'restoring the historic rhythm' ignores the impact of such a large density building on the surrounding buildings. Historically there have not been any buildings of this density on Sydenham Hill.	The historic rhythm is in reference to the positioning of the proposed buildings and their relationship to the existing context.
31.	I find it difficult to believe that the solid mass of Block B is being compared with the peaked turret of a roof feature of Castlebar. Seems a disingenuous comparison.	Noted
32.	the slides ian shoes no not relate to the drone footage we have taken, they tower above it. how can you account for this?	The photorealistic images we used to talk about scale and mass were verified views.
33.	Castlebar is actually only 3 stories high - it has a turret on the top!!! The measurements just now are therefore not represented accurately	The survey information has been undertaken by qualified surveyors and the measurements are accurate and to scale
34.	an architect has confirmed that the footprint is 31.8% larger	Noted
35.	Do the depths of the townhouse gardens meet the 9 meter minimum depth called for in Lewisham's Residential Standards planning document?	The extent of the gardens accords with London Plan minimum space standards. The gardens to the rear of the houses are 3m deep. They are shorter than in the SPD but their depth at the rear of the houses is dictated by creating a street at the front with off street amenity space.
36.	Can we have a serious proposal for a more modest development, more in keeping with the area? Is a four-storey development really impossible? It would gain a lot more local support.	Refer to response to qu.24
37.	Do you accept that the footprint of Mais House is increasing by 43% as calculated. How can this be reconciled with a preservation of open space?	We accept the footprint of the proposal is larger than the existing footprint. Where we exceed the existing footprint this has been done to provide good sized, high quality homes and we have been careful to try and retain the trees and greenspace to preserve the sites character and provide a high quality space to live.
38.	Is it accepted as part of the proposal that Block C is an entirely new building on green space since it only has a marginal overlap with the original footprint. How does this reconcile with CoL's earlier guarantee that the Mais House rebuild will be restricted to the original footprint?	All the proposed buildings are new. Where they are positioned in a place where the footprint of a building has not been before we have tried to avoid trees to retain existing green space which contributes to the

		character of the estate. Where trees have been lost they will be replaced at a ratio of at least 1:2.
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3. Density

	<u>Comment</u>	<u>Answer</u>
39.	Why are you including Lammas Green in this density calculations? It's not being developed?	Lammas Green forms part of the Sydenham Hill estate and is therefore included in the density. A calculation of the number of habitable rooms and bed spaces (indicating the maximum occupancy of the proposal if occupied at maximum capacity) for the Otto Close part of the site only is provided in the accommodation schedule.
40.	...because the density numbers will look lower! Simple :)	
41.	If the estate is being considered as a whole, why is Lammas Green not featured in any of the other application documents? There is no mention on of the impact on amenity.	Lammas Green is not subject of development with the exception of alterations to the wall at 23 Lammas Green. Impact on Lammas Green in terms of heritage is considered in the Heritage Statement and Townscape Visual Impact Assessment.
42.	But you need to leave one to get to another? Sorry Jill but I think that was not a great approach to that question. And I dont think it was answered	The London Plan and the Mayoral Housing SPG confirm that density and the related density matrix in the London Plan is not appropriate to apply mechanically. It advised that the density ranges should be considered as a starting point rather than an absolute rule when determining the optimum housing potential of a particular site. Related to this, and the fact that major developments often exceeds the density matrix, the draft New London Plan removes the density matrix in the current London Plan and says that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations.
43.	'It is one estate' so even though you are not building on half of it, you count it all. Jill - you may as well have said 'basically it suits us. Otherwise the scale wouldn't be allowed.'	See responses to 39-42
44.	The overall density of the planning app has reduced by less than 10% since the July 2019 design iteration presented to the LDRP, and the height of the tallest elements of the building have not reduced at all when the change from flat to pitched roofs is factored in.	Correct but it should be noted that the proposals have been reduced from 150 at the first stage of pre-app to 110 homes . Pitched roofs were included in response to the DRP and heritage considerations - flat roofs were not generally supported by the DRP and not considered characteristic of surrounding buildings.

4. Housing

	<u>Comment</u>	<u>Answer</u>
45.	Please ask about garden space for the terraced houses. Even if you build over the public footpath, which I don't believe you should for all sorts of reasons, what will be the length of the garden? Not square metres. Metre length. Lewisham requires 9 metres deep for the length of a single-family dwelling house.	See response to qu.35
46.	I really welcome that all the proposed new homes will be social housing as this is so desperately needed.	Noted
47.	Housing Strategy 2019-23: Executive Summary Our role: The City Corporation is the strategic housing authority for the Square Mile and a landlord responsible for 1,923 social tenanted properties and 936 leaseholder properties across London. Vision: Our vision is healthy homes, space to thrive and vibrant communities for Londoners. Our aim: To use our expertise and resources to develop, maintain and manage quality homes on estates people are proud to live on, where our residents will flourish, and through which we support our communities and economy to thrive. Makes good reading!	City Corporation has a high demand for social housing and there is demand on the Sydenham Hill Estate for new and more suitable homes. Within Lewisham there is a high demand for social housing with over 10,000 people on the housing waiting list. City Corporation itself has 800 people on the waiting list for housing. In addition to Sydenham Hill, City Corporation are looking at opportunities for new homes at Sumner Buildings, Avondale Square, York Way, Windsor House and Golden Lane estate.
48.	Our strategy will support and deliver four outcomes: - Quality homes that meet the needs of our residents and communities; - Well-managed estates that people are happy and proud to live in; - Thriving and connected communities where people feel at home and flourish;- New homes to meet the needs of Londoners, our communities and economy	See response to qu.49
49.	Minimising disruption. The Corporation will carefully consider the potential impact of new housing developments on its existing residents. We will limit land costs by developing additional social housing on our existing estates. To minimise disruption and to build in the most efficient way, we will focus on a small number of City estates with potential for renewal and expansion – and are already developing the Sydenham Hill estate. Elsewhere we will not develop on Corporation land without careful consideration of any current operational or investment uses, and then only following consultation	See response to qu.49. Consultation with residents has been undertaken at the pre-application stage as detailed in the Statement of Community Involvement.
50.	The buildings proposed are ugly, too big and overcrowding a small area and estate. Images have been formatted from a view in favour and support of the COL. Will there be a new GP practice? You can't get an appointment at Wells Park practice as it stands. How long is any proposed project going to take, what are the COL	No new GP practice will be provided as part of these proposals and is not a planning requirement for this development. With regards to noise and disruption to residents during demolition and construction, City Corporation will be

	proposing in way of compensation to residents specifically lease holders for noise, disruption, dust, rubble etc? What impact will demolition and build have on property prices for the lease holders? In regard to parking the times surveyed do not take into account night/shift workers.	appointing a Considerate Contractor. Details of how the site will be serviced (including parking, storage of materials, routing of any vehicles) will be set out in the detailed Construction Logistics Plan which is a condition to the planning permission. Construction houses will also be controlled by condition.
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5. Sunlight and Daylight

	<u>Comment</u>	<u>Answer</u>
51.	THE ADJACENT KIRKDALE PROPERTIES ARE BY FAR THE LEAST LIGHT AFFECTED. THE SHADOW OF BLOCK C DRAMATICALLY AFFECTS 16a to 8 AS DEMONSTRATED IN AN ASSESSMENT DISPLAYED IN ONE OF YOUR OWN DROP-INS	The sunlight levels to the gardens at 20, 20A, and 18A Kirkdale have been assessed as these are closest to the proposed development. As reported, these gardens all remain within the guidelines of the BRE Guide, which the Councils and Consultants utilise. There may be a change in the sunlight levels, but these are within the parameters set out by the Guidelines.
52.	Why was the referenced light assessment removed from the planning application?	Rights of Light is not a planning consideration only daylight sunlight.
53.	they published a revised daylight/sunlight study? Can they confirm that there is no breach of any right to light easement enjoyed by any of the properties affected?	The matters being discussed at this stage are the planning matters of daylight and sunlight. The developer will be considering rights of light matters separately once the planning matters are resolved.
54.	When are COL going to visit residents on Otto Close to see what loss of light we are going to lose with the proposed building works ?	<p>The assessments that are undertaken simulate the existing light levels within the adjacent properties and then simulate the light conditions once the proposed is in place.</p> <p>A survey has been undertaken to gather the information regarding the position and size of the windows, as well as the massing of the adjacent properties. Plans were then obtained of the layouts of the adjacent properties.</p> <p>The neighbouring properties have then been built as a 3D computer model. As said above, daylight and sunlight software is then run on the adjacent properties to quantify the level of daylight and sunlight the properties currently get. The same software is then run again, but this time with the architect's model built into our 3D computer model. This then quantifies the proposed daylight and sunlight levels and quantifies any loss. The assessments look at the light available at the window plane and also how the light is distributed within the rooms. We have also undertaken sunlight assessments of the nearest gardens.</p>

55.	The height of block A is seven storeys high, has any work been done to establish how this building will affect afternoon winter sunlight to the rear of houses from 4A to 20A Kirkdale? Could you please provide evidence of any work that has been done. Nigel Riley 6 Kirkdale	Please see answer to Q51. The properties tested are is closest proximity and all adhere to the BRE guidelines. Professional judgement therefore tells us the gardens further away will also be adherent to the Guidelines.
56.	Please see my last comment – this is a misrepresentation of the daylight / sunlight assessment as it pertains to Kirkdale	As previously mentioned, the nearest Kirkdale properties have been assessed for sunlight to their gardens. These properties have also been assessed for daylight to the rear windows and rooms. Again, our assessments show that there will be some slight changes in light, but the changes remain within the parameters and all remain BRE adherent.
57.	Appendix B of the daylight and sunlight assessment, which has a table of the Vertical Sky Component (VSC) results for these properties, actually indicates that the proposal would unacceptably reduce natural sunlight to a high number of the rear windows of some Kirkdale properties, and would not meet the BRE recommendation that the VSC of a window should be 27% or greater. Why are BRE recommendations being ignored? You have not addressed the loss of afternoon winter sunlight to the rear of the houses on Kirkdale, they are already overshadowed by castle bar. Nigel Riley 6 Kirkdale	The BRE guidelines have been applied correctly. The BRE guidelines set out a VSC target of 27%VSC OR no more than a 20% reduction (i.e. stays within 0.8 times its former value). All VSC levels are within the BRE guidelines 20% parameter and as such are BRE adherent. Answers relating to sunlight are above. The sunlight test assesses what percentage of the garden receives 2 hours of direct sunlight on the 21 st March. The guidelines state that 50% of the garden should continue to receive 2 hours of direct sunlight, or there be no more than a 20% reduction. The nearest gardens retain 2 hours of direct sunlight to 100% of their gardens and therefore remain well within the BRE guidelines.
58.	Have you done a daylight assessment based on the newly approved Castlebar garden building?	This is addressed in the updated report attached.
59.	The Castlebar garden building has PVs how will shadowing affect them?	The Castlebar garden has been assessed for direct sunlight. One can see from the assessments that the gardens retain more than 2 hours of direct sunlight to 99% of garden on the 21 March. When the sun is higher in the sky in the summer months, the sunlight this garden receives will further increase.
60.	I have not recieved a reply to the following question: The applicant's Daylight impact assessment reports are flawed for impact to Castlbare Care and Nursing Home, as the daylight analysis was based on incorrect resident room plans on the ground floor (nearest to the proposed 6 and 7 storey blocks), and other residential rooms omitted too. This is important as many residents (including my Mum in this	This is addressed in the updated report attached.

	home) are too frail to leave their residential room to access other rooms. The daylight summary and overall room aggregate daylight impact values underestimates the likely harm from overshadowing. What will be done to correct this report and by when?	
61.	Can this reply be followed in writing to Francis Bernstein if cannot be replied today. The applicant's Daylight impact assessment reports are flawed for impact to Castlebar residents. This is as the daylight analysis was based on incorrect room plans on the ground floor nearest to the proposed 6 and 7 storey blocks, and with other residents rooms omitted. This is important as many residents (including my Mum in this home) are too frail to access other rooms. The summary and overall room aggregate daylight impact values underestimate the likely harm from overshadowing. What will be done to correct this report and by when?	This is addressed in the updated report attached.
62.	The response regarding Carstlebar daylight impact is unacceptable. Doing guess work based on a person's opinion from an "external inspection" is totally unacceptable. Clearly the applicant provided a misleading daylight report as this "opinion" about an "external inspection" was omitted and makes their report substandard. This is important as many residents (including my Mum in this home) are too frail to access other rooms and so is more significant. My question was What will be done to correct this Daylight report and by when and to use accurate room layouts? Please reply in writing to Francis Bernstein	When plans cannot be obtained for a neighbouring building, room layouts based upon external inspection and professional judgement is the conventional approach. The internal room layouts are only applicable to one of the daylight tests. The VSC and sunlight levels are taken at the window plane and are therefore not reliant on the internal room layouts. Now that we have been furnished with the internal layout plans our analysis will be updated accordingly.


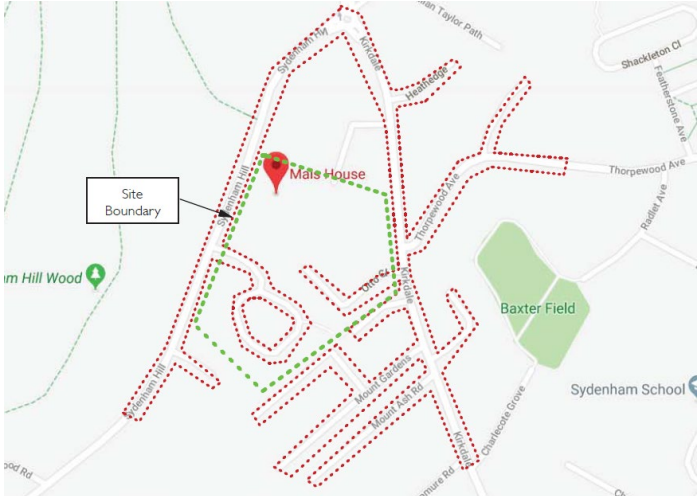
6. Energy Efficiency

	<u>Comment</u>	<u>Answer</u>
63.	With regard to energy efficiency of the proposed building is there any plan to make all of the new buildings truly carbon neutral without offsetting these standards to mitigate a lower standard of efficiency for the buildings?	<p>The proposed development incorporates energy efficiency measures which achieve a 35% improvement in carbon dioxide emissions compared Building Regulations Approved Document L1A (2013 edition). These energy efficiency measures includes;</p> <ul style="list-style-type: none"> -Insulated building fabric with low air permeability -Glazing with suitable U-value, g-value and daylight transmittance -Mechanical ventilation with heat recovery - Low energy lighting <p>The proposed energy strategy for the homes is to provide heating and hot water via Air source heat pumps (ASHP). ASHP's are proposed to provide heating and hot water</p>

		<p>and are classified as a renewable energy technology.</p> <p>The development is part located within a conservation area and close to statutory and locally listed and taken with the pitched roofs on the main building, PVs would likely be highly visible and harm the character and setting of the conservation area, therefore PVs are not proposed this development.</p>
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7. Highways and Parking

	<u>Comment</u>	Answer
64.	On the boundary by Kirkdale garages you show trees - this is a car park in other plans? Can you confirm which it is?	Revisions made to the proposals in July 2020 in response to LBL landscape officer comments shows trees on this boundary as a result of the removal of the service yard ramp. This is the latest revision.
65.	impact of so many additional cars trying to park on Sydenham Hill woods needs addressing too	<p>The parking survey is conducted during midnight to 5 AM as this is the standard methodology to determine peak residential demand.</p> <p>Parking surveys were also conducted during daytime and at no surveyed period, was the parking stress found to be over 70%.</p>
66.	Please read: A residents planning app on-street parking assessment was passed to Lewisham-it shows overnight parking on Kirkdale/Sydenham Hill will be under stress. The applicant's transport assessment does not include an up to date parking assessment. How has the applicant assessed and mitigated against the impact on surrounding streets from overspill parking - if not, why not?	The parking survey findings were submitted to LB Lewisham in the Transport Assessment. The parking evidence did not show Sydenham Hill and Kirkdale under parking stress and the approach to the parking surveys and Transport Assessment has been accepted by LBL Highways and TfL.
67.	Parking stress being monitored after the fact is not going to be helpful. Where are the additional cars going to go? What is the impact of so many cars going to be on the local environment?	The accepted parking stress is 85%. Usually Councils take a view that if stress is nearing this level, then measures should be in place. Parking monitoring surveys are considered helpful in mitigating the demand and this accords with LBL's Development Management policy 29.
68.	re parking these ideas are for after the fact. you cannot retrofit parking problems, how can this be addressed before planning?	Parking monitoring is to reviewed when the stress reaches 85%, then parking controls can be put in place. Both the monitoring and car park management plan for the site will be conditioned to the planning permission.
69.	Does the current development still have the 'underground parking' area? Last plans I saw had parking bays considerable narrower and shorter than planning norms. You might be	<p>Parking bays have been designed to a standard 2.4 m x 4.8m in accordance to Manual for Streets and has been accepted by LBL Highways and TfL.</p> <p>No basement car park has been proposed as part of the planning application.</p>

	able to park, but not leave your car!	
70.	<p>Southwark Highways Department has made Traffic Calming Proposals for the western half of Sydenham Hill road which will reduce on-street parking on the western half of Sydenham Hill very significantly on both sides of the Road? Lewisham's Highways Department can be expected in due course to make similar Traffic Calming proposals for the eastern half of Sydenham Hill correct reducing on-street parking on the eastern half of Sydenham Hill very significantly on both sides of the Road?</p>	<p>The extent of Southwark's traffic calming scheme is presented below.</p>  <p>The parking survey and data extent is much further north of this as shown below.</p>  <p>Therefore, the parking capacity of the site will not be affected because of traffic calming proposals.</p>
71.	Do you think it is acceptable to fill Kirkdale and Sydenham Hill with cars by not providing enough parking spaces on site?	<p>Parking spaces on site have been provided to strike a balance between permeability, landscape, and policy consideration.</p> <p>TfL/ GLA's aspirations are for a much lower parking provision than the proposed 0.27 parking ratio and it was recommended that this was further reduced. However, City Corporation understands that residents see parking as a concern and has retained the 0.27 parking ratio.</p>
72.	Could you tell us where the 85 parking spaces on the streets identified in your survey are located please? Nigel Riley Are there, as I understand ongoing plans to remove the Parking spaces along	The parking survey data by road, available capacity and car parked is provided below:

	Sydenham Hill and replace with a cycle lane. If so this will dramatically change your parking estimates?	<table border="1"> <thead> <tr> <th rowspan="2">Street Name</th> <th colspan="3">UNRESTRICTED PARKING</th> </tr> <tr> <th>Total Spaces</th> <th>Average Cars Parked Overnight</th> <th>Parking Stress %</th> </tr> </thead> <tbody> <tr> <td>Hassocks Close</td> <td>15</td> <td>12</td> <td>80%</td> </tr> <tr> <td>Kirkdale</td> <td>60</td> <td>30</td> <td>50%</td> </tr> <tr> <td>Mount Ash Road</td> <td>52</td> <td>48</td> <td>92%</td> </tr> <tr> <td>Sydenham Hill</td> <td>75</td> <td>44</td> <td>59%</td> </tr> <tr> <td>Thorpewood Ave</td> <td>50</td> <td>30</td> <td>60%</td> </tr> <tr> <td>TOTAL</td> <td>252</td> <td>164</td> <td>65%</td> </tr> </tbody> </table>	Street Name	UNRESTRICTED PARKING			Total Spaces	Average Cars Parked Overnight	Parking Stress %	Hassocks Close	15	12	80%	Kirkdale	60	30	50%	Mount Ash Road	52	48	92%	Sydenham Hill	75	44	59%	Thorpewood Ave	50	30	60%	TOTAL	252	164	65%
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73.	Recent parking changes in Wells Park Road have led to vastly increased parking in adjacent roads.	Noted.																															
74.	Increased on-street parking pressure in conflict with LB Lewisham's Core Strategy Policy 14 (CSP14) – Sustainable Movement and Transport; and the aims set out in Lewisham's Local Plan DM Policy 29 (Car limited major residential development only be considered where there is PTAL level 4 or above, and no detrimental impact on the provision of on-street parking in the vicinity)	<p>Policy 14 of CS states, amongst others- <i>A managed and restrained approach to car parking provision will be adopted to contribute to the objectives of traffic reduction while protecting the operational needs of major public facilities, essential economic development and the needs of people with disabilities. The car parking standards contained within the London Plan will be used as a basis for assessment.</i></p> <p><i>Car free status for new development can only be assured where on-street parking is managed so as to prevent parking demand being displaced from the development onto the street. A controlled parking zone (CPZ) may be implemented where appropriate.</i></p> <p>The proposals includes a 0.27 parking ratio which is in line with the policies presented above. It is not car-free. Further City Corporation have committed to manage and monitor on street parking demand and a CPZ will be considered if needed, with due consultation and liaison with LBL.</p> <p>DM Policy 29 states</p> <p>DM Policy 29</p> <p>Car parking</p> <ol style="list-style-type: none"> 1. The Council will require parking standards in accordance with Core Strategy Policy 14. 2. Car limited major residential development will only be considered where there is: <ol style="list-style-type: none"> a. PTAL level 4 or higher, or where this can be achieved through investment in transport infrastructure and services, b. no detrimental impact on the provision of on-street parking in the vicinity, c. no negative impact on the safety and suitability of access and servicing, d. protection of required publicly accessible or business use car parking, e. inclusion of car clubs, car pooling schemes, cycle clubs and cycle parking and storage, as part of a package of measures mitigating the need for on-site car parking provision, f. an equitable split of parking provision between private and affordable residential development, and g. on-site accessible priority parking for disabled drivers. <p>Policy CS 14 states that London Plan standard will need to be adhered to for vehicle parking. The development proposals are well within the standards set out in the London Plan. 0.27 is considered a reasonable level of parking provision, particularly as TfL/ GLA recommended that parking should be further reduced.</p> <p>Point e suggests the mitigation measures which CoL have committed to as part of the S106 Agreement.</p>																															
75.	Re parking, has the introduction of the ULEZ been considered?	The site is over 550 m from A205 and there is no evidence which suggest that parking will increase due to ULEZ. However, if on monitoring, parking issues are raised, then a																															

	CPZ could be implemented through a due consultation process.
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8. Parking Survey

	Comment	Answer
76.	Obviously the new way of working will be from home for a lot of people your figures are going to be incorrect!!	Parking surveys are conducted to determine the peak residential demand and are conducted mid night to 5 AM to capture this. Therefore, whether surveys are conducted during lockdown or before has no bearing on the residential demand.
77.	Manu - we have discussed at the RSG that your data is flawed and you agreed to review your report. There are a number of new housing developments in progress on the ridge and parking restrictions being introduced to local roads. What has been not to reassess the demand given these developments which are going ahead? Has a conversation taken place between Southwark and Lewisham, who share the road and are pursuing their own parking policies?	Parking data and analysis has been submitted to LBL. The planning considerations for parking data assessment is based on conducting baseline surveys. In accordance with Core Strategy policy 14 and Development Management Policy 29, parking has been provided in accordance with London Plan and mitigation measures including monitoring have been included to mitigate any parking issues.
78.	What if you then realise that your parking calculations are wrong. Do you think it will be too late then Manu?	Parking data and analysis was submitted to LBL and has been accepted by both LBL Highways and TfL. The purpose of monitoring is to be able to predict if parking stress is nearing 85% and if appropriate measures can be implemented including CPZ if needed.
79.	Monitoring later-too late!!	Monitoring is conducted to assess parking demand and check if stress is nearing 85% and will be conditioned to the planning permission. Appropriate measure can then be put in place to avoid parking stress increasing beyond this level.
80.	You need to do your traffic and parking surveys during school run.	Parking surveys are conducted to determine maximum residential demand. LBL's guidelines on parking stress calculation states- <i>In purely residential roads parking levels overnight of below 85% may be acceptable</i> .
81.	Old Parking survey. No longer relevant!!	Parking survey data is considered valid for a period of up to 3 years. Nevertheless, updated parking surveys will be conducted as part of monitoring.

9. Car Club

	Comment	Answer
82.	We have discussed that car clubs don't work for families with car seats etc who regularly need to take children to clubs and activities. They are primarily designed for those without children, for occasional use. This has all been discussed at the RSG so these responses don't provide any further clarity for residents.	140 Car club memberships will be provided for 3 years. The 30 car parking spaces on site will be priorities for people with families and mobility impaired people. The car club memberships will be for people who do not need regular use of car but could require a car occasionally.

83.	Where will the 30 car club spaces be? On surrounding roads?? Future controlled parking zone? Appropriate for an area with poor transport links? Seems unfair / inappropriate	Car club membership are proposed, the spaces are provided by the car club operator within the local area. ZipCar has been identified as the preferred operator.
84.	I'm bit worried that Lewisham wants to pursue a policy of discouraging people from using cars when the public transport links up here are dreadful. also we are at the top of a hill. If you think a couple of car club cars will deal with it I think you are crazy. There are large families on this estate. We need to be able to get about, park, etc. You aren't helping us	Noted - the approach to discouraging car use is part of the London Plan and Lewisham development plan.

10. Cycling

	Comment	Answer -
85.	Who do you think will be cycling up a very steep hill?	The Census 2011 suggested that 3% people living in the ward were cycling. This use has only increased over the last few years. As part of the assessment we have estimated a conservative 4% occupiers will be cyclists. Cycle parking is provided in accordance with LBL and London Plan parking policy standards and includes larger spaces.
86.	Cycle parking is all very well, however, there are no cycle lanes on this Eastern side of Sydenham Hill. The increased traffic and the slope of the hill will not encourage cycling.	City Corporation is working with LBL to improve the quality of cycle infrastructure in the vicinity of the site. A contribution towards cycle signs and lines to improve the cycle facilities on Kirkdale and Sydenham Hill has been agreed as part of the S106 Agreement to reinforce the presence of cyclists on these roads
87.	How many of the panel members have tried cycling up from Forest Hill or Sydenham to the site?	This is not a planning consideration but members of the project undertaking site visits and the public consultation events have cycled.

11. Impact on Amenities

	Comment	Answer
88.	Nothing has been done to address the huge loss of amenity for existing residents. This has not been addressed in the planning application, where is the assessment for loss of amenity?	Unclear which amenities are being referred. Amenities relating to air quality, noise, landscaping and trees have been addressed in the supporting application documents.
89.	No CIL will be paid now, which CoL told us constantly that it would be used for infrastructure. e.g. GP surgery.	CIL is a charge that local authorities can set on new development in order to raise funds to help fund the infrastructure, facilities and services - such as schools or transport improvements - needed to support new homes and businesses. As the proposals are 100% affordable an exemption from CIL would apply and the Mayor/ LBL will need to use CIL receipts from other developments to fund improvements in the borough.
90.	And CIL/infrastructure?	
91.	I am surprised that there has been virtually no discussion about the impact of the proposals on the local infrastructure this evening; the City has relied on out of date information in the past, e.g. police station and GPs. Even if the number of	

	<p>units may have reduced, the impact on the local area will still be there.</p>	<p>Heads of terms for site specific/ local mitigation of the proposals through the s106 Agreement has been agreed by City Corporation and includes:</p> <ul style="list-style-type: none"> ▪ 100% affordable for social rent ▪ Wheelchair accessible homes to meet M4(3): - 11-units and remaining units to meet M4(2) ▪ Local labour and business contribution of £58,300 prior to commencement (110 residential units x £530) and Local Labour and Business Strategy ▪ Air quality monitoring - £11,000 ▪ Carbon offset financial contribution of £254,903 ▪ Highways works: <ul style="list-style-type: none"> - Car club membership for residents for 3 years [140 memberships - 110 for proposed units and 30 to be provided to existing residents] - Cycle infrastructure - A £10,000 contribution towards cycle signs and lines to improve the cycle facilities on Kirkdale and Sydenham Hill. To reinforce the presence of cyclists on these roads <p>Section 278 public realm improvements and highway works to include:</p> <ul style="list-style-type: none"> - Improvement works to the vehicular access points to the site from Sydenham Hill, including the provision of tactile paving. - Improvement works to the existing crossing facilities at the Kirkdale / Thorpewood Avenue junction including improvements to the existing tactile paving - The provision of a new informal crossing on Kirkdale (refuge and tactiles) close to the Kirkdale / Otto Close junction to improve access to the southbound bus stop on Kirkdale.
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		<ul style="list-style-type: none"> - Improvement works to the existing zebra crossing on Sydenham Hill - replacing/upgrading the existing white markings and improvement to the tactile paving on the west side of the crossing, to provide tactile paving for the full width of the crossing. ▪ Council's legal costs and monitoring
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12. Trees

	Comment	Answer
92.	how do you counter the assertion that the removal of the mature copse of trees would be antithetic to mayor khans london environmental strategy and negate the work undertaken to ensure sustainable green spaces?	<p>It is recognised that the removal of trees is of concern to residents. However, we believe there is significant medium to long term benefit to be gained from the wider investment in the tree, ecological, biodiversity and SUDs infrastructure of the site.</p> <p>The copse of trees is not being removed. The group contains 27 trees, of which 11 are being felled, to be replaced will 11 new trees. These will be planted next to the existing group, so their canopies can coalesce and grow together. The proposal will result in an overall increase in tree numbers, and importantly an increase in the extent of canopy cover. The new tree planting will result in a more species and age diverse range.</p>
93.	the houses in otto close where build without any defensible space. retro fitting this is not really possible, without back gardens being constructed. this idea has never been considered and we have not been told why.	<p>The issue of defensible space has been considered in some detail. In its deliberations, CoL have been reluctant to fence off areas of the communal gardens for sole use of residents, as it diminishes the area of publicly assessable space. Furthermore, site conditions make the practical erection of fences, which are fair and equitable to each household, very difficult. However, it is recognised that the open nature of the windows leaves residents very exposed and without privacy. As a compromise, the proposal allows for a generous planted margin that comprises clipped hedges, ground cover planting and specimen shrubs along the frontage of the ground floor. The sense of privacy will be further enhanced with additional tree planting in the lawns. It is clear that for some properties, particularly those at the foot of the slope, the planting design will need to be tailored carefully to suit conditions. The fine detail and selection of</p>

		plants will be agreed in dialogue with householder during the build process.
94.	we feel that all trees are category trees regarding to this estate. how can you account for the ecological damage this development would cause?	The use of the British Standard to assess and grade trees is an objective way to agree the intrinsic qualities of trees. It is not used to justify the removal of trees, unless they have serious defects or are a danger. With regards to ecological damage, the proposal seeks to mitigate for the lost trees, and associated understory habitat by investing in an ecological enhancement programme that far exceeds what is being lost. The ecological plan will result in increased tree numbers, better quality and more diverse habitat, and an over net gain in biodiversity. The project will provide the funding and the future management for long term ecological gain.
95.	What about the tree line on the opposite side of the road? I still believe that the mass/height of the proposal is totally out of keeping with its location on this highest point of south London. How do the proposals fit in with Lewisham's policy on tall buildings and also on permissions given by them for other developments on Sydenham Hill? The City seems to have been using 'estate agents' photographs/drawings!	<p>The existing Mais House building is part 3 and 4 storeys. Block A and C are 4 storeys and do not represent a tall building.</p> <p>Block C is part 6 and 7 storeys and whilst taller than existing buildings is below the 30m heights which the London Plan and Mayoral Guidance considers as tall building.</p> <p>The terrace block on the garages is 2-3 storeys and is not a tall building.</p> <p>London Plan, LBL Development Management and precedents established by other permissions on Sydenham Hill are a material consideration but it does not mean that all tall buildings are unacceptable. Each proposal is considered on its own merits.</p> <p>All drawings and 3D images are to scale with views within the townscape visual impact assessment comprising of verified/measured photographs.</p>
96.	19 trees!!!!	<p>19 trees to be removed with 45 new trees to be planted.</p> <p>Trees to be removed includes:</p> <ul style="list-style-type: none"> • 1 x Category A • 6 x Category B • 12 x Category C.
97.	The planning document said 12?	All documents refer to 19.
98.	Exactly how long does a new tree take to grow to the size of the trees you are removing?	The proposal allows for the planting of large, well developed trees, that have been well prepared in the nursery, and are planted in accordance with best horticultural practice. Typically, the stock sizes for trees at time of planting will be as advanced nursery stock or semi mature specimens. This equates to an individual with a rootball measuring up to 1m wide and an overall height of 6m minimum.

		Trees of this size have an immediate impact, but can take up to 2 years to establish fully. Once established the trees selected will thrive, generally without irrigation. The rate of growth of trees varies according to species. The slower growing species, tend to live longer, and will be reaching their peak 50 + years hence. Other quicker growing species will reach full size more quickly and can be expected to exceed the canopy cover lost in within 5 -10 years. The tree selections include a range of trees for the short medium and long term.
99.	Imperative that Lewisham considers the impact on environment in general - not just on wildlife, trees; the building process and the building themselves will have a deleterious impact on the environment (are the buildings carbon neutral? how will they be powered?)	Noted and this is addressed in the submitted Energy and Ecological Assessments.
100.	It is not just the 19 trees that will be lost. Several trees will be put at risk from the building works and severe pruning. The tree survey is out of date as the building works plans propose heavier pruning than initially planned.	The tree survey is valid. The submitted Tree Method Statement specifically addresses measures to protect retained trees during demolition and constructions and conditions to the planning permission will be implemented to ensure they are protected.
101.	there is no room for those trees on the boundary of Kirkdale - you are 2 m from the boundary	Following further comments from LBL tree officer, the arrangement of tree planting to the Kirkdale boundary has been revised. The submitted scheme included a service yard on the east side of block C. It has been possible to reconfigure this area, and remove the service ramp entirely, freeing the space for tree planting, with hedgerow understory. This area is currently concrete paved. The revision provides an addition 70sqm of planting space, and the planting of 3 additional large species trees. The space is 9.3m at its widest and 5.4m at its narrowest
102.	The horse chestnut tree behind block C is home to owls. We have found stag beetles in our garden 14A Kirkdale, and every night we see bats above our garden. How is it acceptable to disturb these habitats?	The horse chestnut canopy is outside the volume of the building, but it likely that some crown reduction will be required. The timing and methodology of this will be subject to guidance from the arboriculturalist to minimise any impact. Any works to any trees will be completed outside the nesting season. The tree will be protected at ground level with appropriate fencing. Stag beetles and other invertebrates can move through the fencing.
103.	But there will be so much less space for the new trees. There is a considerable loss of space to meet and play.	We believe there is sufficient space to add to the tree population on site, whilst maintaining generous spaces for social meeting and play.
104.	the copse will not be replaced though. it is an important environment for stag beetles. how can you account for that?	The copse is not being removed. See Q92. The proposals allow for the introduction of additional woodland edge species and

		<p>dead/decaying wood which provide shelter and foraging resource for many invertebrates that includes stag beetles. The present ground flora is dominated by a small number of species, which is valuable, but the addition of extra species and refuges will diversify the habitat and species range further</p>
105.	I think these trees are beautiful. Don't you?	Noted.
106.	Does Tim Osborn know that there is an aquifer underneath the site? And a spring line under the garages?	<p>Existing drainage and flood risk has been fully considered as part of the submitted Flood Risk Assessment and Drainage Strategy.</p> <p>SuDS have been utilised around the site in order to manage surface water runoff and reduce flood risk on site and the surrounding area. Through the use of permeable paving, underground storage tanks, rainwater harvesting and rain gardens the surface water flows into the sewer have been reduced.</p> <p>Attenuation has been maximised and the proposals limits discharge rates as low as practically possible while still providing significant betterment (approximately 90% reduction) compared to the existing surface water runoff rates across the developed area.</p> <p>The drainage strategy has been agreed with the both the Lewisham Local Lead Flood Authority (LLFA) and Thames Water with conditions and capacity in the sewer network has been confirmed by Thames Water.</p>
107.	How has the applicant taken account for the proportion of trees that are likely to die after planting?	<p>Tree losses post planting are usually the result of the inadequate pit preparation, poor establishment maintenance [usually watering] or poor-quality tree stock and handling. As part of the contracted works, planting can only be carried out by competent landscape contractors with appropriate experience and must be in accordance with accepted horticultural industry standards, and the landscape architects detailed specification. Establishment maintenance of two years is part of the contract, that includes replacements.</p> <p>Detailed landscape maintenance and aftercare requirements have been submitted as part of the planning application.</p> <p>Following the establishment period, responsibility for the trees passes to the CoL maintenance contractor.</p>

108.	Please see the sorry state of trees at Wells Park Place as an example. The existing trees that are self seeded have survived against the odds and are doing fine.	Noted.
109.	The trees in the copse provide huge biodiversity. They should not be taken down. Mitigation measures sound good in words and pictures but the reality will be different. There is no mention of those of us who live here and our part in the ecosystem in terms of community.	Refer to responses to 124-133 on biodiversity and ecology.
110.	you cannot enhance a habitat that will be removed. by leaving the existing copse of trees i believe is the only answer. the proposed build is currently right in the foraging flightpath of the baths.	<p>The copse is not being removed. In terms of bats, this is discussed in the preliminary ecological assessment and ecology technical notes. Survey works undertaken in 2018 have confirmed the likely presence of low conservation status soprano pipistrelle bat roosts within the Mais House building and a summer day roost used by a single common pipistrelle bat within the Otto Close residential buildings. The Otto Close residential buildings will not be impacted by the development and therefore the bat roost present will be retained as existing, and current roosting opportunities also retained.</p> <p>Mais House will be demolished as part of the proposals and a Natural England derogation licence will be required having due regard to applicable legislation, in order to permit activities that would otherwise be illegal (e.g. the destruction of a roost). Suitable bat roost replacements on the proposed building has been incorporated into the design along with additional features for bats, such as access into appropriate roof voids, additional roosting opportunities on the building and installation of five bat boxes on retained trees. These roosting features will support a range of bat species and when combined with the appropriate planting on site, this will ultimately enhance the site for the local bat population.</p> <p>External lighting around the site will be sensitively designed, with minimal lighting included in areas of greater value to foraging and commuting bats. Proposed lighting will have regard to the Bat Conservation Trust - Bat and Artificial Lighting in the UK Guidance Note 08/18. External lighting will be conditioned to the planning permission</p>
111.	There is no room for those trees on the Kirkdale boundary? Please can you answer this?	See response to 101.
112.	How can you compare a 100 plus year old tree (the very large Horse Chesnut) , which provides	The horse chestnut is not being removed.

	natural beauty to the area, biodiversity and privacy with some new saplings, which will not provide this at all?	There are no saplings being planted. All new tree stock will be large specimens, typically 5-6m+ high at time of planting. The new trees will provide a robust and species diverse tree population for future generations, as well as for now.
113.	Do you think that it would be better to leave the trees as they are?	The investment in new tree planting will result in a greater total number of trees, with higher biodiversity. Furthermore, the new trees are being planted where they have room to grow and can develop into fine specimens.
114.	And the upkeep of the trees / gardening will not be charged to our service charge I presume?	The way we apply service charges means that they accurately reflect the costs for individual properties rather than a blanket cost across all our properties/estates.
115.	Why is it accepted that the height of undercoppse planting area alongside 20 and 20a is to remain as present. This level was considerably lower until a few years ago when felled trees were shredded on site. The level should NOT be higher than the base of the adjacent boundary fences	At the point when planting operations are to be carried out, it will be necessary to review the condition, height and species mix in the understory planting. The planting contractor will carry out any clearing or other management tasks prior to introduction of new planting. This would be the time to assess this and make any necessary changes.
116.	Why were residents no told about the cutting back of the Catalpa ?	This has evolved with the detailed design for the planning application since the last RSG and DRP
117.	How can you make sure the chestnut will not be lobbed or killed	Refer to Tree Method Statement and conditions are proposed on the planning permission for trees.
118.	the plans for the indian bean tree are to cut it back significantly for scaffolding. this has never been brought up before. why was that?	This has evolved with the detailed design for the planning application since the last RSG and DRP
119.	How are you going to protect the chestnut when you put the scaffolding in etc?	Please refer to the Tree Method Statement
120.	Will that Horse Chestnut tree then be touching the windows of the new building if it is only being reduced by 8%? Surely that cant be right	The building mass is outside the extent of the canopy, but a small area of canopy is to be reduced by around 8% by area to facilitate construction. The tree root zone will be reduced by 4% by area, lost to the building footprint, with approximately 10% impacted by trenching for services. These will be hand dig, under the supervision of the arboriculturalist.
121.	Are the trees on the site which are being retained going to be protected by a bond paid by the developer, to prevent the trees from being damaged?	This is not a planning requirement however it should be noted that conditions are proposed to be implemented on the planning permission which sets out the requirements and obligations of the developer with respect to trees.

13. Defensible Space

	Comment	Answer
122.	There is no way that you can provide defensible space behind my property. It goes straight into a sharp slope. Please be honest in your answers.	See response to qu.93.

123.	Residents did not agree about defensible space in RSG meetings. The space will be considerably reduced and once again takes no account of forming community. How has the design taken account of the original design which was built to encourage community. Good strong community is good for crime prevention and well being; two important factors. This question is continually avoided.	Defensible space is a planning requirement for Secure by Design. See response to qu.93.
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14. Ecology and Biodiversity

	Comment	Answer
124.	The lawn in front of Mais House is much smaller.	Yes
125.	the ecology has never been considered with this development. how can the developers account for this?	City Corporation appointed an Ecologist to the design team at the project commencement. The Ecologist has provided guidance on ecology and biodiversity through the entirety of the project. Ecological considerations form a major part of the landscape design and an ecological assessment has been submitted with the planning application which
126.	Using metric sounds less than feet! 6m is almost 20ft! Why not align yourselves with Dane House which is 4 storey, and just below the tree line — whereas your two blocks are way higher! Fred Emery	Metric measurements is required for planning applications.
127.	How can the future biodiversity be assured with such a high density of people ?	A condition for a landscape and ecological management plan (LEMP) has been agreed. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
128.	There is hardly any room left for all this 'new' biodiversity that is supposed to be provided. We're talking about a very small patch left over after the buildings are erected.	Please refer to the Preliminary Ecological Assessment and ecology technical note which demonstrates how a biodiversity net gain will be supported.
129.	that character only works on a smaller scale, not at this extensive scale	Enhancement of existing assets, particularly tree groups by introducing understory shrub planting woodland edge ground flora. This will enhance the species

		<p>diversity and habitat value. Total area to exceed 2,000m²</p> <p>Replacement of areas of species poor amenity grass, with areas of species rich grass sward and areas of wild flower meadow. Area 1000m²</p> <p>New wildlife friendly planting to the community gardens, add new rain gardens for damp species habitat, plant native hedge species and specimen shrubs. Area 480m²</p> <p>New bird and bat refuges in the form of integrated boxes in the building and stand alone boxes on existing trees. 16 bird, 10 bat.</p> <p>New invertebrate refuges [12no] and areas of deadwood and felled tree log piles to woodland margins</p> <p>Additional planting has been included on the north east boundary to improve the wildlife corridor between the GN Wood and the estate.</p>
130.	<p>How long will a new lawn and plants realistically last with 110 additional households using the green space? These ecological responses are insufficient and there will be a net loss of biodiversity. The existing grass would be more diverse if it wasn't cut as regularly.</p>	<p>The proposals have been ecologically designed to retain, enhance and create habitats suitable to support a wide variety of species diversity and will support a biodiversity net gain. The following ecological enhancements will also be incorporated within the scheme:</p> <ul style="list-style-type: none"> -Suitable bat roost replacements on the proposed building has been incorporated into the design along with additional features for bats, such as access into appropriate roof voids, additional roosting opportunities on the building and installation of five bat boxes on retained trees. These roosting features will support a range of bat species and when combined with the appropriate planting on site, this will ultimately enhance the site for the local bat population - Birds - Installation of 4 x bird boxes for a range of bird species such as great tits, crested tits and tree sparrows, blue tits, coal tits, marsh tits, house sparrows, nuthatches and pied flycatchers. <ul style="list-style-type: none"> - Installation of four boxes specifically designed for starlings; - Installation of 4 x house sparrow terrace - Installation of a Tawny Owl Nest box; and -Inclusion of invertebrate boxes within three areas of landscaping, to provide additional

		<p>shelter for invertebrates. Many designs are commercially available; models are to be targeted towards invertebrate taxon that the landscaping designs could support, for example, lacewings, ladybirds, stag beetle and solitary bees. Provision of a range of boxes would increase the target species. Boxes should be sited in sheltered locations as much as possible, surrounded by vegetation.</p> <p>-A single interpretation board to inform the residents which will include information about the arboretum trees and the ecological enhancements on Site.</p> <p>-Creation of biodiverse habitats as part of the scheme design including wildflower meadows and rain garden etc.</p> <p>Management of landscape is important in improving habitat quality and extending the duration between cuts of grass may allow additional species to establish, but this is likely to be limited. The proposal seeks to replace the species poor amenity grass, with much higher species mix. It is possible to have a high species grass, and still maintain robustness in a lawn in a public place.</p>
131.	bat survey last week for the year of 2020!!!	The approach to surveys was agreed in consultation with Nick Pond, Ecological Regeneration & Open Space Policy Manager at LBL, was undertaken in August 2019. This was to discuss and agree the approach to establishing a robust ecological baseline for the assessment as detailed within this report. It was agreed with LBL Ecologist that the ecological assessment would be informed by the 2017 and 2018 bat survey data, together with an updated walkover survey of the Site in 2019. Further surveys are required as part of the Natural England derogation licence which will follow the grant of planning permission.
132.	The bat surveys were done in Nov/April and the latest in July. Don't you need to run bat surveys in summer?	Visual inspections can be done all year round. Bat activity surveys should be done in the bat active season, May to September.
133.	it is really so upsetting. why have there been no surveys done on the PEOPLE who live here and their needs.	This is not a planning requirement however City Corporation has sought to include and respond to resident views during the pre-application stage

15. Environmental Impact

	Comment	Answer
134.	I agree with Helen's comments as well. The key issues here regarding the environmental impact of this huge development are: 1) why has there	The proposals do not require an EIA as they are below the 150-unit threshold where this is required. However, it should

	been no environmental impact assessment?; 2) why have we received no indication of how this development contributes to a carbon-free economy?; 3) how will demolishing a building and rebuilding a new one contribute to the overall goal of zero-carbon emissions?	be recognised that submitted documents as part of the application address key issues that would be addressed in the chapters of an EIA for example air quality, noise, heritage, flood risk and drainage, ecology etc.
135.	The proposed development is too dense, too tall, out of place and is blind to environmental norms of 21C developments. We should be building for the next 50 years. Net zero carbon, scope for EV charging, green walls, green roofs, solar panels etc.	<p>The proposed development incorporates energy efficiency measures which achieve a 35% improvement in carbon dioxide emissions compared Building Regulations Approved Document L1A (2013 edition). These energy efficiency measures includes;</p> <ul style="list-style-type: none"> -Insulated building fabric with low air permeability -Glazing with suitable U-value, g-value and daylight transmittance -Mechanical ventilation with heat recovery -Low energy lighting <p>The proposed energy strategy for the dwellings is to provide heating and hot water via Air source heat pumps (ASHP). ASHP's are proposed to provide heating and hot water and are classified as a renewable energy technology.</p> <p>The proposals provide 20% EV charging from the outset to go in as part of the base build as per the London Plan, however the electrical infrastructure (substation) has been design to allow capacity of 100% EV charging to the site in the future and could accommodate an increased take-up by residents.</p> <p>The proposals are part located within a conservation area and close to statutory and locally listed and taken with the pitched roofs on the main building , PVs would likely be highly visible and harm the character and setting of the conservation area, therefore PVs are not proposed this development.</p>
136.	C Has the CoL established how much carbon will be emitted by this development?	This is set out in the submitted Energy Assessment.

16. Tree Preservation Order

	Comment	Answer
137.	Can you discuss the response to the TPOs that were submitted by Kirkdale residents in July 2019 and have still not been responded to	<p><u>Response provided by LBL:</u></p> <p>The Councils tree officer has made a formal assessment of the trees and has concluded that they should not be subject of a Tree Preservation Order. Instead in accordance</p>

		with the regulations use the planning process to enable a comprehensive view to be taken regarding the impact of the proposed development on the site trees, landscape and public realm amenity.
138.	PTO's ignored for last 2 years	<u>Response provided by LBL:</u> A comprehensive review of trees has been undertaken. It is acknowledged that this has taken some time and longer than is desirable, however a decision has now been made.
139.	TPO's!!	
140.	TPOS!!!	
141.	Why were the TPO requests from residents completely ignored for a year?	
142.	Can you explain why the application for Tree preservation orders which were submitted to Lewisham by residents in Kirkdale in 2019 have not been addressed?	

17. Play Space

	<u>Comment</u>	<u>Answer</u>
143.	your proposed playspace is right outside my living room. how can you justify this???	The play space has been sited as far away from Otto Close as possible. The distance from the nearest piece of play equipment to the face of Otto Close is 19m. Tree planting is included to screen the playspace. Additional defensible planting has been added.
144.	Otto Close has 'good playable space' for the number of children who currently live there. It cannot accommodate many many more!	The current quantum of public open space in Otto Close significantly exceeds the London Plan standards. Under the London Plan, the space available can comfortably accommodate the additional children associated with the proposals.

18. Footpath

	<u>Comment</u>	<u>Answer</u>
145.	Very concerned that no knowledge of steepest gradients of step free access to Kirkdale high street and shops. As the applicant has failed to give steepest gradient to properties nearest to Sydenham Hill to access Kirkdale, what a) is the steepest gradient to access Sydenham Hill via the public footway on Kirkdale? b) what disability impact assessment has been made for residents nearest to Sydenham Hill to access Kirkdale and local shops?	<p>The hillside topography of the estate makes movement routes very challenging for wheelchair users. At present the step free access route between Kirkdale and Sydenham Hill follows the alleyway, cuts through the garages and moves along Otto Close west boundary, to meet Sydenham Hill next the entrance to Lammas Green. There is a second route through the community gardens, which is extremely steep and has steps at one end.</p> <p>The proposed building ABC connects into this existing network. Residents from the new block can access the step free route along the western boundary on Otto Close which descends down to Kirkdale. The gradient of this existing route is determined by the site topography and is on average a gradient of 1 in 11. There are no level landings on this existing route.</p>

		<p>The questioner asks if the applicant has considered if it is possible to provide a more accessible step free route between Sydenham Hill and Kirkdale</p> <p>It is not possible to construct a shallower ramped route owing to the site condition. The possibility of constructing an alternative route through the gardens was considered by is also unachievable, given the existing slopes are steeper than 1 in 6. In order to provide a suitable ramp, the whole of the communal garden would need to be remodelled and given over to a 275m long ramp zig-zaging across the lawns.</p> <p>The proposed block ABC is accessed from Sydenham Hill via the existing entrance gates. The floor level of the building is determined by existing tree levels, and is 1.2m below the street level [matching Mais House] A 1 in 15 gradient ramp path allows access to the entrance lobby. The ramp route includes landings at top middle and base.</p> <p>Th access the middle lawn from block ABC, and new ramped route is provided.</p> <p>A further linking footpath connects to the existing path through the communal gardens. This route includes steps, and is an alternative to the step free route to Kirkdale described above.</p> <p>Please see accompanying path network diagram for more details</p>
146.	<p>I have not received a reply to the following question: What is the gradient at the steepest section for the step free access path from Kirkdale road to access the properties at the top of the development (nearest to Sydenham Hill), and, what length of footway slopes are there between level resting platforms required by manual wheelchair users to use?</p>	<p>See response to 145 and 147 and attached plan.</p>
147.	<p>has Tim been to the site? The footpath is being moved by several metres so it will change the gradient of the path</p>	<p>The ramped access via the alleyway, the ramps onto Lammas Green and the gradients of the path network generally have been carefully considered. Additional site survey work was undertaken to ensure the levels information was correct and complete.</p> <p>Whilst it is acknowledged that the existing alleyway is a well-used and important route in the estate, the wider plan to provide social homes on the garage site required a rethink of how access could be provided. There was strong guidance given by the Police Secure By Design advisor against</p>

		<p>the retention of a back alleyway, which suffers from poor surveillance. The applicant's position is to relocate the route to the front of the terraces, to reinforce the principle of a street, with front doors and a sense of overlooking. This is considered preferable to a split route that undermines the sense of community engendered by the street frontage and is against the expressed advice of the Police guidance.</p> <p>To deliver this, a detailed analysis of the path gradients on Otto Close and the alleyway were made, and a study of how the Lammas Green ramps can connect into the new route. The analysis of the gradients show that the two routes are very similar in profile, with a steep section towards Kirkdale, a long run of single gradient, rising to meet a flatter section at the Lammas Green end.</p> <p>Although not identical, the gradients are comparable. The applicant believes the moving of the route from a Secure By Design and Street placemaking perspective are of significant benefit.</p>
148.	Tim Osborn is wrong: The shared route proposed is NOT the same as the existing public footpath route.	See response to qu.147
149.	We've heard several misinterpretations of the path. Edwin just called it a 'minor pedestrian footpath'. A gross understatement as it is a heavily used shortcut between Kirkdale and Sydenham Hill	See response to qu.147
150.	Mais House residents used the back path which has a graduated slope up to Lammas Green. Coming up through Otto Close will be much steeper.	The two routes in terms of gradients are comparable. It is acknowledged that the Otto Close path route is the steeper one.
151.	Hello. This is Chris from 10 Otto Close. At present the plans suggest that a path will run immediately behind my living room, and other people's, which will be used by huge numbers of people each day. How are the planners planning to deal with this? I am happy for someone else to read out this question.	There are no additional paths proposed around the Otto Close houses.

19. Consultation

	<u>Comment</u>	<u>Answer</u>
152.	Are we having any reference to the many complaints about the communications and engagement with CoL?	Comments have been raised on the communications and consultation by the local community. On the public webinar, a member of the community raised objection as the plans have continued to be updated throughout the process and he noted that residents have not had a chance to have their say.

	<p>The consultation strategy was created with the aim of ensuring communications and engagement with the local community and residents on the estate was transparent from the outset. Consultation began in 2018 during the early design phase and the scheme has evolved throughout the period. The City Corporation has undertaken an extensive programme of consultation. Any feedback or comments that could not be considered have been outlined to stakeholders. We understand that the plans have changed throughout the course of the project, which has been due to feedback received and ongoing design development.</p> <p>Communications channels have been open throughout the project. Chief officers from the City Corporation have been involved in responding directly to the enquiries and queries we have received.</p> <p>We sought to form a small group of residents from the estate to be involved through the Residents' Steering Group (RSG) to discuss the detail of the plans. As well as this, the City Corporation has ensured the consultation has reached out to the wider community.</p> <p>We have held eight RSG meetings, seven public drop-ins as well 19 stakeholder meetings with political and community groups as well as sessions specifically for residents of the surrounding streets, including Kirkdale. Approximately 18,000 newsletters and flyers have also been delivered house to house throughout the programme.</p> <p>A Commonplace website was launched in November 2018 to act as a transparent and central hub for the project. The site has been updated throughout the life of the project and will continue to be used through forthcoming phases. To date, there have been 3,515 visitors to site with 3,105 contributions by 264 respondents.</p> <p>All comments and responses from the local community have been reviewed and analysed in full by the project team. There was much consensus on key issues such as the height and massing of the proposed buildings with concerns raised over the height, scale and massing of Block A, B, C with residents suggesting that the site was not suitable for a tall building. Impact of trees, existing green space and other environmental issues such as flooding and ground stability were also commonly raised alongside parking across the estate and</p>
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		<p>how restricted onsite parking may impact on parking in surrounding streets.</p> <p>These key themes have formed the basis of discussions throughout the process.</p> <p>Consultation and comments from the local community have directly led to numerous changes being made to the scheme, including:</p> <ul style="list-style-type: none"> • Reduction in the total number of residential units from 150 units to 110 units • Revisions to the layout and height of Block A, B and C. Blocks A and C are now four storeys and Block B is part six and seven storeys. The tallest element of the new main block has been reduced from 12 storeys in the scheme discussed with GLA to a maximum of seven storeys • Revisions to the scale and massing of the terrace house blocks to part two and part three storeys and a reduction in one unit on the terrace. • All units are for social rent and there are no private or other tenures • Omission of the infill residential development to the hard ballcourt. Some alterations to the ballcourt are proposed to provide play facilities and improved access to the car parking beneath it. 10 new useable parking spaces will be provided below the ballcourt • Provision of a community room, interview room, new estates office and residents' stores within the main block. • Removal of the MUGA from the central landscaped area between Mais House and Otto Close properties and replacement with a smaller scale toddler play area alongside hard and soft landscaping works and programme of tree planting • Ecological enhancements, including biodiverse planting, rain garden, bird and bat refuges are now included as part of the landscaping scheme • Layout of the planting areas around the Sydenham Hill frontage have been revised and the tree species have been amended to increase the extent of visual screening. Landscaping to the east and west of the main entrance gate has been increased in size and additional large species trees added • Kirkdale frontage streetscape character has been amended. The root zones have been enhanced and the proposals have been amended to avoid
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		<p>intrusion into the root zone behind the kerb lines</p> <ul style="list-style-type: none"> • To address concerns about green infrastructure connectivity along the north eastern boundary and to increase the quantity of planting, the following have been added to the proposal: Addition of an extended structural soil cellular pit below the upper portion of the service yard to provide good quality rooting volume for the boundary trees. Two specimen Acer campstre trees have been included to define the boundary, under planted with mixed ground cover. In time these will form a continuous canopy with new tree planting immediately to the south east Additional hedgerow planting along the boundary to the east Additional planting bed to the frontage of the service yard, with additional tree planting Greater species diversity and arboretum quality specimens have been added to the tree mix • A wider range of trees have been included on Otto Close with more generous rooting volumes. A wider range of trees, including arboretum specimens and additional collection of shrub specimens is also proposed to be planted around the open lawn perimeter. Additional maintenance operations have been added to the submitted maintenance schedule to define the specific requirements for watering trees in accordance with guidance provided by London Borough of Lewisham Street Trees for Living • The number of new trees has been increase from 41 to 45. • An urban greening factor calculation has also been provided, demonstrating a positive impact • Alteration to car parking, including the removal of the basement car park to Blocks A, B and C and replacement with surface level car parking spaces. Parking on Otto Close has been reconfigured to minimise disruption to services and usable parking spaces are also now provided underneath the retained ballcourt Vehicular access to Blocks A, B and C will be consolidated through the existing access between Mais House and Castlebar providing access to the surface level parking area. This point will also serve as the access for the proposed delivering and servicing strategy for Sydenham Hill Block A, B and C. A secondary access proposed to the western boundary of the site is proposed for fire access only. This is an existing arrangement,
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		<p>but the access will be widened and opened to provide greater accessibility and more significantly enables the existing bus stop and Sydenham Hill to be retained in its current location In response to TfL comments, the storeroom in Block C is now proposed as an additional cycle store.</p> <p>The supporting Statement of Community Involvement, Design and Access Statement and Planning Statement detail the range of pre-application engagement and revisions made in response to feedback over the 18-month period to submission of the application in December 2018.</p>
153.	There have been complaints from the RSG about the 'extensive engagement' process since the process started in 2018. Why have CoL refused to engage with co-design?	<p>There are many methods of consultation that can be undertaken, each with their own benefits. The City Corporation's strategy was to involve the local community in the design evolution alongside the project team.</p> <p>The development of this site is challenging, and its setting demands a high-quality approach to design and build. The City Corporation appointed Lead Architect Hawkins\Brown with the brief to create new much-needed homes for people on the council's waiting list. Hawkins\Brown has been heavily involved with the consultation, RSG meetings and have reviewed and analysed all the feedback and suggestions in detail taking on comments throughout.</p>
154.	I just want to endorse what Wayne has said about the poor experience of consultation.	<p>We recognise that this is a very sensitive issue for those who live on the estate and the surrounding area. In undertaking a comprehensive engagement programme, we believe we have shown our best intentions to communicate transparently and thoroughly, listening to local views and adapting the proposals, where possible.</p> <p>There are strong views on the proposed building, which were responded to through our engagement.</p> <p>The City of Corporation has a long-term interest in the estate and will be engaging and liaising with the local community and residents throughout the lifetime of the project and beyond.</p>
155.	Can the number of objections to this scheme please be publicly acknowledged in this meeting or publicly? 209 objections is not "a few" which is how it keeps being described.	To date, there have been over 200 objections submitted to London Borough of Lewisham. The number of objections will be identified in the Committee Report.
156.	How does this number of objections compare with the ones you normally receive, and in a situation where it was a private development,	Response provided by LBL:

	would the plan be likely to be accepted with this number of objections?	The number of objections received on a planning application does not correspond to whether this is acceptable in planning terms. All applications are decided on their own merits – taking into account the representations received from the public and other stakeholders.
157.	I especially want to ask the question live on air about the residents ballot.	<p>From 18 July 2018, the Mayor requires any landlord seeking GLA funding for estate regeneration projects which involve the demolition of social homes to show that residents have supported their proposals through a ballot. A ballot is required on any estate regeneration project seeking funding from the GLA which involves the demolition of any homes owned (or previously owned and subsequently sold through the Right to Buy or similar projects) by a housing association or council and the construction of 150 new homes (regardless of tenure).</p> <p>The proposals are made for 110 homes and therefore falls below the 150-home threshold. Pre-applications discussions with LBL and the GLA for an initial scheme of 150 homes (and well before a scheme was finalised for planning in December 2019) and would not trigger requirements for a ballot.</p> <p>Similarly, even if the size threshold was met, an exemption would apply as funding was committed prior to July 2018 with the GLA grant for Sydenham Hill were issued under the Homes for Londoners 2016-21 programme. Notification of grant by the GLA was made in April 2017.</p> <p>The GLA advised City Corporation in Summer 2018 that the Resident Ballot Requirement would not be triggered by the proposals.</p>
158.	I agree with Mary, it would be the 'right thing,' the responsible thing, to hold a resident's ballot.	As above.
159.	There is always a difference between what is legally required and what is morally right. If in doubt, why not do the right thing?	<p>Although a resident's ballot has not been undertaken, the City Corporation has strived to create a consultation programme that is accessible and inclusive for all.</p> <p>A range of events, meetings and platforms have been put in place over the 18-month process and numerous changes have been made to the scheme, as a result of comments from the local community.</p>
160.	I'm afraid that this meeting format has not been entirely successful for attending residents. This is unfortunate given the long history of resident's frustrations with the consultation process	Following submission, the application reached London Borough of Lewisham's threshold of objections that necessitated an additional public meeting. This meeting was planned to be undertaken by Lewisham Council officers in early March 2020 but

		<p>following further consultation with local residents this was rescheduled for the end of March 2020. This meeting was postponed due to the commencement of the national lockdown in response to the ongoing COVID-19 crisis.</p> <p>London Borough of Lewisham made temporary alternations to its SCI to allow for online methods of consultation to be carried out during this time.</p> <p>We appreciate this a challenging time for all and are putting all measures in place to ensure that consultation can continue.</p>
161.	What would CoL do differently if this project was starting today?	The City would not change its approach to project delivery if the project was starting today.

20. Listed Building Application

	<u>Comment</u>	<u>Answer</u>
162.	Why weren't neighbours and amenity societies and objectors informed that a Listed Building Application had been submitted and approved? It should have been listed as a related application.	<p>The LBC was submitted in response to feedback from LBL heritage. A site notice was not issued with the validation letter on 30th March due to covid-19 lock-down restrictions.</p> <p>It is City Corporations understanding that notifications were sent to neighbours by LBL when the application was validated and that an extended consultation period was run for the application.</p>

21. Design Review Panel

	<u>Comment</u>	<u>Answer</u>
163.	The DRP have similar issues with the proposal to the numerous objections. What are your thoughts on this? Do the DRP mean nothing?	City Corporation undertook 3 x DRP meetings during pre app to submission. The number of meeting required is not prescriptive and following each meeting particularly DRP 1 and 2, revisions were made to the proposals and presented for feedback.
164.	Apologies. The applicants last design presentation to the Lewisham Design Review Panel was in July 2019 - At that time the LDRP concluded that the design was not yet at a point where it could be supported and should be returned for further review. Does the applicant believe that it incorporated the guidance and suggestions provided by the LDRP in July 2019 and why didn't the applicant invite the LDRP to review any further design changes prior to submitting the planning app?	<p>We believe we have incorporated the advice from the DRPs including – reducing the scale, bringing the buildings together to create a single building and reviewing the orthogonal arrangement and geometry of the original scheme. A townscape visual impact assessment was also commissioned to assess impacts on the wider area and local views.</p> <p>The landscaping strategy and approach to trees was also further developed including preparation of arboricultural method statement, tree protection method statement, planting schedule and maintenance plans.</p>

165.	Sophie specifically highlighted residents' questions around the DRP and why CoL stopped engaging with them. It is very disappointing that Iain did not respond to this in his presentation	See response to qu.164
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22. Funding

	<u>Comment</u>	<u>Answer</u>
166.	Please can the City of London provide clarity over the funding? There is a complete lack of transparency over the funding model and this should be clear for residents who will be impacted. Residents have asked for a smaller development since 2018 and the lack of transparency means that meaningful engagement about density hasn't taken place.	Funding is not a planning consideration where more than 35% or 50% (public sector land) affordable housing is provided. The proposals are 100% affordable. City Corporation has previously advised that £6m of GLA funding was under the Homes for Londoners 2016-21 programme. Notification of grant by the GLA was made in April 2017. Apart from contributions from GLA and LBL, most of the funding is supported by S106 monies accrued by City Corporation.
167.	CoL couldn't afford another LDRP meeting? Are you serious?!	This is incorrect.
168.	How much has been spent so far?	This is not a planning consideration. However approximately £2m has been spent to-date.
169.	What are Col putting out to tender when planning has not been granted? Do you know something we don't?	This is not a planning consideration however the GLA grant funding has timescales for when the development must be started. Generally, it takes a few months to mobilise and appoint a contractor and to prepare and submit details for the discharge of pre-commencement conditions before work can start on site. A tender has been initiated so that we can meet the GLA timescales.
170.	Funding is a critical issue – we have been repeatedly told that the build would not go ahead at a lower density as it wouldn't be profitable.	A low density development would increase the cost per home to a much higher level. The negative impact of reducing the current number of new homes further will push the project over an acceptable deliverable value in terms of cost per home (currently standing at £375,000 per unit with GLA grant funding) and an acceptable payback period (currently estimated at 69 years). Refurbishment of Mais House would only provide 40- 1-bed units and would not provide any larger or family units. Reducing the scale of Block B and the terrace block would also reduce the number of larger/ family units provided with the overall unit mix. The terrace units are all 4-bed and Block B provides all of the larger 3B5P units (11 x 3B5P) within the

		<p>proposals with Blocks A and C providing smaller studios, 1 bed and 2 bed units only.</p> <p>LBL has advised that its greatest housing need is for larger family units and a reduction in the number of units within Block B and the terrace would impact on the delivery of new housing to meet existing borough housing needs.</p>
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23. Management

	<u>Comment</u>	<u>Answer</u>
171.	<p>From Maria – my questions can be read out no need for video. 1. Will the service charge on Lammas Green be impacted? And how has this been assessed? 2. Will our current assistant estate manager be responsible for the day to management of the new development and how will this impact Lammas Green? And again how has this been assessed? 3. If you do not have answers to any of the above how is this not part of the planning?</p>	<p>The way we apply service charges means that they accurately reflect the costs for individual properties rather than a blanket cost across all our properties/estates. Any additional staff costs would be split and charged to properties the staff served.</p> <p>We have an Assistance Estate Officer at Sydenham Hill who is responsible for the cleaning and some minor groundworks of the estate as well as an Estate Manager who deals with the day-to-day management of the estate as well as others within their patch. Cleaning staff levels have not been finalised and will be once the project is nearer completion, however, the estate manager for the estate as it currently is will also be the estate manager for the new properties.</p>
172.	<p>Col in the new builds, it was agreed in a previous meeting (and minuted) that current residents would be prioritised for much needed bigger properties. Is a provision being put in place for residents with additional needs that the current properties don't meet? I'm talking wet rooms, ramps, bigger doors etc</p>	<p>Existing City residents at Sydenham Hill will be given priority in the allocation of new units in accordance with our Local Lettings Policy.</p> <p>With regards to accessibility - as advised at the meeting 90% of the homes are designed to M4(2) adaptable homes standards with 10% being M4(3) - suitable for disabled needs. This ensures that the units are adaptable for future resident requirements.</p>
173.	<p>It is not a 'ball court' balls are not allowed in there. You also plan on raising the ball court, making more noise for the resident at No 9. BALLS SHOULD NOT BE ALLOWED!!!</p>	<p>References to ballcourt or the hardcourt has been used throughout the consultation stage.</p> <p>As part of the refurbishment and upgrade to the ballcourt a timer- controlled lock and low noise ball stop fencing [mesh lined] will be utilised to limit noise and disruption to residents.</p>
174.	<p>the noise from playing child will reverberate around the new build and will increase. how can you account for that?</p>	<p>As part of the refurbishment a timer- controlled lock and low noise ball stop fencing [mesh lined] will be utilised to limit noise and disruption to residents.</p>
175.	<p>Raising the court area will mean people will be nearer my bedroom window</p>	<p>This will be managed through low noise ball stop fencing [mesh lined].</p>

176.	You expect a more managed system for the ball court but there is no account of forming community. please explain what about the design will establish community?	The proposals provide for community facilities including a new community room in the main block and shared amenity spaces including play area and retained ballcourt this will provide opportunities for existing and future residents to engage with each other. The project will be completed in phases, which will allow for the community to grow steadily over time.
177.	While I appreciate that projects change hands in terms of who is managing them, this lack of continuity shouldn't be cited as a reason for not being able to comment on decisions that were made previously. CoL need to own their historical decisions and engagement processes.	There has not been a lack of continuity with the resourcing of this project.

24. Meeting Format and Follow Up

	<u>Comment</u>	<u>Answer</u>
178.	I think it would be more effective and time-efficient for the chair to try to summarise some of the questions that have been submitted?	This was addressed during the meeting.
179.	The meeting has fielded (not answered) 4 questions in 50 minutes how many individual questions were pre submitted ?	230 submissions were made in the Q&A throughout the session. Of the comments, approximately 192 of these were questions, feedback, comments or queries The information provided during each theme was generated from the pre-submitted questions.
180.	This has been a very frustrating format. Unacceptable and unfit for purpose. Does it comply with yopur legal requirements for this meeting. As a resident i feel ignored	As indicated by David Robison and Cllr Davis, the requirement for local meetings forms part of the Council's Statement of Community Involvement which was amended in response to covid-19 to allow virtual or online meetings and planning committees.
181.	i hope you can appreciate this meeting was not as successful as it should have been. we need another one where our questions are answered	Follow up written responses have been provided.
	Are the answers to questions asked by residents not answered during this meeting going to be shared with all of the other residents as well as the planning team? Nigel Riley 6 Kirkdale	The follow up written response will be shared by LBL publicly and will form an appendix to the Committee Report.
182.	Please can you send us the presentation you gave?	This has been issued to LBL.
183.	How many questions were fielded during the 90 minutes of the meeting?	230 submissions were made in the Q&A throughout the session. Of the comments, approximately 192 of these were questions, feedback, comments or queries.

		The information provided during each theme was generated from the pre-submitted questions.
184.	This meeting is a waste of time. It needs to be outside with residents present.	<u>Response provided by LBL:</u> In normal circumstances an in person meeting would be held. However, given the exceptional circumstance that the pandemic has presented the Council, for the safety of all staff, residents and other stakeholders have moved meetings to a virtual format. Carrying out in person meetings at the current time is not possible.
185.	Can you please arrange an outdoor meeting , we can all keep to government guidance.	
186.	My signal keeps dropping out this is a very frustrating way to hold a meeting	
187.	How are you going to address the exclusion of current residents from this Zoom meeting who do not have access to technology? This will affect the elderly and disabled in particular, so is not inclusive or addressing diversity.	Zoom has been specifically selected as the platform for the meeting as residents without internet can dial in via telephone line.
188.	Please confirm that the list of questions I submitted in writing on behalf of Sydenham Society will all be answered?	These will be addressed in the follow up written response.
189.	Would the panel agree that this is actually not a very good forum as there is no dialogue? There are many people who don't feel their questions are being answered. We are supposed to be satisfied with your answers but actually I'm baffled. So can you agree that this is not a dialogue and is just Col telling us what they want to do? Its another example of a one way dialogue and is similar to the rest of the consultation?	The meeting has been undertaken in compliance with the revised Statement of Community Involvement which was amended in response to covid-19 to allow virtual or online meetings and planning committees
190.	where has the agree with comment thumbs up button gone	
191.	Our questions are not being answered directly by the panel. I am not finding zoom to be as effective as a public meeting.	
192.	Zoom is an ineffectual medium for this meeting. Residents are not getting a fair say.	

Other Comments during meeting

- 193. Could panel members please stop speaking in jargon. I don't understand everything that is being said.
- 194. Can Catherine help unmute people?
- 195. try your audio settings - bottom left
- 196. Stuart is on an ipad and the mic isn't working - I can ask the question for him.
- 197. Please tell Sam Jackson to turn his mic up!
- 198. I dont believe you answered Nigels question?
- 199. Nigels question on light was not answered
- 200. I can barely hear Sam Jackson. He needs to talk into his mic or turn it up.
- 201. Please can Sam speak up?
- 202. Please speak up !!

203. Can anyone hear Sam Jackson?
 204. Have you tried turning up your volume, I can hear him with headphones
 205. respectfully Edwin the conversations changed as you went from Col member to COL member - in the same meeting.
 206. Catherine, will I be on the panel ? Also I really struggled to get in
 207. If you have provided questions in advance... how do I know these will be raised? Or do I re-raise them now to ENSURE they replied?
 208. Please can you say how many people are watching this live ZOOM (exlcuding the panel members?)
 209. Hello All! Not sure why my video isn't being shown...
 210. Please could you type in the number of people. I was cut out while my video was turned off
 211. We have seen this slides many times and going through 31 slides is not directly answering the questions about what is exceptional about the design.
 212. Many thanks
 213. thank you sophie
 214. Thank you everyone on the panel
 215. Thank you very much Sophie
 216. You have skipped my question above?
 217. The whole chat box can be copied and pasted.
 218. Can we please discuss this?
 219. please focus on the facts in responses
 220. Can we please focus on questions based on heritage. The theme we are currently talking about
 221. I second Toby's concern above
 222. I agree with everything Helen Kinsey just said.

Follow up questions received by LBL on 06.08.20 from Helen Kinsey, 30 Otto Close on behalf of the RSG

	<u>Comment</u>	<u>Answer</u>
223	<p><i>Housing Strategy 2019-23: Executive Summary (CoL)</i></p> <p><i>Our role: The City Corporation is the strategic housing authority for the Square Mile and a landlord responsible for 1,923 social tenanted properties and 936 leaseholder properties across London.</i></p> <p><i>Vision: Our vision is healthy homes, space to thrive and vibrant communities for Londoners.</i></p> <p><i>Our aim: To use our expertise and resources to develop, maintain and manage quality homes on estates people are proud to live on, where our residents will flourish, and through which we support our communities and economy to thrive</i></p> <p>Sustainable development includes meaningful consultation where residents have their questions and concerns listened to and acknowledged, and where dialogue between the parties results in a development that can be endorsed by the larger components of all parties resulting in a flourishing community with its associated well being and reduced crime rates.</p>	<p>The redline application area of the Mais House and Otto Close part of the site is 13,540 sq.m (1.354 Hectares).</p> <p>The number of habitable rooms proposed is 327.</p> <p>The density of the proposals for the Mais House and Otto Close part of the site is 242 hr/ha (habitable rooms per hectare).</p> <p>This is within the suburban density range for PTAL 2 locations in the London Plan density matrix (150–250 hr/ha).</p> <p>As noted in the response to qu.42, the London Plan and the Mayoral Housing SPG confirm that density and the related density matrix in the London Plan is not appropriate to apply mechanistically. It advised that the density ranges should be considered as a starting point rather than an absolute rule when determining the optimum housing potential of a particular site.</p> <p>Related to this and the fact that major developments often exceeds the density matrix, the draft New London Plan removes the density matrix in the current London Plan and says that all development</p>

	<p>Residents have asked for an impact assessment on an increased population density of well over 200% for Otto Close. Not only has this not been forthcoming, but the question has never been acknowledged, and to add insult to injury, the density calculation includes Lammas Green simply because the CoL 'own' the land and deal with it themselves under the same umbrella. Lammas Green is a separate estate. It is not accessible from Otto Close. It has its own community.</p> <p>For a properly accurate picture, please could density calculation be calculated for the area and community directly impacted by the development i.e. Mais House and Otto Close ?</p>	<p>must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations</p>
224	<p>The arboriculture impact and method statements are incompatible.</p> <p>Why were the RSG specifically told that the the Catalpa, a class A amenity tree, within the conservation area, providing significant screening, would not need to be cut when the method statement shows clearly, it will be ?</p>	<p>The Tree Method Statement was prepared following submission of the arboricultural impact assessment.</p> <p>A condition to the planning permission is proposed by LBL which requires that no development shall commence on site until a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) have been submitted to and approved by the Council. This will ensure that both documents are consistent with each other and fully address tree requirements particularly as the condition will require that the TPP and AMS should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.</p>
225	<p>From my window in 30 Otto Close, I see Mais House. In the summer it is screened by the Catalpa. I can also see the copse of trees and three trees emerging from behind Mais House. Since I am on the third floor, I also see the sky. So while I see buildings, the impact is reduced through screening by trees and also a view of the sky.</p> <p>The proposals include significantly reducing the canopy of the Catalpa, removing the copse of trees entirely, removing one of the trees that emerges from behind Mais House and building higher and nearer, thereby reducing the view of the sky. Any mitigation will take a number of years to mature and will be dependent upon effective management - not something residents</p>	<p>Refer to the response to qu.92, 94 and 98.</p>

	<p>have recently equated with CoL. The whole of Otto Close will be effected in this way.</p> <p>How is this loss of amenity for the whole of Otto Close justified ?</p>	
226	<p>I currently share the gardens with approximately 100 people. When Mais House was full, elderly residents would sometimes sit quietly out on the terrace. I know all the residents in Otto Close, it is frequently noisy but because I know them, it is easy to communicate with them.</p> <p>The proposals include reducing the amenity space, and yet 110 new homes will bring in another 250 people to share a smaller space, including a toddler play area a few feet from my window. The noise from the gardens will be amplified by the buildings which surround me on every side. We do not want to discourage children from playing with 'no ball games' signs etc, nor do we want to discourage gatherings out on the grass, these activities allow us to meet and interact with neighbours.</p> <p>How does CoL justify, 350 people using this small space?</p>	Refer to response to qu.144
227	<p>Residents in wheel chairs who used to live in Mais House used the public footpath with the associated graded ramp onto Lammas Green to get to Mais House.</p> <p>Please could CoL be specific about the gradient of the slope in Otto Close for wheelchair access onto the estate ?</p>	Refer to response to 145-151 and attached plan.
228	<p>Please give details of how the parking strategy has taken into account other proposed developments on Sydenham Hill ?</p> <p>b)The proposals include extensive cycle parking. It is sensible to assume, a cycle pathway will be installed before long on the Eastern end of Sydenham Hill, as has already been done on the West, for those able to cycle up the hill.</p> <p>How has CoL taken the likely installation of cycle pathways on the Eastern side of Sydenham Hill into account in the parking survey ?</p> <p>The answer, given at the public meeting, was preposterous, that they would continue to monitor the situation.</p> <p>Please provide clear details of the measures intended to be taken when the retrospective monitoring shows there is not enough parking space ?</p>	Refer to response to qu.s64-87.
229	<p>At the public meeting CoL officers explained why they did not invite the LDRP for further input.</p>	Refer to response to qu.163-165

	<p>They believed they had changed the plans enough to satisfy the recommendations made.</p> <p>Please provide clear details of the changes made to the plans between July 2019 and submission of the plans in December 2019. Please also show, clearly, the recommendations have been taken up.</p>	
230	Why has there been no consultation at all on the internal design of the building ?	Consultation on the internal layout is not a planning requirement. The internal layout has been designed to accord with the Nationally Described Space Standards and City Corporations Design Guide.
231	Please provide clear details of the green technology used in the proposed new build.	Refer to response to qu.63
232	<p>There has been no detailed costing for a refurbishment. Refurbishment is residents preferred option. We understand the desperate need for social housing however, given that there is, indeed, a growing need for assisted living in Lewisham, it would make sense from all perspectives to explore refitting the building for its original purpose given all the other limitations of the site, and if not the whole building, at least some of it.</p> <p>Why is the above not considered given the limitations of this site ?</p>	<p>The City Corporation has fully explored the option of refurbishing Mais House. The existing Mais House building currently provides 63 homes with a total of 65 bed spaces. The current footprint and floor plates totals 3,550sqm, which if refurbished as to modern housing standards would deliver approximately 40 one-bedroom homes with no larger or family units and if a wider mix of units was provided (as required by LBL and London Plan policies) this would further reduce the number of units that could be provided. Significant alteration to the building would also be required for both older persons accommodation or general needs housing including the addition of balconies/ terraces, lifts and new plant to accord with current London Plan requirements and Building Regulations.</p> <p>To meet the need for affordable homes, the City Corporation has a duty to maximise the number of homes for affordable housing and social rent including a mix of unit sizes.</p> <p>As previously advised all residents who left Mais House have been given the option to return to the new development and all of those still in the UK receive regular updates of the proposals for the Sydenham Hill Estate including copies of the community newsletters.</p> <p>The proposed building is also designed to M4(2) and M4(3) accessibility standards suitable for older persons and future housing needs of residents which the current building does not meet.</p>
233	Please can CoL share the document that shows there is no need for further assisted living in Lewisham ?	This is detailed in 6.2 of the Planning Statement - 6.2.14 is most relevant paragraph and refers to the LBL Housing Strategy 2015-2020 and an assessment and existing provision for older persons is set out at paras 6.2.19 - 6.2.23.

234	<p>Please can CoL share the minutes of the conversation held with the vulnerable resident in 23 Lamas Green telling them they would have their garden halved, that there would be a new development at the back of their garden, and that they could have one of the new flats ? How do we know the vulnerable resident understood what was asked without witnesses? How do we know they were not bullied into accepting this?</p> <p>A resident in Lamas Green notified CoL in an RSG meeting that the resident was vulnerable and offered to accompany a CoL officer to speak to the vulnerable resident in no.23 Lamas Green, it was agreed at the meeting that this would happen.</p> <p>Why did this not happen before planning permission was sought to change the wall and garden ?</p>	<p>There have been two meetings with the resident at no 23. The first, in June 2019, was attended by Michael Kettle, Dawn Harris and Philip Ford (City Corporation). A follow up letter was sent following the meeting.</p> <p>A second meeting was arranged in June 2020. Philip Ford spoke to the daughter and facilitated a visit for Sykes who were overseeing the CCTV works in her garden.</p> <p>These are private discussions between the resident and City Corporation.</p>
235	<p>Furthermore, why were no notices posted up to alert members of the public to the planning application?</p>	<p>Assumed this is in relation to the listed building consent – site notices were not provided to City Corporation with the validation letter on 30th March due to covid-19 restrictions.</p> <p>It is City Corporation’s understanding that notifications were sent to residents when the application was validated and an extended consultation period was undertaken.</p>

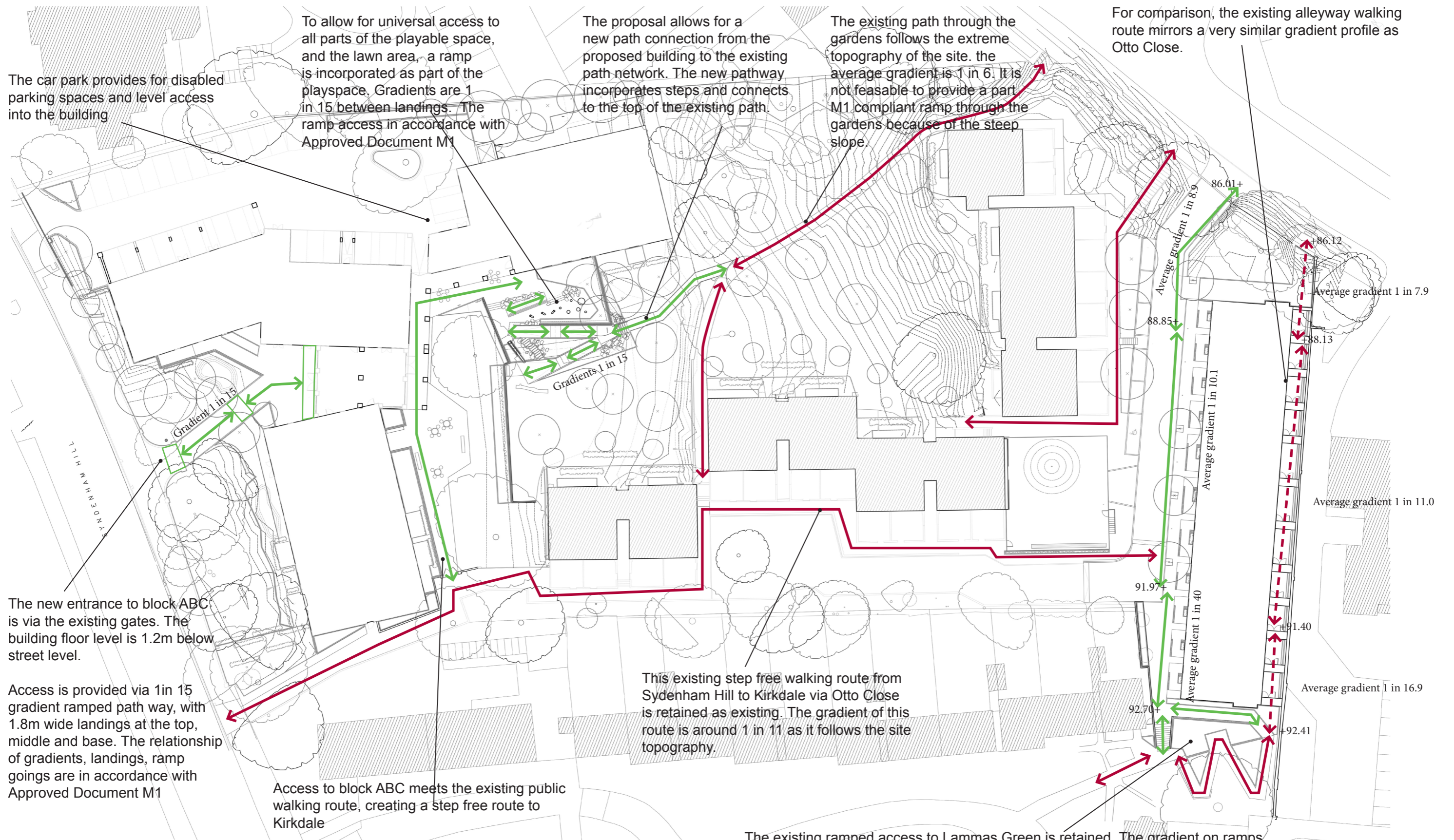
Further comments issued by LBL to the applicant on 12.08.20

	<u>Comment</u>	<u>Answer</u>
236	<p>In the Q&A meeting, the Applicant did not say what the steepest gradient for access from Kirkdale to any new properties nearest to Sydenham Hill (at the top of the estate).</p> <p>The proposal unfairly considers the impact to disabled and wheelchair residents.</p> <p>See photos attached:</p> <ul style="list-style-type: none"> a. It is impossible and unsafe to access the existing connected Estate access route via a manual wheelchair as the path is too steep for most manual wheelchairs, and if attempted will risk serve accident due to toppling backwards. b. It is unsafe to access the indirect public route going up Kirdale to Sydenham Hill due to the combined steepness, and camber of footway 	<p>Refer to response to qu.s 145-151 and attached plan. Accessibility requirements to the proposed building and across the estate have been fully considered.</p>

	<p>(towards into the road) and risk of toppling backwards in parts.</p> <p>c. The combined footway camber (down towards the road) on this uphill, means sustained and very strenuous effort is needed disproportionately from one arm on the wheelchair wheels over long sections. Otherwise, the direction of wheelchair straight would pulling towards the road.</p> <p>d. The route to Horniman Gardens is too steep for manual wheelchair over such a long distance as the gradient is marked 12% with no appropriate resting levels over the slope.</p>	
237	<p>This Applicant is making misleading access statements for the new development, that has access limitations for those who need wheelchairs due to the hills. The applicant promotes:</p> <p><i>“The proposal allows for a connected walking route between the proposed apartment block and Kirkdale to the south and Sydenham Hill/Lammas Green to the north west”</i> (Design and Access Statement).</p> <p><i>“..within walking distance of the application site are the Horniman Play Park and Horniman Gardens (to the north), Baxter Field (to the east) and Sydenham Wells Park (to the south). These facilities will adequately serve the needs of local community including new residents resulting from the proposals... There are two District Town Centres – Forest Hill and Sydenham – located within walking distance of the Site which have facilities able to serve the daily needs of the community such as shops, cafes, pubs, healthcare facilities, and other services.</i> (Social Infrastructure Study)</p> <p><i>In line with best practice, distances are shown within 400m, 800m and 1,600m of the Site in line with the desirable walking distances standards set out in the Institute of Highways and Transportation’s guidance Providing for Journeys on Foot (2000).</i> (Social Infrastructure Study)</p>	<p>The statements are not misleading and accessibility requirements to the proposed building and across the estate have been fully considered as part of the application drawings, healthy streets assessment within the Transport Assessment, landscaping scheme and the DAS.</p> <p>The purpose of the Social Infrastructure Survey as set out in the introduction is to identify existing social infrastructure facilities across the Study Area and considers the potential impacts of the proposals on existing provision. It is not intended to specifically address accessibility requirements with regards to disabled or mobility impaired residents.</p>
238	<p>The Applicant’s failure to reveal nor discuss the steepness of access gradients on the site or locally, or the need for indirect routes, is contrary to the guidance they are using for Individual Sites/Redevelopment</p> <p><i>“3.36. Additional walking distances or gradients, can be crucial in determining whether a development is pedestrian friendly. Layouts that require pedestrians to walk through car parks or to follow indirect footpaths should be avoided as far as possible. These are issues that should be addressed jointly by planners and</i></p>	<p>Refer to response to qu.s 145-151 and attached plan. Accessibility requirements to the proposed building and across the estate have been fully considered.</p>

	engineers involved in development control ” from Institute of Highways and Transportation’s guidance Providing for Journeys on Foot (2000).	
239	The aim of the planner and designer must always be to provide access and mobility for all pedestrians (including those who are visually impaired or wheelchair–users. This has not been reasonably achieved, as access to local shops and local infrastructure for wheelchair– users has not been properly assessed or planned for.	Noted and this has been addressed as part of the application supporting documents.
240	There are strong grounds that the applicant is deliberately not making clear the unsuitability of this proposed development for disabled and wheelchair residents and misleading Planning Team on access to social infrastructure and local shops. The applicant is using a selected demographics approach to justify the proposal that is effectively discriminating against some who are disabled. Those in wheelchairs, at many of the proposed Estate properties (nearest to Sydenham Hill), will be forced to use “indirect routes” via unsuitable public routes, or be reliant on public transport or motorised means to travel locally.	This is not accepted. Accessibility requirements to the proposed building and across the estate have been fully considered and is improved to that existing, particularly as the existing Mais House building does not accord with current Building Regs Accessibility Standards.
241	<p>During the meeting, the applicant’s team said the a Daylight report was effectively based made by guessing what rooms are inside by doing an “external inspection” of Castlebar Care and Nursing Home. This was not made clear in their report, and shows their report is substandard. This impacts the rooms nearest to the proposed tallest buildings at Mais House, on the ground floor of Castlebar, and other rooms.</p> <p>BR209 (Site Layout Planning for Daylight and Sunlight). The guidance does not advocate guessing room sizes and layouts by external assessment, especially for rooms that have sensitive uses (such as in a nursing home) and closest to proposed large multi-story buildings. Applicant’s daylight reports, and the Anstey Home reports, are flawed in this regard as they rely on</p> <ol style="list-style-type: none"> a. Guessing what residential rooms (and their sizes) are located in one of the most impacted adjoining properties, and also, b. Not clearly declaring their daylight reports included guesswork (by external assessment) for some of the Castlebar Care and Nursing Home residential rooms and layouts that meant impacted rooms were omitted. <p>The applicant’s Daylight impact assessment report is flawed</p>	Refer to response to qu.s 51-62 and the updated daylight sunlight assessment. The updated assessment also includes an assessment of the recent permission for 6 new bedsits in the rear garden of Castlebar (LPA Ref: (DC/19/111818) as requested by LBL on 5.8.20.

242	<p>What is the gradient <u>at the steepest section</u> for the <u>step free</u> access from Kirkdale road to access the properties at the top of the development (nearest to Sydenham Hill), and, what length of footway slopes are there between <u>level resting platforms</u> required by manual wheelchair users to use?</p>	<p>Refer to response to qu.s 145-151 and attached plan. Accessibility requirements to the proposed building and across the estate have been fully considered.</p>
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- ↔ New pedestrian paths
- ↔ Existing pedestrian paths
- - - Pedestrian route diverted

Sydenham Hill - path network and gradients diagram