

# **NOTES on EGRA open meeting 20th January 2015**

## **Star and Garter, Old Woolwich Road.**

Laura Eyres, EGRA chairman opened the meeting by welcoming the assembly and outlined the aims of EGRA, how we came to be formed and the purpose of tonight's meeting. She welcomed residents to our first open meeting. Laura went on to outline the work done to date with developers, our successes and the challenges ahead of us. She underlined the need for community involvement making a plea that if we don't make our voices heard the council will assume that we are in happy with the redevelopment of East Greenwich.

East Greenwich as a place not a section on a map of the The Greenwich Peninsula needed recognition by the council.

### **CRUISE LINER TERMINAL/ENDERBY WHARF NORTH**

Kate Joeques ( treasurer and membership secretary) Talked us through the new plans for the development on the riverside section of the Enderby Wharf site. The scale and dimensions of this important site have recently been revised. The developers Morgan Stanley and Cruise Britain plan to take their remodeled proposition to the RBG planning board at the end of February. These new plans are significantly more ambitious than the previously granted permission for a cruise terminal and hotel. In particular 90% increase in the size of the terminal

The loss of a hotel

The erection of four residential tower blocks, the tallest being 30 storeys.

Limited green space

Low levels of affordable housing

KJ went on to highlight how these plans could affect traffic.

Cllr LLOYD told us that he had come here directly from a meeting with the developers and the proposal was for fifty five cruise ships a year to visit Greenwich. There was some surprise at this.

Questions and comments from the floor raised issues about the green space. Ian Worley a resident from Orlop Street said that closer scrutiny of the plans revealed that the promised increase in green space was not as generous as may first appear. A viewing platform on top of the terminal although technically public realm was accessed by steps so not for everyone, and visually prohibitive.

KJ highlighted that the green space in between the blocks of flats would be gated and locked in the evening, hardly accessible to the general public; more likely to be used by residents of the residential blocks.

A lot of comments and questions from the floor about traffic and transportation of passengers. KJ explained that Greenwich would now become a destination for tourists to start and finish their cruise trips whereas previously London has been a stop. This raised questions about the restocking of the ships and the attendant delivery traffic. How the transportation of day trippers would be managed was questioned. As it seems unlikely that tourists would want to explore East Greenwich, little benefit to local business was envisaged

# NOTES on EGRA open meeting 20th January 2015

## Star and Garter, Old Woolwich Road.

LE told us that the developers believed the residential blocks to be essential to development as this enlarged cruise terminal needed to be funded by the residential build. LE questioned why a commercial venture should be subsidised by council tax payers and the council, and she said the reduction of social housing and sacrifice of public realm was not acceptable to the community.

KJ also touched on Enderby House and told us that a separate group had been formed to press for sustainable development of this historic and once lovely building.

### IKEA

Sophie Howard and Dan Brown from the NO IKEA campaign outlined their objection to the building of an IKEA superstore explaining to us what the campaign had done so far and why they had decided to object to what could be a seemingly profitable and interesting addition to Greenwich.

Sophie reported that the planning board that passed planning permission was well attended by residents, all of whom raised objections. There were no supporters of the plan at the Town Hall that evening. Nonetheless planning permission was granted. Cllr Lloyd pointed out that Cllr Brain has strongly opposed the project.

DB told us that the NO IKEA campaign was concerned about many aspects of this development; principally

- Sustainability; the demolition of an award winning eco store and park for a blue box
- Traffic and the curious traffic modeling that actually told us that the combined IKEA store and the new Sainsbury store in Charlton would result in a reduction in car journeys.

- The inept handling of planning permission by RBG, and in particular a lack of consultation and misinformation about planning decisions.

Having lost the battle to stop IKEA gaining planning permission the campaign has now switched its focus to push for a more sustainable store and to mitigate against the perceived damage to the environment. IKEA store design and the business model of 'no home deliveries' can be challenged to promote use of public transport. Stores in Hamburg and Paris have been built with innovative design together with incentives to encourage shoppers on foot, and bicycle as well as public transport users.

It worth noting that this store will be the larger than the store in Tottenham.

SH went on to say that she had obtained a number of 106 agreements from a variety of councils around the country in order to see what community benefit had been agreed by others. This had highlighted to her the dismal performance of RBG in their negotiations; the concessions comparing badly to other councils in a similar position. SH drew attention to the anecdotal story of five million pounds secured by Reading Borough Council

# **NOTES on EGRA open meeting 20th January 2015**

## **Star and Garter, Old Woolwich Road.**

Some of the assembled said we should demand rather than push the council for a better outcome. Comments from the floor were a mixture of anger, agreement and surprise about the seemingly lack of grip by the council. Many of the audience commented that you did not have to be a traffic modeler or design expert to work out that all these developments would produce ore traffic and considerable strain on services.

SH and DB told us they along with EGRA and other interest groups were expecting to meet representatives from IKEA in he next few weeks. LE confirmed

### **KNIGHT DRAGON PENINSULA DEVELOPMENT**

Charlotte Baker (EGRA Secretary) talked about the ambitious plans this Hong Kong developer, which now owns all of the peninsula. They held an exhibition before Christmas which showed the extent of the development the scale of which may have passed some of us by. Currently permission is granted for 10,000 new homes, however new planning permission will increase this to 15,000; it is likely to go to the council for planning consent in February/March. Cllr LLoyd confirmed this number.

Knight Dragon, as part of their planning agreement, are remodeling the bus terminus at North Greenwich to increase capacity. Apparently the bus station is at 95% capacity now. The new plans would increase the bus stops from seven to eleven and a new road system is planned to shorten the bus route and allow for an expansion of the central park.

There is a proposition to rename North Greenwich underground station Greenwich Peninsula. Central park is to be doubled in size. However this, according to CB is still inadequate for the density of housing. Some of the blocks will be forty storeys.

Knight Dragon is holding a second public consultation starting Thursday 23rd Jan at the Forum and thereafter at 6 Mitre Passage opposite car park 4 at the dome. CB asked that people attend the exhibition and suggested that a trip to Mitre Passage would give residents a good idea of the monumental scale of the development.

IW commented from the floor that the view of the Canary Wharf tower blocks should give us a good idea of what to expect.

CB went on to say in tandem with this development AEG the owners of the Dome are planning a designer retail outlet similar to the retail outlet at Bicester in Oxfordshire. AEG had originally partnered with Land Securities, however the deal had come apart in the summer 2014. AEG were now actively looking for a new partner. 110 shops are planned, they will occupy the free space on the ground level as well as a balcony area where a 'Super Casino' had previously been mooted.

CB asked the audience to reflect on a busy day close to a future christmas when Beyonce or Queen were playing at the Dome, a cruise ship docked at Enderby Wharf, residents of the 15,000 new homes were installed, and shoppers visiting the new retail park. She questioned how easy it would be to get on or off the tube with or without flat pack furniture.

# **NOTES on EGRA open meeting 20th January 2015**

## **Star and Garter, Old Woolwich Road.**

There were many comments from the floor raising similar points about the seeming lack of a strategic vision for the area as a whole. One resident (DL) asked where the break point could be for the authorities when they realised that their plans were broken. There was agreement from the floor.

Ray Clarke asked when the promised forum promised by RBG in the autumn was? He went on to say that Greenwich Society and various other community groups had been battling for over fifteen years if not longer, to oblige the council to consult the community; more importantly to take the community concerns more seriously. Cllr LLoyd interjected to say that there was a new regime at the council and that our elected representative were working hard to change this. The audience seemed unconvinced.

A new resident asked how we could come up with an effective strategy to deal with the council. Another neighbor commented that no one seemed to be representing us. Cllr Lloyd again interjected to protest.

A resident from Anchor Iron Wharf queried the effectiveness of any councillor involvement as she had learned that IF a councillor was petitioned to represent a resident they were then excluded from the vote on the decision. There was considerable consternation at this. The councilor confirmed this to be the case.

### **AIR QUALITY**

Ian Blore who has been working with 'NO to Silvertown Link' brought up the issues of air quality. It is widely acknowledged that Greenwich suffers from poor air quality which frequently breach permissible European levels. In conjunction with the Westcombe society EGRA asked if individuals wanted to contribute to a new to adopt an air quality tube at a cost of ten pounds each.

There was a good show of hands; the idea being enthusiastically received. Contributions to made after the meeting to Kate Joeekes the treasurer.

There was general discussion about air quality with members of the audience sharing their views and experience of the issue.

### **NEIGHBOURHOOD PLAN**

Anthony Batten an EGRA member took the floor to explain the option for development of a neighbourhood plan to help influence the scale and nature of development in our area. If we established a neighbourhood plan this would become part of the statutory plan for the area. Tony identified the need for twenty one people to form a forum, drawn from residents and the local business community. Cllr Lloyd volunteered his

services; we asked for individuals to express their interest after the meeting or through the website.

There was general agreement from the floor that this was an idea that should be investigated further.

# **NOTES on EGRA open meeting 20th January 2015**

## **Star and Garter, Old Woolwich Road.**

### **POWER STATION**

Monique a resident from Anchor Iron wharf took the floor to tell us how surprised she was to learn about changes to the power station on the TV news rather than directly from the council; some residents commented that had received a newsletter but not until after the announcement was made.

Monique made the point that she moved into her flat believing that the power station was operating only to provide emergency power to the London Underground. TfL has now announced their plans to install six new gas turbines to replace the steam operating system. So concerned was she about the potential effects on air quality and noise and disturbance that she had spoken to the general manager on site; he had reassured her somewhat.

There was some discussion about this news, many of those present expressed their relief that the power station would remain and that the site would not be developed into more residential. Some residents felt that they did not yet know enough about the plans to take a view; although others agreed with Monique that this was indeed bad news and questioned how both how this fitted with both the Mayor's office and and RBG's sustainable energy policies

We asked Monique to write a short piece highlighting her concerns.

### **QUESTIONS FOR THE FLOOR**

Norma a resident from Anchor Iron Wharf picked up her earlier point about the efficacy of councillor involvement. The extension to the Rhodes Bakery was, she predicted going to bring a great deal of noise and disruption to residents in her residential block. Her pleas to the council and attempts at negotiation have to date proved futile. Norma concluded her piece by asking for some support.

### **COMMUNICATION**

Steve Wreyford an EGRA member closed the meeting by asking everyone to check website regularly and to follow EGRA on twitter. He pointed out that he had been live all evening i.e. through the meeting and that there as considerable activity. GET INVOLVED was the message.

KJ asked that people take membership forms and sign up.

Laura thanked everyone for their contributions and underlined SW point to keep up to date with whats happening through the website. She added that we need feedback from the community to take back to the council officers, elected members and developers

Charlotte Baker  
Secretary  
EGRA, Jan 2015