

Comments to London Borough of Lewisham on RMA DC/19/111912 Block 15 (Phase 1) Submitted in response to London Borough of Lewisham's consultation ending 31 May 2019

SECTION THREE

Why Voice 4 Deptford rejects application DC/19/111912 (Phase 1).

Voice 4 Deptford value LB Lewisham's attempts to bring forward affordable housing with some social rented housing in the Plot 15 while holding back consideration of RMA's for Plots 08 and 22. There are certain improvements in Plot 15 over Plot 08, which show it is possible to create better design with human scale architecture, a different approach to play and bringing in passive house features. It emphasises the point that Plot 08 needs a radical rethink, as does the whole development. Since sending our comments on Plots 08 and 22, the need to deal with climate change and the natural environment, the changing economic climate and the plight of children and young people has become much more urgent.

In the view of **Voice 4 Deptford** it is not in the public interest to deliver 3,500 homes that are unaffordable to the majority of people including nurses, doctors, firemen, other professionals and some at management level. In our estimation even the affordable currently set at 15% of the development require a household income of approximately £45,000, well above the means of most of Deptford's current inhabitants.

In addition there will be no social rented homes as we define it. This means that the younger generation of Deptford's local families will be forced to leave the area and, thereby, our area's unique mix of people and heritages will be destroyed.

In the view of **Voice 4 Deptford** it is also not in the public interest to build luxury units which take very little account of the acknowledged needs of children and young people. Research points to their need for play area near to home, space to roam and access to mature natural environments. Podium play areas and gated yards are unsuitable for play even for the children of the wealthy.

Voice 4 Deptford believes that we are at a turning point in public attitude to housing developments of this kind. The recent economic downturn and the known needs of the local community weigh against it as it is currently framed. It is in the developers' interests, as well as the public's, that they release their financial information, listen to the local community and start all over again.

The proposed development by reason of its projected appearance, size and shape of the properties, design, materials, height and massing would have an unacceptably adverse impact on the immediate vicinity particularly facing properties immediately adjacent to the site and the surrounding area by reason of overlooking, noise, loss of privacy, traffic, parking and access problems. The developer has failed significantly to address the following areas ;

- **Lack of consultation** and engagement with the local community.
- **Misleading** information pertaining to the proposal for housing for social rent.
- **Non-functioning** Cultural Steering Group.

- **Insufficient** consideration given to shared community space for children and young people.
- **Absence** of a promised co-produced Cultural Strategy.
- **Inadequate** attention to Deptford's unique historical and cultural heritage.
- **Limited** ecological and environmental merit.
- **Need to** consult with the Sayes Court Garden project on the heritage asset of the former John Evelyn land and Sayes Court Palace.
- **Dickensian** social class housing segregation.
- **Secrecy** relating to the availability of Financial Viability Studies.
- **No** indication that local residents will have access to any onsite new commercial and business opportunities.
- **Inappropriate** responses to projected increased traffic with its additional pollution.
- **Failure** to meet the need for family homes.
- **No** attempt to integrate with the existing community instead creating a new separate gated community.
- **Too little** reserved Disability car parking spaces.
- **Out of character** design of the development, its scale and use, is such that it appears markedly different to its surroundings.
- **No** consultation with local people and groups on 'meanwhile' uses.
- **Lack of clarity** concerning number of on-site employees working on the development.
- **Adverse impact** of the development on road safety.
- **Poor** choice of materials, design and shape of the proposed properties.
- **No** discussion with Deptford residents on 'naming' of areas or streets.
- **Overshadowing** with the height and proximity of the development causing an unreasonable reduction in sunlight.

Please take this as notice that a representative from Voice 4 Deptford would like to speak at any Planning Committee at which the Plot 15 application is considered. Please inform us as soon as possible the date of any such meeting.

Please note that our submission is in respect of the proposed development. While we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.