

Trundleys Road Drop-In Session (planning application reference number DC/18/106941)

Vive café, Childers Street, Deptford – 28th January 2020

Lewisham Planning attendees –	David Robinson (Principal Planning Officer)
Applicant's attendees –	Sascha Wardley (Planning Consultant, Avison Young) Mark Gibney (Planning Consultant, Avison Young) Nick Lawrence (Aitch Group (applicant))
Public Attendance –	Approximately 24 residents, Councillor Silvana Kelleher

The matters raised are summarised as follows:

Housing

- The proposed housing mix is not correct and not suitable for the area
- More affordable dwellings needed
- Why can the scheme not provide 50% affordable housing?
- How can the affordable units be increased and how does the viability assessment process work
- Has the applicant considered applying for grant funding to increase the affordable housing offer
- Support for the provision of new homes to help meet housing need

Air Quality and Pollution

- Concerns over the air quality of the area as a result of SELCHP
- Concerns over land contamination given the industrial uses on site
- Concerns over increased air pollution as a result of the proposed development

Transport and Highways

- Concerns over the lack of parking and disabled parking
- Access to public transport is inadequate
- Concern over the impact on public transport

Amenity Impacts

- Overshadowing to Folkestone gardens
- Concern over the Impact on neighbouring residential amenity

Scale and Density

- The proposed scheme is too large
- Density of development exceeds London Plan density matrix

Land Use

- Need for convenience retailing in the area and request to re-provide retail use on site

- Is there sufficient industrial floorspace?
- Clarification regarding the type of potential industrial occupiers
- Query whether the application still premature as per GLA's Stage 1 response

Other

- What is Neighbourhood CIL and how can it be used in the community?
- Francis Drake School is over-subscribed
- Queries as to what s106 contributions be made and how they will be spent
- Deptford Park needs improvements
- A community land trust may be interested in developing the site
- How can empty homes be avoided?