

Jonathan Finch

City Hall

The Queen's Walk

London

SE1 2AA

VIPtradingestate@london.gov.uk

8 January 2019

Dear Jonathan

I have been a Charlton councillor since 1998 and campaigned on many development related issues in my ward over the years. I wish to object to the revised application by Rockwell for the development of 771 homes within Charlton Riverside. While the site is located 100m from the ward boundary, it is very much an integral part of Charlton and one of the underlying principles for Charlton Riverside development is to build on the strong sense of history, place and identity of our unique village community. I have spoken to and consulted a significant number of local residents, community organisations and businesses and the overwhelming view locally is one of opposition to both the original and the (very slightly revised) planning application from Rockwell.

My principle objection to the Greenwich Planning Board was, and remains, the lack of family housing on the proposed development, that it is an over-development and does not pay sufficient regard to the unique character and history of Charlton. Charlton is a proud, mixed community that has a strong coherence bringing people together of diverse backgrounds in terms of tenure, family types, ethnicity and age. It is a genuine and successful mixed community reflected in its established housing, its historic Village Centre and Charlton House, its ample parkland, successful schools, the industrial and maritime heritage and 20th century social housing developments which are well integrated and established within the fabric of Charlton.

Just 16% family housing is simply unacceptable, when the RBG Core Strategy policy H2 is for 50%+ homes of 3+bedrooms. It also classically fails the first test of the National Planning Policy Framework, the presumption in favour of sustainable development. Sustainable should not just mean carbon neutral and car-free, but also a sustainable community. The whole body of evidence and experience in London is that communities put down roots when they have a good mix across tenures and across household sizes. This fails on both counts because the development is, to a great extent, asymmetric meaning that the private and shared ownership housing is almost entirely smaller units while the social housing is more mixed. Thus there will be, in all probability, a large transient population of what might be called a dormitory community of people that commute to their homes before moving on and a smaller community of families in social housing with little that brings them together or provides the glue.

I also believe that the development, which principally consists of two walls of 10-storey blocks is totally out of congruence with the Charlton Riverside Masterplan SPD which was specific that there should only be a couple of isolated sites for developments as high as 10 storeys, which includes the proposed tower further south along Anchor and Hope Lane but not the main development behind Atlas and Derrick Gardens. This not only drives a coach and horses through the whole principle of the masterplan but will set a very poor precedent for future developments. Charlton is not a town centre location, it is a village community and the whole principle of Charlton Riverside is to reflect, enhance and complement the established hillside community as well as the more local residential areas (now a Conservation Area) in Atlas and Derrick Gardens and by the pub. The highest existing building is around 5 storeys and this informed the Masterplan. The two walls will have the effect of producing a possible wind tunnel as in parts of the Peninsula and while physically tight, as in so many equivalent developments (such as the Battersea Thames frontage) be almost soulless because of the unsuitable scale.

I am also concerned about the impact on existing small businesses in the area, there is virtually no support from local SME's in the area, either from existing businesses on or adjacent to the proposed site or in the wider community. Given in the masterplan this is a mixed development in which local employment and development/ support of local businesses is a key aspect, then I am concerned about the complete lack of concern, consultation and assessment of the

impact on local businesses that this proposed development will have. Also to my knowledge none of the major business representation organisations have been consulted, as a former official of the Federation of Small Businesses in SE London, I am not aware of any consultation with them about the impact of this development on its members, nor am I aware of any consultation with the South East London Chamber of Commerce on this issue or any other local business representative organisation. The local businesses I have spoken to or heard feedback from, including those in the area that this development will have an impact on are either completely opposed to the Rockwell plans or have major reservations about them. In my view the negative impact of the proposals on local businesses are significant and are in breach of the Charlton Riverside Masterplan and the London Plan and do not address the current and potential future needs of local businesses, including infrastructure and environment needed to support SME development

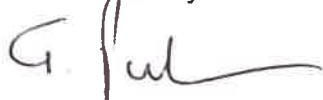
Chapter 4.1.6 of the London Plan clearly states

..... 'the Plan seeks to ensure there are the workspaces, environments, skilled workforces and infrastructures that enterprises of all kinds and sizes need to develop and innovate'.

These proposals in my view in breach of this and other aspect of the LP related to this.

I believe the changes made by Rockwell to have been minimal, a nod to social housing but even worse on family housing; a slight nod to Atlas and Derrick but having the two walls overpowering them 50 metres away. There is nothing here that is distinctively Charlton, it does not complement the surrounding Charlton Riverside Conservation area, and I would hope the GLA will reject this application out of hand.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. Parker', with a long horizontal flourish extending to the right.

Cllr Gary Parker

Councillor, Charlton ward