

URGENT DEADLINE 17th SEPTEMBER 2019

PLEASE CONTACT THE PLANNING INSPECTORATE WITH YOUR COMMENTS ON THE TWICE REFUSED ROCKWELL DEVELOPMENT

BACKGROUND

Charlton Together, which includes CCRA, is made up of residents and community groups who have worked with the Council from 2011 to develop the important Charlton Riverside Masterplan. Since then, with the Council, we have campaigned to try to improve the development proposal for the residential and commercial land at the VIP Trading and Industrial site on Charlton Riverside.

We are not anti-development but what we want to see is good development and design which enhances our environment, protects the historic qualities of Charlton Riverside, provides sustainable transport, social, educational, health facilities and open green space combined with good quality affordable housing especially for families.

Having been refused planning permission by Royal Borough of Greenwich Planning Board and then the Mayor of London, the developers LG Anchor Propco Ltd are now making an appeal to the Planning Inspectorate.

We have a short time to make written comments, they must be with the Inspectorate by **Tuesday 17th September 2019**, which is why we have put this guidance and template together to save you time in drafting any comments. The more of the community who object with valid arguments the stronger the case will be to refuse this unsuitable scheme. As the first major development at Riverside it will set the future standard therefore we believe it must comply and exceed the aspirations laid out in the Charlton Riverside Masterplan document.

GUIDANCE ON THE KEY ISSUES

Residents' main grounds for rejecting the application are:

- The proposal overall does not match the aspirations required in the RBG Charlton Riverside Masterplan. Housing densities are too high with inadequate open space and facilities to provide a good public realm. Its poor design, layout and massing do not achieve the quality needed for sustainable development.
- There is no S106 agreement between council and developer to secure 'affordable' housing. There is an inadequate level of social housing and a low % of family homes, as required by the masterplan. Family homes are in short supply locally.
- The proposal does not resolve the problem of the conflicts of noise and heavy traffic between the retained existing industrial land use and the proposed change to residential uses. The developers have failed to demonstrate appropriate sustainable mitigation as required in the Agent of Change principles.
- There is no adequate provision for the relocation of industrial and commercial businesses or site access contrary to most planning guidance. This is essential to protect local employment.

- Since 2016 the developer has not carried out any consultation with the only residential community in Charlton Riverside at Derrick & Atlas Gardens next to the development site. The developers have not been good neighbours, when they know that their proposals will impact most and over many years on the residents in the Gardens.
- For many years, residents will suffer from high levels of site vehicle movements, demolition and construction noise, vibrations and dust pollution.
- The proposed buildings heights exceed the guidelines and will overshadow the existing two story dwellings, with the consequent loss of light and privacy.
- Previously secure residential boundaries would be opened up by the proposed poorly planned public footpaths and roads.

TO SUBMIT COMMENTS TO THE INSPECTORATE

We are inviting you to request that you submit your comments on the unsuitable proposals for the redevelopment of the large site at the corner of Anchor & Hope Lane and the Woolwich Road SE7 (referred to locally as the Rockwell development).

To do this you need to go to <https://acp.planninginspectorate.gov.uk>

Type in the case number **3233585** and add your personal contact details then you can either attach a previous letter/s of objection or type in your comments.

Applicant: Leopold Guernsey Anchor Propco Ltd (Rockwell / VIP trading)

Site Address: VIP Trading Estate and VIP Industrial Estate, Anchor & Hope Lane, Charlton, London SE7 7TE

COMMENTS

Please choose from or add to & expand the suggested grounds for rejecting the application listed above.

Remember all comments must be submitted by Tuesday 17th September

If you do not have access to the internet, the deadline is the same (17 September 2019). You can send written comments (3 copies) to:

Helen Skinner
The Planning Inspectorate
Room 3/J, Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

You must quote the appeal reference number **Reference: APP/G6100/W/19/3233585**