

Tidemill Development Planning Application Deptford community response

Strategic Planning Committee 27th September 2017

Presented by:

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Deptford Neighbourhood Action (DNA)
Crossfields Estate Residents' Association
Frankham House Resident
Reginald House Resident
Reginald House Resident

The Engagement Process

THE COMMUNITY IS NOT ANTI-DEVELOPMENT AND HAS ACTIVELY SOUGHT TO WORK COLLABORATIVELY WITH THE COUNCIL AND DEVELOPERS.

EXTRACTS FROM MEETING MINUTES - here are some of their responses to us:

- There had not been a participatory design process because the scheme had come to them as a package. *Bronwyn Thomas, Pollard Thomas Edwards Architects, 7th November 2016*
- ...he had no idea where to go from here and ... he needed to go back and consider the matter. His initial thoughts were that a way to resolve the issues could not be found. *Steve Burton, SherryGreen, 7th November 2016*
- He did not see how it was possible to make wholesale changes without scrapping the plans and starting again. They did not have an appetite for that. *Steve Burton, SherryGreen, 7th November 2016*
- ...there was no increased offer on the garden space since the last meeting. *Steve Burton, Sherrygreen, 17th July 2017*
- The only thing that had changed was the affordability offering which will go to Planning Committee. Otherwise nothing else had changed. *Jeff Endean. Lewisham Council, 17th July 2017*
- It is fairly standard to have minor infringements of the BRE guidelines in inner city developments. ... the planners in Lewisham had said that they were happy to allow some infringements. *Bronwyn Thomas, Pollard Thomas Edwards Architects, 7th November 2016*
- ... at an earlier meeting with Rachael George and the planners, it was made clear to them that the wish of the community was to retain the Garden but the Council subsequently made a U-turn on the policy of allying the Garden's continued existence to the relocated Tidemills School. *Tidemill Wild Garden representatives, 7th November 2016*
- Their team was satisfying the town planners' and developers' brief, without satisfying everyone else. *Bronwyn Thomas, 7th November 2017*
- We have done a number of other green spaces for Deptford and know what the people of Deptford need. *Mehron Kirk, landscape architect, BDP, 27th February 2017*
- It would be useful if the community would be prepared to maintain and build the areas, as that will affect the service charges. *Phil Church, Family Mosaic, 27th February 2017*

The Garden

Meanwhile/temporary use misrepresented in the application

- The garden was created in the 1990s by the Deptford Discovery Team working with Groundwork UK & Mowlems in consultation with the School and the community.
- It was created from the pre-existing school playing field/garden
- Council maps have historically designated it brownfield land, but it has been a public green and open space for decades.
- Designation is fluid. There are precedents of temporary spaces changing designation.
- It received the support of Lewisham Council and Mayor Dave Sullivan opened the Garden.
- An application to make the Garden an Asset of Community Value in August 2016 was rejected because:

Appendix C 7.278 & 9:

“It is not realistic to think that there can continue to be a main use of the land which will further the social well-being or social interests of the local community.”

“The reason that the long-term use was not deemed realistic was because the site was allocated for development.”

The Garden

The garden is open to the public

- Since the 1990s the Garden has been used by the School, the general public, the wider community, local organisations and businesses.
- One of the Council's conditions for the continued use of the Garden was that it could not remain open 24/7.
- One of the criticisms used by the developers is that the Garden is not open all the time!
- Some other parks and green spaces in the borough that are not open 24/7: Greenwich Park, Horniman Gardens, Telegraph Hill Lower Park, Burnt Ash Pond, Devonshire Road Nature Reserve.

The Garden

THE OPEN GREEN SPACES OFFERED ARE TOTALLY INAPPROPRIATE,
INADEQUATE AND INSULTING TO THE COMMUNITY

- There will be a net loss of approximately two thirds of wildlife nature garden in the current plans for Deptford. Across Lewisham boroughs there will be a deficiency of 63.45 hectares.
- *“With huge pressures on land for housing and other uses, it is essential that we maintain these spaces, and even expand upon them.” Sadiq Khan*
- Deptford is the only ward in the borough where the population will have doubled by 2020.
- Recent air pollution figures: from 42µg/m³, peaking at 62µg/m³, on the Birds Nest roundabout. This falls to 30 µg/m³ in the centre of the Garden. The EU legal maximum is 40µg/m³.

“So many pollution hotspots in the city are ... exposing our children to dangerously polluted air, and putting them at greater risk ...” Sadiq Khan

- Majority of garden space on the development will be private.

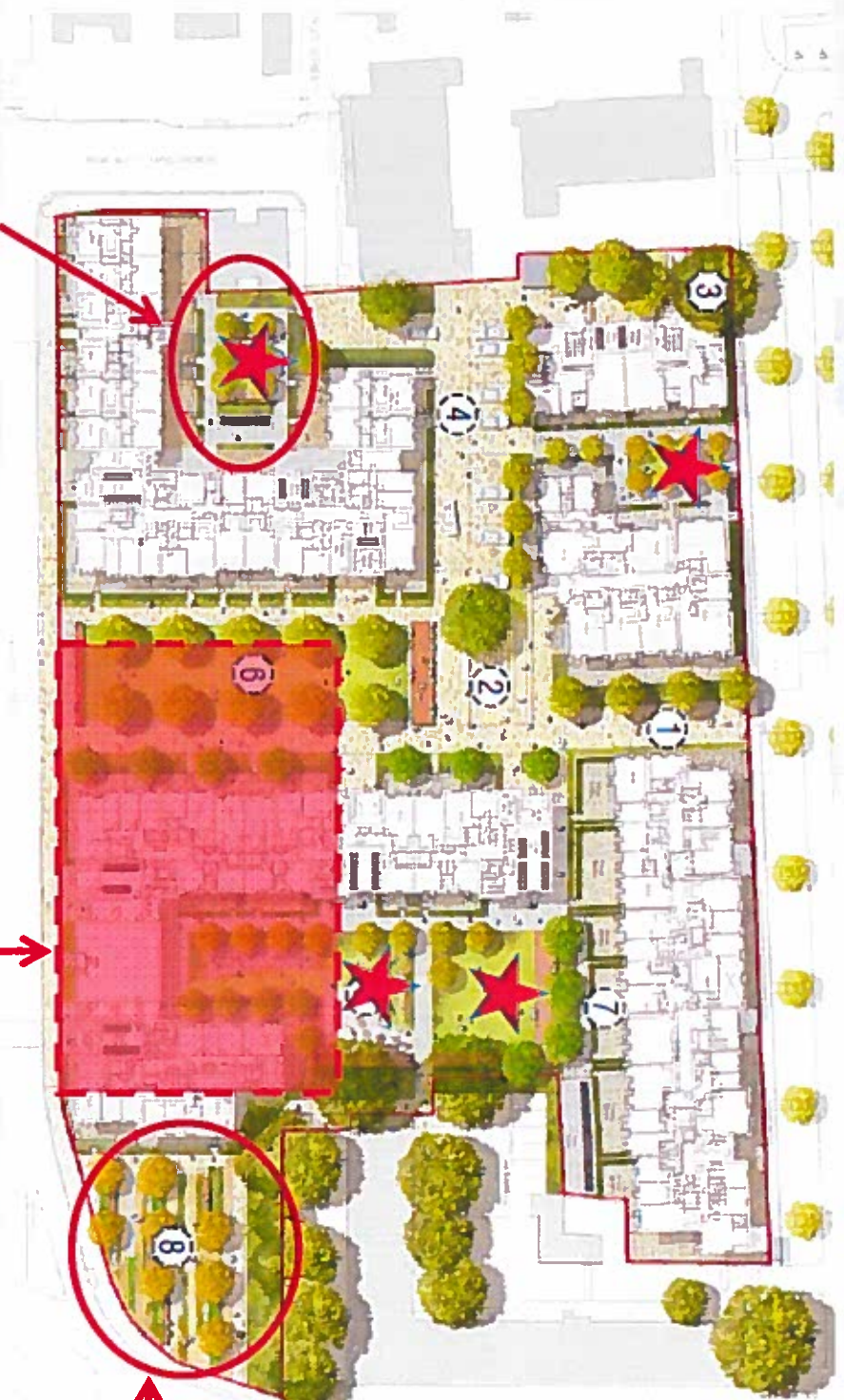
THE COMMUNITY HAVE NOT BEEN OFFERED A COMPARABLE ALTERNATIVE FOR
IT'S LOSS

Development's Proposed Green Spaces

Proposal's ONLY PUBLICLY ACCESSIBLE green space is No.6

★ denotes resident only green spaces

1. Pedestrian link from Frankham St
2. Cross St Square
3. Existing retained trees
4. Shared pedestrian shared surface
5. Communal residential garden
6. Cross St park
7. Private residential terraces
8. Reginald Rd pocket garden



Pre existing green space on a heavily polluted road opposite a pub. Suggested children's play and food growing area.

Tidemill Garden
2,400sqm

Pre existing green space - currently open gardens behind Reginald House. To become a private space in the development.

The Garden – community use



A Garden, Life and a Group – working in and through this space as a place of refuge



London Landscape Festival – celebrating community gardens in London, with live music, beer, hot air balloons, and more



London – Life and a Group – working in and through this space as a place of refuge



Company Corporate Day September 2015



The Garden – community use

MAYOR OF LONDON



GREENER CITY FUND

HELPING MAKE LONDON A NATIONAL PARK CITY
london.gov.uk/greener-city

GREENER CITY FUND AUGUST 2017



CASE STUDY: Children at play

Old Tidemill Wildlife Garden, Lewisham

This derelict space has been brought back to life as somewhere people can enjoy nature and outdoor activities. New additions include a striking pink tree house and natural play features. The restored pond is also attracting new wildlife. The project was overseen by the Assembly, a studio that works around issues like waste, food, growing, society, and play.

Find out more:
<http://oldtidemillgarden.wixsite.com/deptford>

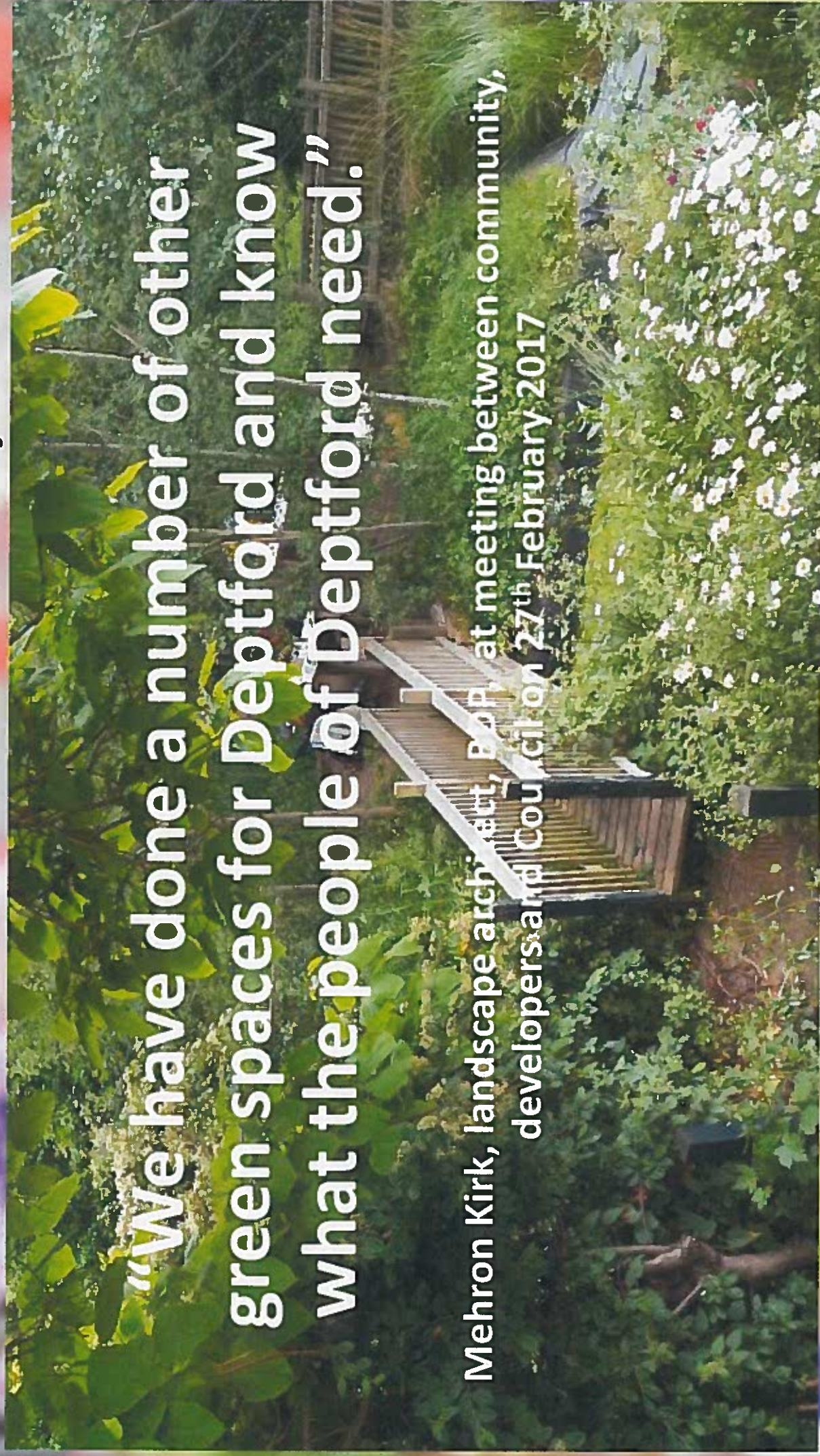
Photo credit: @electricpedal and @assemblys08

All Lewisham Wards are signed up to the National Park City Initiative.

The Garden – community use

“We have done a number of other green spaces for Deptford and know what the people of Deptford need.”

Mehron Kirk, landscape architect, BOP, at meeting between community, developers and Council on 27th February 2017



Reginald House

1. It has a smaller vacant possession requirement – *it is easier for the developers, this is not a reason for people to lose their homes.*
2. It meets the urban aspirations for the town centre - *whose? Not the community's.*
3. It retains the Old Tidemills buildings – *the Tidemill School building is a heritage site so would be retained anyway.*
4. It provides a development site that is easier to develop due to it's regular size – *it is easier for the developers, this is not a reason for people to lose their homes.*
5. It is projected to provide the best financial return to fund the delivery of major community facilities including the Deptford Lounge and the new tidemills school – *these have already been built, why must Reginald House residents pay for them with their homes?*

Affordability / Viability

Table replicated from the report to a closed meeting of the Mayor and Cabinet,
Deptford Southern Housing Sites, 28th June 2017

Tidemill Site	Total Homes	Social Rented	Shared Owners hip	Total Affordable	
DEVELOPERS' FIGURES:				No.	%
(1) Development Agreement	209	53	25	78	37
Net New Homes	193	40	25	65	34
(2) New funding model	209	74	25	99	47
Net New Homes	193	61	25	86	44
ACTUAL NET FIGURES:					
	209	61	25	86	41%

Policy Compliance Failings

We would like to distribute a list of the major policy failings of this development. We urge you to look at it before making your decision.

Conclusion

- We urge you to reject this application.
- We are absolutely not against a development on the Tidemills site. We recognise the need for more public housing and the importance of urban development.
- We feel this application is inadequate, poorly conceived and will destroy significant aspects of the local community, not least the irreplaceable wildlife garden.
- The issues surrounding the demolition of Reginald House and the affordability on the site are still of grave concern.
- After a year where these issues could easily have been addressed they are still still outstanding.






THE COMMUNITY IS NOT ANTI-DEVELOPMENT





We think Deptford deserves better!

POLICY CHECK LIST

Tidemill Development Planning Application

27th September 2017

POLICY	Compliant	Non Compliant
National Planning Policy Framework – para 109: minimising impacts on biodiversity and providing net gains in biodiversity wherever possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including establishing ecological networks that are more resilient to current and future pressures.		
London Plan Policy: Policy 3.5 - Quality & Design of housing Development: “introduces a presumption against development on back gardens [as] this may expand opportunities for play.”		
London Plan Policy 3.6 – Provision for Play and Recreation: The Mayor and appropriate organisations should ensure that all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision, incorporating trees and greenery wherever possible.		
London Plan 5.10 & 5.11 – Environment – Climate Change, Biodiversity and Air Quality: The Mayor of London expects all development to make the fullest contribution to the mitigation of climate change & to promote urban greening with a proposal to increase the amount of surface area greened by at least 5% by 2030.		
London Plan 7.19 – Biodiversity and access to nature and the National Planning Policy Framework, para 109, protection of biodiversity to promote health and wellbeing: The Mayor will work with all relevant partners to ensure a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity.		

<p>London Plan: Shaping Neighbourhood: Play and Informal Recreation Planning Guidance 2012: Section 3.12: Investment in parks and green spaces should be seen as an investment in public health... The planning system is one of the key mechanisms for making sure that play spaces are secured and protected from encroachment.</p>		
<p>Lewisham Local Plan (Policy 7.18) requirement on Lewisham Council of "Protecting local open space and addressing local deficiency with regard to a pocket park/small open space." : We have advocated to the Council that Old Tidemill Gardens are the much needed green lungs for this area in South Deptford which is surrounded by traffic on all sides by providing the essential element against air pollution for the residents in the immediate area – natural greenery and plant-life in abundance surrounded by mature trees (real access to nature in the heart of an urban ward).</p>		
<p>Lewisham Open Spaces Strategy: shows there is a net loss of bio-diversity in Deptford based on the population figures. To maintain the 1.41ha per 1000 population an additional 63.45 ha will be required by 2025.</p>		
<p>Lewisham sustainable community Strategy: To protect sites of importance for nature conservation and to support and promote local bio-diversity.</p>		
<p>LONDON AS A NATIONAL PARK CITY All Lewisham wards in the London Borough of Lewisham have signed up to the campaign to support green park spaces within their wards to be part of the London National Park.</p>		