

River Gardens Community Liaison Group (CLG) – Meeting 3

Venue: Sherard Hall, The Forum, Trafalgar Road, Greenwich, SE10 9EQ

Date: 11 September 2017

Attendees included: Cllr Stephen Brain & Cllr Denise Scott-McDonald

Project team attendees: Dan Bleach (DB), SP Broadway – Chair; Jamie MacArthur (JM), Bellway; Daniel Gray (DG), Bellway; Nick Calotier, SP Broadway

Item 1: Welcome and introductions

1.1 DB opened the meeting by welcoming attendees to the third CLG, and introduced the project team in attendance.

1.2 DB said that since the CLG meeting in June Bellway had met with: a representative from 100-110 Christchurch Way, Matthew Pennycook MP and the River Gardens Residents' Association.

Item 2: Minutes from previous meeting

2.1 DB stated that the minutes from the previous CLG meeting could be found on the consultation website. DB said an email was sent to all CLG members on 6 July with a link to the draft minutes and no comments were received.

2.2 DB noted there had been some issues with the consultation website relating to certain pages not updating. DB informed CLG members that if they refreshed the page then the updates would be visible.

Item 3: Build-out progress

3.1 DG provided a general outline of construction progress. DG said the concrete framing and podium at Block 10 were 90% completed, Block 4 was approximately 50% completed, Block 11 was approximately 20% completed and Block 5 piling had been completed.

3.2 DG said the estimated completion dates for Bellway's external work had slightly changed due to the events at Grenfell Tower. DG explained that external facade works would be undergoing a cladding review, and could potentially see a material change due to regulations being updated following the Grenfell incident.

Item 4: Planning update

4.1 CLG members said they had concerns regarding the submission of the s73 application. CLG members said Bellway had not mentioned this at the CLG meeting in June and said this

was “*suspicious*”. CLG members questioned the relevance of CLG meetings due to Bellway “*not consulting with residents*”.

4.2 JM explained that Bellway had not intentionally tried to hide the s73 application. JM said there were various inefficiencies associated with the old layouts before Bellway had purchased the consent and this meant Bellway had to review all blocks and propose amendments where necessary.

4.3 CLG members raised concern over the wider public not realising what the closing dates for commenting on the application via the council website would be. JM acknowledged there was a fixed period for commenting on the application page, but informed CLG members that comments could be submitted to planning officers at any stage via email or letter.

4.4 JM gave a summary of the s73 application. JM said the new layouts would be more efficient regarding floor space, and the 10 new homes would include 3 affordable units.

4.5 CLG members asked about car parking spaces in relation to the s73 application. JM said there would be 4 additional car parking spaces.

Item 5: Questions

5.1 CLG members asked if the temporary portacabins “*would be moved soon*”. DG said the portacabins would be moved after Block 5 was completed.

5.2 CLG members asked Bellway to clarify if the open spaces were private or public. JM said the play spaces and podium areas would be open to the public, but they would be gated for security reasons.

5.3 CLG members said they wanted the open spaces to be patrolled and protected. CLG members mentioned a recent arson incident, graffiti, and general anti-social behaviour, and asked Bellway for reassurance that more would be done to prevent similar incidents in the future. JM explained that Bellway’s site at River Gardens would have an overall management plan and would be taking on board all comments relating to security.

5.4. JM said Bellway wanted to employ the right management company who would be proactive in ensuring the security of the River Gardens residents and local residents. JM stated the Bellway site at River Gardens was built to be “*secure by design*”.

5.5 JM said a summary document of the s106 agreement for Bellway’s site would be uploaded to the consultation website. JM said it was up to Greenwich Council to determine how the money would be allocated. JM explained that there were various s106 clauses which would require the s106 money to be allocated to particular areas close to the site.

5.6 JM said Bellway were installing charging points for electric vehicles in the car park, and also looking into providing docks in public spaces.

5.7 CLG members stated that the footpath close to Bellway’s site was at a different height to the other side of the road and asked if this could be fixed. DG explained that this was not

Bellway's work and therefore Bellway could not amend it. DG said this was part of L+R's s278 works, which they would be pushed to complete by Greenwich Council.

5.8 CLG members said they did not want to see a divide between Bellway and L+R residents. JM agreed and said Bellway had pushed L+R to resolve various issues associated with their site.

5.9 CLG members said there should be consistency of design across the whole River Gardens development, but that the L+R public realm was of poor quality. JM said the intention was for a consistent public realm design across the entire development. DG noted that the public realm at the L+R part of the site could not be altered by Bellway.

5.10 CLG members said there was a lack of suitable disabled and pram access across the River Gardens site. JM said this was due to the original design and application.

5.11 CLG members asked if bins would be left for collection on the street. JM said all bin collections would be done in the underground car park via a buggy system that would take refuse out via the L+R car park.

5.12 CLG members raised concern over potential privacy issues relating to Block 10 residents and Wyndham residents. CLG members suggested that Bellway should adopt L+R's approach of installing a two-way screening system which would prevent Block 10 residents being able to see inside Wyndham homes and vice-versa. JM said there maybe daylight and sunlight issues associated with installing screening systems but said Bellway would look into this.

5.13 CLG members asked for more information regarding works on the riverside and said they did not want the existing view of the river to be obscured. DG explained that the jetty area would be lowered and shrubbery would be planted in the gap between the river and path. DG explained the shrubbery would not be tall and would allow a clear view of the river.

5.14 JM noted that a kayak club would be part of the s106 contributions. JM explained that while it was initially intended to be a rowing club, there had been no interest. JM added that the steps to the river would be suitable, as guidance suggested it could be used by people with a certain level of physical ability.

5.15 CLG members asked if any supermarkets would be occupying the commercial spaces. JM said there would be an increase in demand for the commercial spaces once the whole development was completed, and that Bellway were looking into different options for the commercial and office space.

5.16 CLG members asked where retailers would accept delivery of goods. JM said Bellway were reviewing this, and it would likely be via a loading bay at Block 5, which would be subject to a new planning application.

5.17 CLG members asked if Bellway would be submitting any new applications between this CLG and the next. JM said Bellway had reviewed all blocks, so in terms of the blocks and number of units there were no further applications intended. JM said further applications would relate to the proposals for a loading bay, and other minor changes.

5.18 CLG members said construction staff were still regularly dropping rubbish and parking on residential streets. DG said Bellway staff conducted regular litter picks and that there was sufficient staff parking on site.

Item 6: Next steps

6.1 DB closed the meeting. DB said the next CLG meeting would be held in early December (after confirming this was preferred by CLG members to early January), and all residents would be notified once a time and date had been confirmed.

Points of action

- s73 and s106 summary documents to be uploaded to consultation website.
- Bellway to examine how privacy could be enhanced between residents of Block 10 and Wyndham apartments.
- Bellway to look into installation of electric car points in public areas.
- Bellway to examine different materials for external work and update CLG members at the next meeting.