

East Greenwich Residents Association
Public Meeting Agenda
Wednesday 30th November 2016

1. Neighbourhood Plan – Sean Kelleher

What it is and isn't – It gives us the ability to influence the development of East Greenwich in the future. Creates a new section of planning regulations specifically relating to East Greenwich. One of the key questions that needs to be defined is: what is East Greenwich and where are its borders? Current proposal is that these would be the same as the EGRA area, bounded by the Thames in the north the Naval College to the west, the railway line to the south and the A102 Blackwall Tunnel approach road in the east. The neighbourhood plan can detail what kind of things developers can & can't build into their developments and stipulate certain conditions e.g. ground floor shops have to be kitted out / occupied prior to completion of other phases etc.

What do we need? 21 signatories to invoke a neighbourhood plan, these need to be representative of everyone in the area including faith groups, businesses, schools etc. Once we have the signatories, then we will survey those in the area to ask them what they want. In order to ensure the survey receives as many responses as possible volunteers are needed to distribute & capture responses. The more responses received the more clout the plan will have with the council. The plan isn't automatically accepted, it has to be approved by the council, so needs to be broadly in line with the council's existing plans. If we can provide data and show how it aligns to their approach but adds clarity on certain points, it should make the approval process run more smoothly.

Once we have the 21 signatories we will need people to walk the streets, raise awareness and ensure people have copies of or access to the questionnaire as well as volunteers to help analyse the data and draw out key themes and ultimately to draft the local planning regulation that makes up the plan.

We ask that anyone who is interested either in being a signatory or helping out gives their name to Sean after the meeting or emails info@egra.london with their name, contact details and how they would like to help.

Questions:

- i. Is funding still available to help support this? AECOM funding is still there, Department for Communities & Local Government are there and we are in contact with them. At present we don't need their help as we have secured 3 volunteers from the Operational Research Society (ORS) to help with this. One will design the questionnaire, one will help with how we can get it out to people & secure maximum responses and one will analyse the data from the questionnaires once completed. The value from the consultancy will be around drafting planning regulations. It isn't cash money, it's just consultancy time.
- ii. How much of the questionnaire will be open questions around what you want & to what extent will the questionnaire focus on a range or relevant issues? Having been in community issues for 25 years, 20 households will give 10 different answers, how do we focus on issues relevant to the plan? The questionnaire will focus on things like parking, green space, planning densities & mixes. Tanya is a social researcher from the ORS who will help us ensure that the questionnaire is designed in such a way that we get meaningful responses that we will be able to effectively analyse and inform the detail in the plan.

- iii. The centre of the proposed East Greenwich neighbourhood is a conservation area and planning regulations related to this would need to be negotiated separately with English heritage. How will the plan work with this? The plan won't over-ride conservation area rules, but will work around them.
- iv. Do the signatories have to be pro-active and commit time? At this stage no, but we would like there to be people who would like to take part and commit time. The plan is a great way to try and influence development. It will have to be managed politically to ensure we get it through and does entitle the community to an amount of money (part of the section 106 monies received) that will come through the neighbourhood plan. Other areas have used the money to employ their own planning officer to read and respond to requests.
- v. How long does the plan last for? Until it is overridden by another plan.
- vi. Are there any precedent plans in the area? Yes Deptford have done this, we are talking to them and they have done quite well in registering assets of community value such as pubs & local venues to ensure that the use of these can't be changed. Southwark has community councils that have access to some powers and decision making.
- vii. Is there a limit on when we have to use the consultancy time by? We have posed this question to Aecom a number of times, but they have not been able to provide a time limit.
- viii. Suggestions to make specific approaches to other societies such as: Trafalgar Road Traders, The forum at Greenwich, Greenwich Society etc. and invite them to be signatories. This will be done and a link sent out for volunteers to sign up.

2. Cruise Terminal

- Costing the Earth – Ian Blore

Tom Heaps flagship radio programme featured the proposed Cruise ship terminal as part of their Cruise: A Dirty Secret and is available on iPlayer to download and can be kept as an MP3 file. The episode was also written up in the Mercury and other local press. EGRA have written to Shirley Rodrigues, deputy mayor for the environment and she has been tasked by the Mayor with getting a group together to discuss the cruise terminal. This will keep going on as it doesn't fall within a single remit to come to a solution, it has been bouncing between the Port of London Authority (PLA), Transport for London (TfL), and other authorities and up to central government.

- Legal action – Ian Blore

This is still pending response on the written request for an appeal from the hearing from June. The council have now spent £183,000 on defending the decision, more than double what they'd spent in the summer and this does not include the money spent by the interested parties.

Questions:

- i. What is the timeline for a decision on the appeal? There is no set timelines, the courts are quite busy at the moment, particularly on judicial reviews and understaffed. The lawyers feel that a decision should have been out already and we are waiting. There are 2 stages to the appeal process: Request to appeal on the paper (written), if this is declined, then an oral hearing can be requested, if that's allowed then it goes to the court of appeal to confirm you can make an appeal. Our understanding is that it will be well into next year before this happens.
- ii. Given that £183,458 has been spent by the council on this is there any way to stop them spending further? You can write to your councillors or ask a public question at full council each month. The council will have budget for legal fees for the application as it would have been

likely to be appealed by either side depending on whether permission was granted or not. This was debated in parliament, with full backing from our MP Matthew Pennycook, the Minister for London & housing answered the question.

- iii. Is there any way to record the Costing the Earth episode and keep it? Yes, on the BBC iPlayer website <http://www.bbc.co.uk/programmes/b082hg9g> select the 'Download to MP3' button and you can save it down to your computer.
- iv. What is the council's position on the appeal? They are standing behind the planning permission from Dec 2015. The planning permission is a legal document & if they rescinded they would likely be sued by the developers for breach of contract. The only way to stop this is to quash it in a court of law.
- v. Proposal made for members to stand at Barratt's and ensure people who are buying flats understand the cruise ship terminal will be built and what it will mean without on shore power.
- vi. Do the moorings next to HMS Belfast have a plug in power supply? No they don't

- Letter writing campaign – Kate Joeles

We are encouraging local residents and any other individuals to write to people of influence such as the Prime Minister, Mayor, MPs, to ensure they understand what is happening, explain what is going on and their concerns. We have pulled together a list of people to write to with email contacts and postal addresses. You can send to anyone on our list or anyone else you would like, but please let us know if you think of anyone else we should add so that we can share their details with our members. Details of contacts, background materials & an example letter that people can tailor to their own specific concerns and recipients will be provided to members and posted on the website in the next 2 weeks.

Questions:

- i. Suggestion was made to add: Friends of the Earth, Green Party, Local councillors, Aiden Smith, Morden College, Board of the PLA, Chair of board of governors at various schools: Meridian, Halstead, John Roan, St Joseph's. We will check against those already included and add any that are missing.
- ii. Does the example letter say what we would like the final outcome to be? Yes, we want on shore power.
- iii. Does example letter include statements on state of the air in this area and when will we receive it? Yes, we will aim to get it out 1-2 weeks including points raised at this meeting.

Action: Send letter campaign details out to members once updates made. (LF)

3. Silvertown Tunnel – Louise Fletcher / Ian Blore

We submitted a letter to the National Infrastructure Planning Inspectorate (NIPI) on 10th November, this has been received and can be viewed on the NIPI website under the [documents tab](#). Our letter was in support of No to Silvertown Tunnel and focussed on concerns around Air quality, Traffic modelling, user charging and noise issues.

There are hearings scheduled at the excel centre over the next few months until the consultation closes in April, the timetable can be found [here](#). The next hearings are 7th December (Traffic / Transport Modelling) and then January 17th & 18th (Traffic/Transport Modelling, Forecasting and User Charging and Economic Issues & Air Quality, Noise and Other Environmental Issues respectively). This is being decided at a national level and goes through a formal process that will be

completed in April. Anyone who registered an interest will receive invites to the meeting and you can submit questions to be asked at the hearings. Ian is aiming to attend on the 7th with Corrinne. Corrinne may be able to attend the meetings in January. If anyone has already registered please follow that through with a written or oral submission and if you will be attending in person please us know. Quantity is appreciated in these scenarios.

Client Earth case has caused the NIPI to pay attention and they have requested further information from interested parties as a result. The crux of the case was that the government hasn't had a proper strategy around air quality and the courts agreed it wasn't good enough.

4. Greenwich Power Station Consultation Launch – Monique Tomlinson

1-2 years ago, Boris Johnson announced that they would light up the power station again, unknown to the councils, residents etc. TfL have significant plans for installing more engines in the power stations. TfL is one of the top 10 energy consumers in the UK. The Consultation period starts on 21st November and runs for 20 days until the 19th December.

The Environment Agency received an application for a permit for substantial change to an existing permit for the additional operation of 6 new gas engines (natural gas) 24/7 365 days a year, this is 8760 hours of operations in addition to the existing operation of current 7 gas turbines for 500 hours a year already there. The new engines are 83% more fuel efficient than those existing. We have questions around why are they not upgrading existing engines. No planning permission is required from Greenwich council for these works. RBG are a statutory consultee and will be putting in comments on the consultation.

This is already an operating power station, but this request represents a massive increase in production. The new engines will be natural gas, but will decrease air quality. The submission does acknowledge the already poor air quality in the area, but does not take into account the cumulative effect of Silvertown, cruise terminal etc.

There is a noise impact paper and this states there will be adverse noise impact on Hoskins & Collington St. The engines aren't yet built and everything is subject to design, they will only put out performance specs, and therefore the data in the reports is based on modelling. The engines therefore may not be as 'clean & quiet' as they are saying.

There is already a new district energy centre on the peninsula, the new engines will be combined heat and power (CHP) ready and therefore able to operate as a district heat system, but this would require investment and input from the council to provide the infrastructure from the station to the homes.

We would like to encourage everyone to attend the meetings at the forum on 1st & 5th December, so that your views on the consultation can be heard and please submit responses to the consultation by 19th Dec.

Questions:

- i. There have been issues in the past with noise from the power station. The noise nuisance team in the council should have a record of that and should be taken into account in the RBG response to the consultation.
- ii. A selling point is that emissions from 20,000 domestic boilers could be cut, this should be questioned in the consultation. When new engines were put in the blocks of flats weren't built

so which homes will these be used for? There was a group on Hoskins St and old Woolwich road experiencing problems with noise previously and TfL were just throwing money at it through noise dampeners etc. to remedy. The papers do state that there will be adverse noise impact from this though.

- iii. There is a precedent to this 35 years ago, Scottish power were trying to do that same thing, and there was a very effective local campaign that eventually saw it off. Grounds of this were the emissions from the power station. The group was called GASP. Schools around here have a good interest Meridian & St Joseph's. Monique will follow up with Jo (headmistress) at Meridian and has spoken to Trinity hospital and Morden College
- iv. Original documentation shows the local heating scheme is dependent on the 6 engines, is there any indication as to whether the local heating scheme will or won't be optional to local households? This should be raised in the consultation.
- v. South East London Combined Heat and Power (SELCHP) scheme, this is a waste burning facility in Deptford, that was built on the premise of providing district heating but has only had limited uptake (2,800 homes), there can't be any new houses built near Greenwich power station, how will it be used?
- vi. Has the question been raised as to whether power from here could be used for the cruise ship terminal? They have said they will not be able to plug into there.

5. 55-69 Trafalgar Road - Kate

Proposal for extremely ugly building on the plot opposite the Arches, planning application has gone in, but there are enough objections that it has to go to planning board meeting. It can help to go to the meetings in number, if people who would like to get their voices heard please do that, we will be attending if possible. Steve Brain advised the meeting is likely to be mid Jan. It is worth looking at the plans to see something really uninspiring.

3 key points:

- Trenchard St will lose a lot of sunlight
- The development is ugly and inappropriate for conservation area
- Part of the development is 6 new shops with 6 duplexes above, objections including EGRA & Greenwich Society as well as individuals is that we don't need 6 new shops. The Peltons has been built for 18 months and 8 commercial units are still empty. Between Blackwall lane and here there are 13 empty shops & 5 charity shops (not paying full business rates)

6. AOB

- i. Christchurch Way Noise (Ilsa Pole) – Chris from Barratts rang Ilsa because people had been ringing him, the noise is not from Barratts, it's from Phase 1 Alcatel (Weston) and Phase 2 Lovells (Bellway) using entrances on Christchurch Way. Matthew Lauezzari from Environmental Protection at Greenwich Council is taking statements (environmental.protection@royalgreenwich.gov.uk, Tel: 020 8921 8167)
- ii. Enderby Group (Mary Mills) – Matt Pennycook facilitated a meeting, they intend to let Enderby house to either Youngs or Fullers. Enderby Group have produced a report that says we can do better with this site than this, bringing in riverside walkers, cyclists, locals etc. and including a heritage point. Happy to send to people for review but don't want it published at present. In the meantime, there is a plan for a storm drain that will include a reed bed. This will be between 2

jetties where there are some steps, ground work commissioned an art work on these steps, so want to ensure this isn't damaged by this. Trying to raise consciousness about it.

- iii. Closure of the Thames Path (Sheila Keeble) – Bellway have claimed they need to work on the river wall on the site, so the council don't have jurisdiction to stop them. The man in charge of footpaths & cycle ways at RBG says he is giving them 6 month blocks of closure and there is nothing he can do to stop it though. We need to continue to be vociferous about the closure. If Barratts could open their gate it could be a small closure, but they have refused. Signage has improved, but litter is still bad, walking on the diversion this week it appears the diversion route is now being surveyed for gas main work, so the alternate route may be dug up.
- iv. Thank Yous (Monique Tomlinson) – As this is the last public meeting of the year I would like to extend thanks to Dan Hayes who has been our chair this year, Charlotte Baker our secretary for the first half of the year & Louise Fletcher who has now taken this over as well as all other members of the exec committee.
- v. Next public meeting (Louise Fletcher) – We haven't decided on a date for this year, but will be aiming for mid-February and will publish the date once agreed.