



River Gardens Community Liaison Group (CLG) – Meeting 4

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

Date: 19 December 2017

Attendees included: Cllr Stephen Brain (SB) & Cllr Denise Scott-McDonald (DSM)

Project team attendees: Dan Bleach (DB), SP Broadway – Chair; Jamie MacArthur (JM), Bellway; Des Steadman (DS) & Janna Steadman (JS), GEARS

Item 1: Welcome and introductions

1.1 DB opened the meeting by welcoming attendees to the fourth CLG. DB offered apologies for the rescheduling of the meeting, and thanked attendees for their understanding.

1.2 DB said that since the CLG meeting in September there had been a few incidents of work taking place outside normal hours, and information about this had been posted on the consultation website.

1.3 DB noted the letter drop from GEARS about works at River Walk on 4 December.

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 18 September with a link to the draft minutes and no comments were received.

2.2 DB said he had picked out four main points from the minutes of the previous meeting: the s73 application, the s106 agreement, privacy issues, and control of anti-social behaviour.

2.3 DB explained that a summary note of the s73 application was posted on the consultation website shortly after the CLG meeting in September.

2.4 DB said the s106 summary was nearly available for public viewing, and would be posted to the consultation website as soon as possible. JM confirmed there were a few final details to clarify.

2.5 JM explained the situation regarding privacy between Wyndham Apartments and Block 10. JM confirmed that this was not something that could be dealt with through planning, and said it would need to be assessed when the buildings were completed and occupied.

2.6 A CLG member said it would be *“pretty easy to install privacy measures”* such as one-way blinds or curtains. A CLG member said this may be a requirement of the tenancy. JM reiterated that in terms of distance, Bellway’s recent s73 application had in fact made Block 10 more

narrow, therefore increasing the distance between Block 10 and Wyndham Apartments by a small amount.

2.7 JM said the Bellway sales team had met with the River Gardens Residents' Association (RIGRA) to discuss a number of topics, one of which included security across the whole site. A CLG member confirmed this, and said there had been recommendations about where extra lighting and cameras could be placed.

2.8 A CLG member suggested appropriate play spaces, as agreed in the initial application, would help with site security. JM confirmed that two play spaces and an open green area would be built on Bellway's part of the site. A CLG member said that across the site there would be more green space than at other local developments.

2.9 A CLG member sought clarification on whether the play spaces would be public. JM accepted that there had been some confusion on this point, but that Bellway would be delivering the play spaces and open areas with the same access arrangements as the initial application. JM said the s106 summary would provide some clarity on that point.

Item 3: Build-out progress

3.1 DB gave an update on the progress of the current works, and works expected to commence over the coming weeks and months.

3.2 DB said the concrete framing had been completed at Phase 2C, and scaffolding would be in place at Blocks 10 and 4 to allow works to the external façade to take place. DB confirmed internal works would commence in approximately two months.

Item 4: Planning update

4.1 JM gave an overview of the s73 application discussed at the meeting in September. JM said the application sought to make Blocks 5 and 6A more efficient. JM confirmed this had allowed Bellway to add 10 additional homes, half of which would be classified as affordable (shared ownership).

4.2 JM said the s73 application was consented by Greenwich Council on 5 December, and that this would be signed and agreed within the next two months. JM said the consented amendments included a loading bay and wider car park entrance with a dedicated footpath.

4.3 JM said there were no more planned significant changes to the scheme. JM said Bellway would look to gain planning permission for 4 or 5 on-street parking spaces, and electric vehicle charging points. A CLG member said some electric charging had been installed outside the L+R site. JM said he would look to see how successful these were.

4.4 JM said Bellway were still evaluating materials according to regulations brought in after the Grenfell tragedy. JM reassured CLG members that while the material itself may be different from the L+R site, the colour and style would still look like the existing buildings. A CLG member asked that the Group be kept informed of any changes to materials. JM agreed to do this.

4.5 A CLG member said he believed the materials used at the L+R site met the new standards, but asked for Bellway to inform him if they did not meet Bellway standards. JM said he would speak to the technical team to confirm this.

4.6 SB gave an overview of the proposed changes to parking in the vicinity, including the Controlled Parking Zone conditions and enhanced enforcement.

Item 5: Questions

5.1 A CLG member asked that Bellway reinstate a parking sign at the site entrance on Christchurch Way. JM agreed to look into this.

5.2 A CLG member stressed the importance of the Bellway and L+R sites "*coalescing*" and asked what Bellway were doing to ensure this. JM reiterated that the Bellway sales team had met with RIGRA to discuss this. JM said it was Bellway's intention that the two sites operate as one, including the same management of external spaces.

5.3 A CLG member asked whether the Bellway sales team would be the "*right people to speak to*" to ensure "*joined-up thinking*". JM confirmed they would be.

5.4 A CLG member asked whether Bellway were "*still confident*" about finding tenants for the commercial units. JM said the Kayak Club being secured would help attract potential tenants. JM said the marketing would likely commence in Summer 2018, and there was also some community space within the development that would be advertised to interested local parties.

5.5 A CLG member said that at the L+R site, the office space was well-used, but the commercial space was struggling. JM said Bellway had to amend the consented plans for the commercial units, to ensure they included the necessary infrastructure to be flexible and usable for a range of businesses.

5.6 A CLG member said that at the Greenwich Council Planning Board meeting on 5 December, councillors were "*dubious about the s106 not having been finalised yet*" and sought clarification as to whether it would be. JM said the Heads of Terms had been agreed, and that Bellway would have to have the s106 agreement finalised and signed within the next few months. JM said there had been delays to this, caused by contractual issues and confusion over Community Infrastructure Levy (CIL) payments with L+R.

5.7 A CLG member asked how "*Bellway and Barratt would integrate the River Walk.*" DS said he attended a meeting recently to discuss this with Greenwich Council and Barratt. DS said he was "*unsure*" as to whether this interface had been considered by Barratt, and did not know if Barratt would be building a retaining wall.

5.8 DS noted the initial intention to complete works at the River Walk in March 2018, but said the delay in securing a Maritime Licence meant that this date would be pushed back. JM added Bellway wanted to obtain the licence before Christmas [2017], and that he hoped a programme could be agreed in January [2018].

5.9 DS said the “*best-case*” completion date would be May 2018. DS said he “*didn’t underestimate*” the value of the path to local residents.

5.10 DSM said she had received several emails in recent weeks about the closure of the River Walk. JM said Greenwich Council officers were aware of the reasons behind the delay, and Bellway were working with them to resolve it as soon as possible. JM said he would consider organising a walk of the area with residents, councillors and officers so that all parties could fully understand the issues that need to be addressed.

Item 6: Next steps

6.1 DB closed the meeting. DB said the next CLG meeting would be held in mid-March, and all residents would be notified once a time and date had been confirmed.

6.2 DB informed CLG members that the site would be closed at the end of Friday 22 December, and re-opened on Tuesday 2 January. DB said emergency contact information would be posted to the consultation website, should anything happen on the site during that time.

Points of action

- s106 summary document to be uploaded to consultation website.
- Bellway to inform CLG members about proposed materials when assessments have been completed.
- Bellway to reinstate parking sign outside site entrance.
- Bellway to update CLG when more information about the community space for rent is available.
- Bellway to provide updates on River Walk works when the timeline develops.