

**Subject:** FW: Comment for Planning Application 18/AP/1604

Dear Planning Applications & Michael Glasgow,

RE Planning Application 18/AP/1604

On 17<sup>th</sup> July 2018 Rotherhithe Area Housing Forum delegates and deputy delegates unanimously agreed to **support** planning application 18/AP/1604 provided that:

- a) Phase 1 delivers at least 35% genuinely affordable homes with 70% of the affordable homes at “social rent” and 30% intermediate. The “social rent” properties will be owned and managed by Southwark Council homes and let at council rents, that is c£98 basic rent per week [1] for a two bedroom property with service charges about £8 per week. The “social rents” used by the applicant “currently £107 week for a 1 bed, £126 for a 2 bed and £146 for a 3 bed” are rates trumped up by Southwark Council by including RSL rents etc [2]. The forum seeks council flats at genuine council rents and the applicant should also seek to minimise the council tax burden for occupants; CORE Southwark letting data for 2016/17 reports relevant average income of £265 per week [3];
- b) the mix of homes, offices, retail and uses is adjusted to provide more homes on the masterplan site and in Rotherhithe Ward. A 35% policy creates the issue – “35% of what?” The absolute amount of homes must increase to help address the housing crises. Phase 1 proposes 270 homes altogether and we say more homes should be provided. Office space yields £0 CIL and that provides less money to improve the vicinity and therefore later phases – rich in high value homes and hotel rooms – should help fund improvements in development blocks providing office and retail;
- c) Development blocks are optimised for height where appropriate. Rotherhithe Area Housing Forum FSB understands the economic challenge of providing new council homes at council rents and issues including overshadowing. With each new council home now costing c£350,000 to c£450,000+ our preference is to build taller and providing an excellent standard of safe public realm. The forum is not clear why the proposals for Phase 1 were reduced in height by about 10 storeys;
- d) Phase 1 genuinely affordable homes are prioritised for existing council tenants in Rotherhithe Ward who need or wish to move. This will also help free up under occupied homes for reallocation making better use of our housing stock. The Forum has called for this approach for over ten years;
- e) Plot K1 is optimised to provide as many new council homes as possible, at least 84 new council homes, and at least 8 storeys could be provided without any adverse impact on the adjacent brown field woodlands / recreation land (former working commercial docks - there is a housing crisis in London); The forum understand suburban zone sensitivities however the housing crisis is severe and land available for homes must be optimised for homes where appropriate;
- f) Phase 1 delivers the new leisure centre and swimming pool;
- g) the new Town Centre square is delivered in Phase 1 and as soon as possible (and before any new masterplan park) together with the large water play feature (for children’s play) shown in the illustrative material provided for the project; (Proposed Phase 2 is too far away – and may never happen as intended), there is no need for such a large park in the development and it is a frivolous waste;
- h) the neighbourhoods and public parks adjacent (in the vicinity) to each phase are improved. Vicinity is within 400m. This is essential for sustainability, community cohesion and good and proper planning. Figure 3.2 – Local Play Space in the Open Space Strategy (Page 9) be amended to show play grounds on council estates including Aylton Estate and Hawkstone Estate;

- i) for Phase 1, the children’s playgrounds in King George’s Field and the Aylton Estate be completely refurbished and renewed. That Neptune Street Park be improved including provision of children’s play equipment and new planting and park infrastructure including a community notice board. That projects put forward by The Friends of Southwark Park to improve Southwark Park and parks in the vicinity (within 400m) are supported and funded by the applicant;
- j) the developer to work in partnership with Rotherhithe Area Housing Forum, Rotherhithe Ward (police) Panel, Rotherhithe Housing Forum and council estate TRAs to improve community safety in Rotherhithe Ward including routes to and from the masterplan site, from estates and area bus stops. That a new community safety facility is provided (for private security staff, police and community wardens), and the CCTV revamped to provide full coverage complete 24/7 actively monitored surveillance coverage of masterplan site and key routes / vicinity around to / from the site; CCTV not to be monitored by volunteers – monitored by professional employees paid at least the London Living Wage;
- k) Rotherhithe ward community buildings nearby are cherished and repaired – The Mayflower Tenants Hall, 1 Neptune Street, (200m from Phase 1 site) requires substantial urgent repair / refurbishment and it can accommodate over 400 people. The Mayflower Tenants’ association would like help, support and funding (including from the applicant) from Phase 1 to install a green roof on the hall premises and plant trees, hedges and shrubs that will contribute to the biodiversity and wildlife of the area. Intensification must not be all about flats, offices, leisure centre and shops;
- l) the developer, working with Rotherhithe Police Ward Panel and the police, provide privately funded wardens (that can be provided by Southwark Council) who can help ensure high standards of public realm and community safety are maintained in and around the masterplan site and particularly council estates. Police numbers have been substantially cut. Southwark Council wardens have been substantially cut. The crime rate in Rotherhithe (10) is HIGHER than London average (8) and 2.5 times higher than Surrey Docks ward. The application proposes to intensify Rotherhithe Ward without additional police / warden resources and that is unacceptable to residents;
- m) the developer provides estimates of the CIL / S106 generated by each development block and how CIL / S106 is intended to be invested to support the vicinity being intensified and increased in density. All phases and blocks should pay a proportional and fair amount towards the new leisure centre and other infrastructure / area improvements. In the past s106 money generated in Rotherhithe Ward has not been invested in Rotherhithe Ward and this is completely unacceptable. Barratt’s invested c700m from Canada Water sites, Sellars up to c600m away from their Decathlon site. Projects suggested by Rotherhithe Ward residents, and particularly residents living on council estates, have been ignored including suggestions for mitigation projects and for the Section 123 list;
- n) the “interim” TESCO petrol filling station is located in block G or J ready for a new TESCO store (see drawing 802\_00\_SK\_095 Illustrative Phasing Plan). It would be too easy for TESCO to stay where they are and then an “interim” block C TESCO petrol filling station will become permanent. Block C is a very important and valuable location near Surrey Quays station and a key route to / from the site. It is not suitable for multi storey car parks or TESCO petrol filling station and sites in Surrey Docks ward are more suitable where heights are restricted;
- o) that traffic congestion and pollution caused by traffic is sorted out in Rotherhithe. The A200 / A2208 Gyrotory Project needs to commence and be fully delivered, and the 100 year old Rotherhithe tunnel is used by far too much “through” traffic. Mitigation projects for pollution have been suggested and have been pretty much ignored;
- p) the congestion and overcrowding at Canada Water Station and Surrey Quays Station must be sorted out as soon as possible. Surrey Quays station – which is not step free whatsoever - needs lifts /escalators, and requires substantial investment to be improved as soon as possible;
- q) council estate residents have made many suggestions into the consultation process since at least 2008 and the views of council tenants must be taken into account and be influential on outcomes.

The Rotherhithe Area Housing Forum is one of Southwark Council’s principal advisory bodies on housing and related issues in the Rotherhithe Area. Our meetings are open to the public. The Forum has the function and power to

“comment on any planning and licensing applications relating to the Area. The applicant’s site is in Rotherhithe Ward and within the Rotherhithe Area Housing Forum Area. We represent over 4700 homes and our delegates are elected by Tenants & Residents Associations across the Housing Area.

Yours sincerely,

[1] In 2014/15 the average weekly council rent was £98.68.

Southwark\_Housing\_Key\_Stats\_October\_v2\_2015%20(3).pdf

[2] In 2013/14 the average housing association rent was £116.32.

Southwark\_Housing\_Key\_Stats\_October\_v2\_2015%20(3).pdf

[3] <https://core.communities.gov.uk/DataCollection/logs/analysis.html>