

Appendices

Glossary of terms

Affordable Housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision (Annex B PPS3)

Comparison Retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Convenience Retailing Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Core Strategy A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for the area, in line with the

Sustainable Community Strategy.

Development Plan Document (DPD) A Local Development Document that has been subject to independent testing and has the weight of development plan status. Replaces the Local Plans system.

Infrastructure The utilities, transport and other communication facilities and community facilities required to support housing, industrial and commercial activity, schools, shopping centres and other community and public transport

Issues and Options and Preferred Options The ‘pre-submission’ consultation stages on Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to government for independent examination.

Local Development Document (LDD) Sits within the LDF portfolio and comprise Development Plan Documents (DPDs) that have been subject to independent testing and have the weight of development plan status and Supplementary Planning Documents (SPDs) which are not subject to independent testing and do not have development plan status.

Local Development Framework (LDF) The Local Development Framework is a portfolio, or a ‘folder’, of local development documents which will provide the local planning authority’s policies for meeting the community’s economic, environmental and social aims for the future of there area where this affects the development and use of land.

Regeneration The process of improving urban areas through a number of different initiatives addressing social, economic of physical issues. These can include environmental enhancements, refurbishment, redevelopment and provision of new services, infrastructure or economic, educational and social programmes.

Section 106 (s106) Section 106 of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue. The obligation is sometimes termed as a ‘Section 106 agreement’. Such agreements can cover almost any relevant issue and can include sums of money.

Appendix A: North Deptford workshop. Questions from the floor

15 Nov 2008

General development/regeneration

How do we know that the redevelopment is going to be achieved?

John Miller (Head of Planning):As the Council does not own any of the land in question, we cannot say with complete certainty that the sites will be redeveloped as 'mixed use' (for both housing and commercial use), nor an exact timescale for this if it were to happen.We deliberately chose to carry out this consultation while a lot of the different schemes are still at an early stage, so local people had a chance to ask questions and have their say before everything became set in stone.

In addition to needing planning permission, the owners or developers of these sites will have to decide that it is financially viable for them to move forward with the development.We need to be realistic that this will be particularly difficult in the current financial situation - however, as the developers are continuing to work with us, and one (City & Provincial PLC, who own the majority of the Oxestalls Road site) is currently carrying out their own public consultation, we are confident of them proceeding.

However, we can say for definite that funding is available to carry out environmental improvements to open spaces on the Pepys Estate and that these works will start in about a year once consultation and design has taken place.

When these sites are redeveloped, what proportion of local people will inhabit them?

John Miller/Genevieve Macklin (Head of Strategic Housing):The newly developed sites will provide a mixture of housing for home ownership and affordable housing for rent and shared ownership.The Council cannot influence who will purchase the homes for sale.

With regard to the affordable housing, there will be some work done on the possibility of a local lettings scheme, but this also needs to be balanced with the fact that the Council has to provide housing across the borough, sometimes for families in desperate need.

Will the housing in neighbouring sites be safe from developments in the future?

John Miller:There are currently no plans to redevelop existing housing blocks.

If the regeneration plans are going to produce accommodation and employment, why haven't the Council already given permission for the plans?

John Miller:The Council has to provide guidance in its borough plan, the Local Development Framework, on what it wants to see happen in the area, and this is why we are consulting on these issues now.

It then has to wait for developers to acquire the sites and to propose plans.The work on designating sites in this area as 'mixed use' will help to encourage developers.

How much say do the Council have over the new sites, i.e. what will be there?

John Miller:The Council's planning policies set out what can be built on certain types of site depending on their use and size.Any planning application would also have to be approved either by Planning officers or, in the case of large developments, by a planning committee made up of Councillors.

What is the proportion of social housing?

John Miller:The Council currently has a 35% affordable housing target for new development – this includes both social rented and shared ownership. We are working towards a target of 50% and so these developments are likely to have a percentage somewhere between these figures.

Will there be homes on the Oxestalls site?

John Miller:The current plans do include housing.

Why is the Council building new homes instead of improving existing ones?

John Miller:There are two separate issues here.The Council doesn't own these sites, and is not building the new homes but will try to make sure that new affordable homes are provided by housing associations or other providers as part of the new development to meet housing need.The Council is also working with partners to seek to bring forward a comprehensive

package of improvements to existing homes.

Housing/estate management

We need our concierge back. If we had them we would feel safer in Daubeny Tower and it would be kept clean.

Mark Leahy (Director of Housing Services, Lewisham Homes): Lewisham Homes will be working closely with residents at Daubeny Tower over the next few months to pilot a concierge service which will then be evaluated. Subject to the outcome of consultation with residents on their views on the pilot the provision of a concierge service will be developed alongside other estate security services.

Will the Council be sorting out the homes we live in before building new ones?

Colin Dawes (Asset Investment Manager, Lewisham Homes): The setting up of Lewisham Homes as an Arms Length Management Organisation has opened the way for Lewisham Council to secure funding from Central Government to refurbish the existing housing stock. Lewisham Homes needs to be inspected by the Audit Commission and given a 2* rating for its services before the funding can be secured. Lewisham Homes is intending to put itself forward for inspection during the 2009/10 financial year.

The building of new homes will not be linked to the Audit Commission inspection of Lewisham Homes and may take place before the refurbishment of the existing properties.

How can you say that all homes will be at Decent Homes Standard by 2010 when the work that has been done was shoddy and very badly done and which will itself be in need of more refurbishment in a few years?

Why is so much money being spent on making the randomly selected blocks and areas look so fancy rather than just spending what needs to be spent on making it suitable and comfortable and saving the cost of fanciness for other works that need to be done?

Colin Dawes: Lewisham Homes is currently working to secure the funding that will be needed to bring all of the homes under its management into compliance with the Decent Homes Standard. Because of the time that will be needed to secure the funding, the building work will not be completed by 2010.

If residents feel that work carried out to their homes as part of past major works schemes has not been of an adequate standard they should report this to Lucy Wines of Lewisham Homes on 020 8314 3699 or lucy.wines@lewishamhomes.org.uk. Lewisham Homes will investigate such reports so that lessons can be learned for the future and where possible remedial works can be carried out.

When am I going to get my new kitchen? [from Lanyard House resident – who has been told a new kitchen was to be provided in August]

Colin Dawes: Lewisham Homes Property Services is

investigating this matter and will contact the tenants who live in Lanyard House in the near future.

What about making our homes 21st century compliant, eg. better wiring for modern devices?

Colin Dawes: Lewisham Homes is working to obtain funding to carry out refurbishment work to the properties that it manages on behalf of the Council. The refurbishment work will include renewing or upgrading the electrical systems within the homes where the existing systems are old and in poor condition.

Why are we being charged so much in our service charge when we are not getting a service?

Sandy Canham (Head of Leasehold Services, Lewisham Homes): Service Charges for leaseholders are calculated on the cost of providing the particular service - eg. caretaking, communal lighting, ground maintenance - to each building and/or estate. Leasehold Services will investigate queries that leaseholders raise with them about specific services to blocks.

The charges to leaseholders are adjusted at the end of each year when the final spend on the service is known. Before the actual cost information is sent to leaseholders, the accounts are audited to confirm that they are a fair reflection of the costs incurred on the services.

Local employment

Are any of these developments going to give local people employment?

John Miller: The Council operates a local labour scheme, to work with developers on getting local employment both during the construction of new sites and also in companies who occupy the new business space in the developments. For example, Family Mosaic Housing have been building 220 new homes on the Honor Oak Estate; and of the 55 local residents who registered with the builder's recruitment partner, 25 became employed and 30 gained Construction Skills Certificate Scheme training.

Is a study underway into Convoys Wharf as a liner terminus? This would provide many jobs and give Lewisham Council money to improve other areas.

John Miller: The new site owners, Hutchison Whampoa, have significant knowledge in this field, and have been asked to consider the liner terminus proposals. They are an international company who own ports in other countries and so they will be able to give an expert commercial view on the viability of a liner terminus at Convoys.

Environment and open spaces

Why is all the £3m for open space improvements going to Pepys?

Martin Hodge (Project officer): This money was raised as part of the sale of Aragon Tower. It was decided, in consultation with the residents who live in the immediate vicinity of Aragon Tower, that they would like to see improvements to the local public realm. The money is being spent on Pepys because Aragon Tower was part of the Pepys estate.

Why is so much money being spent on making the randomly selected blocks and areas look so fancy rather than just spending what needs to be spent on making it suitable and comfortable and saving the cost of fanciness for other works that need to be done?

Mark Leahy (Director of Housing Services, Lewisham Homes): No record of response.

How can you justify £3m on the parks and nothing on the estates?

Martin Hodge (Project officer): The £3million is for wider environmental improvements – this could include upgraded estate lighting, improvement to access to some of the blocks, improve informal and formal sporting facilities, and improvements to parks and green spaces around the estate. The money has not been allocated, so the work can be about what local people think is most important for the area. The Council consulted local residents about this in 2006 and they told us that spending money on the communal environment was important to them. Work on this is progressing well - further consultation on the initial design proposals were held in early February, and we will be working hard to keep local people updated every step of the way.

Youth facilities

Is it going to achieve activities [for young people] in the area?

Will there be more youth clubs etc for young kids from Yr1+?

John Miller: The details of what might be on each of the proposed developments aren't fully worked out yet. If you want to see more youth facilities in the area, and to see this happen within the next couple of years, you could get involved in the Local Assembly – with the Councillors, they have to decide how to spend the £10k locality fund and the extra £50k Mayor's Fund in Evelyn.

Transport

Will there be new bus services to Peckham?

Are we getting other bus services from Lewisham to central London – we need them?

Chris Brodie (Principal Planning Officer): Council officers are looking into how to improve transport connections in Deptford and New Cross and will be seeking funding from a number of sources to help try to deliver improvements for pedestrians, cyclists, and users of buses, trains and river buses. If the redevelopments proceed, developers will be expected to make contributions to improvements to transport infrastructure to encourage less reliance on car journeys. At this stage, a new east-west bus route would seem a priority.

Improvements to transport are critical to the regeneration of the area and officers will continue to find ways of securing them in liaison with the transport operators, neighbouring boroughs and Transport for London.

Appendix B: Estates workshops responses

18th November, 2008

Environment and Movement

- Buses poor, one 199/NI. Not frequent. Electronic boards
- Grove St.- Traffic calming? New concepts (High St. Ken). Declutter. Lighting. CCTV that works
- Marked cycle lanes (especially Dacca St)
- Access to river, get Thames Path opened. Link to DLR at Greenwich ASAP
- More parking
- Traffic currently gridlocked along Evelyn St.
- Public transport packed to capacity
- Rainsborough Ave already too busy, cannot take more cars from new Cannon Wharf development
- Insufficient parking for existing residents on Pepys
- Redevelopment of Surrey Canal not popular with residents (noise, nuisance, security, loss of privacy)
- Move scrap yard on Oxestalls Rd to non residential area
- Improved lighting needed in many areas of the estate (eg Grove St shops; in front of Pendennis and Clements; Cononade; Windlass Place)
- Existing lighting (already insufficient) not maintained
- Protect upper Pepys Park as a natural area, need investment and supervision.
- encourages wildlife
- more trees and green areas

- the canal route shouldn't be disturbed
- More lighting
- Youth active
- More policing
- Deptford High St- parking
- Potholes, uneven paving- safety (Evelyn)
- Oxestalls Rd- HGVs alongside narrow pavements
- Farmers markets
- Construction traffic
- Congestion
- Safer now than 20 years ago
- Diversion tactic
- Improved lighting
- Improve street name panels for viewing
- Traffic management
- Zebra crossing by school
- Review of parking on both sides of road on Ploughlane
- Streets need resurfacing- Grove St
- Maintenance of the estate, clearing the leaves
- Public transport
- Poor lighting along Bowditch by the park
- Poor parking facilities- permits? Free to residents? New developments – underground carpark
- More police presence in surrounding area
- Concern re: vehicle growth, possibly up to 30000plus
- Congestion and pollution

- Infrastructure
- Reassertion of historical value, renew signage etc, help make proud of area, Francis Drake landing- need enough time for archaeologists to explore Wharf ahead of development
- Traffic – congestion- Evelyn St.- backups on plough way- cut though
- Parking on both sides of some roads
- More people-more cars-more congestion
- No buses to New Cross (255) inaccessible from Pepys
- Scrap yard- contributes to traffic, noise pollution, HGVs. Block up Grove St. All along

Community and Youth Facilities

- Tennis courts for young people
- Play facilities in Pepys Park and football pitch
- All weather facilities
- Extend school facilities- evening computer class and homework clubs
- Riverside youth centre, get impression is poorly funded, not considered safe
- What about the adults?
- Riverside youth centre should be open at weekends
- Needs more funding
- Places to meet, socialise, activities, sports and recreation
- Destination facilities in the area for social activities, music film, events, sports, culture, history
- History- genuinely celebrate the history of

- the area, docks, landscapes, naval connections, memorials
- Public art, creative themes, not necessarily static sculptures or themes
- Diversion tactics
- Boxing facilities
- Deptford park used- improve existing ones also
- Football area
- Play areas on way to Greenwich. Built in wood inbetween housing. Not green space but protective area for kids
- Improve youth centre
- Improve facilities at community centre
- Youth centre should be open 7 nights a week i.e. sport night, music, cyber net, bingo for older members
- Resource centre- is it still open? Library, job shops etc.
- More shops
- Infrastructure
- Doctors, schools
- City farm
- Value mixed community, nice atmosphere
- Green space access important, want to access without crossing Evelyn St.
- Well lit
- New development will be gated- private space
- New community will not mix- Aragon tower
- Promise of art gallery for locals will not happen

- Private fitness club not for locals
- Breakfast and after school club- neighbourhood 2000
- Local services shut down because of “no money”
- More activities
- Worry promises may not be binding
- written into planning regulation
- developers should invest in community
- have community spirit and venues (need investment)

Employment

- Current UDP Marine Wharf = employment
- Needs more business employment, less industrial
- Opportunity for evening economy strip
- Training required
- Jobs through development should be earmarked for priority for local community
- Keep employment in the areas. Range of work as unskilled, semi skilled and high value
- Retrieve the resource centre
- training
- library
- new facilities
- hi tech
- Retain local jobs
- Creative industries- encourage
- Scrap yard can be improved in current location
- Computer schools for the youths

- Industrial training e.g. carpentry, plumbing, electrical insulation etc for the young people
- More jobs- retail shops, mini market, café, restaurants
- Not too noisy
- Potential loss of workspaces
- Business centre site being run down
- People in types of housing proposed will be “city slickers”, not wanting local jobs
- No activities within close proximity of estate, sudden closure of past uses
- Investment in local area could temp local businesses
- Marine Wharf would eradicate light industry
- New development might reduce employment for local people
- Worry that range of work for local people
- Jobs will go to Cannon Wharf
- No hollow promises
- Job promises should come along with training for local jobs
- CRS close down last year, offered opportunities in construction

Housing

- Too much buy to let, people then not engaging in local area and community
- New development to be sustainable. Hyde housing is better
- Change outer façade
- No more tower blocks

- Homes for people, not units for profit
- Plan for good environment, energy, air, green spaces to give people room to breathe
- Concerns voice re: density of new schemes
- Where are the people on the conceptual drawings by architects? Shown on display
- Quality materials, durable
- Warm feeling to buildings and eco not more steel/glass/rendering
- Choice of well maintained gardens
- High rise okay, as long as managed well
- More housing, more affordable
- Key worker housing
- Make the Council housing look better
- Communal areas- BBQ meeting place for residents, playgrounds
- Concern re: increased housing density inc Southwark and Greenwich- vast pop. Increase
- Don't want any more tower blocks, low level better
- Need to strike proper balance between growth and development and current things in area- like to LDF key question
- Density driven by profit
- Who is the new housing for?
- Affordable housing that is actually affordable
- Too many houses, too dense
- Who are they expecting to move in?
- Possible impact on local facilities/services

- No secondary schools in local area
- Return of Council flats

Priorities

- Improve Grove St. corridor
- Play facilities
- Raising profile of Deptford- challenging negative image
- Central community hub as no one really sees each other at the moment (parks?)
- Opening up riverside.
- Integrated transport (buses/rail/tube)
- No additional tower blocks
- Work- places for local people to earn their living, also assists with less transport movements
- Integrating all ages into the area/activities
- New lighting on front of shops and community centre, prevent crime and enable CCTV to work
- Quality of design of the street furniture
- Better signage, local and through paths
- Safety- vehicular and walking
- Jobs
- Homes
- Public Space
- More pubs/wine bars
- Community halls
- Discos
- Car free spaces
- Improve lighting

- Make buildings/ area look better so that residents buy into keeping it nice
- Improve traffic flow
- Walkway to Greenwich
- Local shops
- Improved/more sports clubs, inject competition
- Existing buildings – maintenance, refurbishments
- New access routes sand public transport
- Youth
- Image
- Small 'human' scale development with proper supporting infrastructure
- Respect heritage and bring it alive with proper signage, communication
- Keep space for future and diverse employment
- Lots of small and accessible family friendly facilities
- Appropriate architecture for area, no more tower blocks
- Scrap yard to go
- Traffic congestion
- Mechanism for creating investment
- Too many houses
- Secondary school, link to 6th form

20 November 2008

Environment and movement

- Rubbish, including dog mess. Need dedicated dog areas in park
- Road/pavements poor quality
- Noise/dirty construction noise
- Constant roadwork
- Street lighting poor
- Not pleasant to walk around
- Not safe
- Improve riverside environment, benches
- Doesn't seem cared for- disrepair
- Use of Grove St for heavy traffic should be stopped and enforce speed limit- rat run/junction Grove St/Oxestall St Floods
- Needs resurfacing
- Outside Bambridge massive puddle/front of bus stop/ Need to make sure roads even
- Need lighting outside Grove St. shops
- Car parking, more needed e.g. Eddystone Tower
- Concern re impact of development on congestion
- Parking- people park all over the place
- Happy with green spaces
- Scrapyard- creates lots of noise
- Roadworks
- Traffic- linked to Olympics!
- Very cluttered- open space is not usable
- Grove St.

- Trinity Estate- Oxestalls
- Easy access- space- not maintained
- Facilities for kids- nothing there for them. Nothing to do. Need swings etc.
- Lighting is really poor
- Parking is not so bad
- Need for zebra crossing Grove St Park- 2 deaths
- Insufficient lighting in pedestrian areas
- Keep Grove Street local, not a through route
- Get rid of the scrapyard
- Keep and maintain trees
- Improve pavements and pedestrian routes to promote walking and lessen car use
- Cycle routes and secure cycle storage
- Not enough parking spaces
- More services for Pepys
- Too much traffic
- Sustainability long term, encourage people out of cars
- Direct orbital routes requires-Brixton
- Concern about current capacity and pressure on capacity
- Too much congestion
- Too much emphasis on Canada Water and Tesco by public transport
- Streets badly lit, public areas are badly lit
- More direct bus routes into town
- Lack of green spaces

- Cycling- need storage for bikes and designated cycling routes

Community and youth facilities

- Sports facilities- tennis, football for all ages
- 5 a side football – attracts youth
- provides employment
- Astro turf, all weather facilities
- Pond/ ecology/ educational aspect
- More GP surgeries/ well woman clinics and hospitals
- Boatyard
- Would like a library (back at Forshore) and sailing centre
- Walkway to Greenwich along Thames park
- Open up river, create jobs
- Put on activities inc at this centre
- More youth activities for all parts of community
- Heritage- important to Deptford, tackle poor image “dirty Deptford”
- Have youth facilities but quality is an issue
- Need for 3-8 year olds
- Playground gates locked
- Riverside caters for young people but poor quality
- Age limit-only certain kids can go
- More activities-wider range of sports, better balance
- Facilities require proportionate increase to accommodate anticipated population growth including ongoing funding

- GP surgery to cope with influx
- Resource centre
- Youth meeting to find out what they want
- Youth centre under funded
- Encourage involvement, building on past experience, proper funding
- More youth facilities, involvement

Employment

- Mix of uses
- Café/retail along riverside
- Should not be a net loss of jobs in the area
- Local homeless people, training programme
- Need more good local shops, high street feel in this area
- Factories- manual jobs
- Young people leave school without education
- Unemployment- local jobs, local training
- People need training for the jobs here so that people stay in their own areas
- More employment needed for locals
- Need to encourage companies to open
- Open to an increase in population for regeneration
- Set a quota on locals to work
- Training should be provided to give access to locals
- Real jobs with real prospects
- Proper opportunities for local people
- Get rid of scrapyards
- No more betting shops

- Everything needs to reflect local group
- Training for young people
- Local construction jobs
- Incentives for businesses to take on local young people
- Encourage local business
- Reflect our asset- by the river

Housing

- More lifts/ accessibility
- Mix of tenure important
- More communal gardens, cared for
- Housing located around club areas
- Use communal gardens for summer events
- Encourage creative industry- workshops, artists, galleries
- Building heights could change character of area, keep moderate
- Encourage student population
- Double glazing needed because of noise especially with new development
- Windows e.g. Longshore Terrace
- Investment in surroundings- gates
- Don't want tower blocks in front of river at Convoys
- Too much housing, where's the infrastructure?
- Maintenance issue- lifts, cleaning- need more
- Tower blocks not made for families, nothing do to for children

- Need parks for children
- Maintain and decorate Trinity and Pepys estate
- Make use of £3million for refurb
- Before new blocks repair old ones
- Damp blocks
- Do not meet decent homes standard
- Poor access via lifts on Trinity but better now since Lewisham homes
- Problem for elderly
- Maintenance poor on many existing properties
- Developments should not diminish adequate support for builders already struggling
- Outdoor provision may detract from spending priorities on established dwellings
- Density increase does not specifically ... to existing population
- No towers near Pendenn's and Eddystone
- Treasure the existing green spaces
- Fewer flats, more houses
- No one wants more housing on Pepys
- Some concern about Convoys domination the area, big tower block, but principle of ... are okay
- Bringing in rich people
- Look at impact of Convoys development

Priorities

- Lighting and safety
- Fly tipping –cleaner environment
- Improve building maintenance and facilities, lifts,

gardens etc.

- Open up the river front, nice pedestrian environment/promenade
- Training opportunities for local people
- Terraces at Longshore should have investment because they suffered with Aragon Walk
- Walkway along river opened up to Greenwich. Good local amenity
- Want library back
- Traffic congestion, bad now, will get worse
- Air quality, bad now, will get worse
- Jobs and training
- Get rid of the rats-maintenance and plumbing
- Seamless service of youth facilities
- Overcrowded housing
- Refurbish existing housing
- Maintenance
- Facilities for youth
- More venues
- Focus on sports
- Activities during holidays
- Employment opportunities/training workshop
- Job centre issues
- Safety issues- crossing of Grove St.
- Lighting
- Have to walk in pairs at night
- CCTV with no film
- Decorating of existing blocks

- Take care of what you have
- Simple times, more facilities too technical
- Local people know exactly what they want
- Can have new development
- Give us what we need
- No hope for children, houses for newcomers instead
- Housing management
- Prioritise internal conditions of already existing buildings
- Keep Grove St. local
- Get rid of scrap yard
- Poor environment
- Poor health
- Local jobs with career prospects
- Lighting
- Safety
- Walkway and cycle route along waterfront

24 November 2008

Environment and movement

- Poor street lighting. No CCTV- don't catch criminals. People afraid to go out at night
- 188- good bus service. Destination-Lewisham
- Bus along Grove St. to server surgeries would be good
- Bus services are fantastic, frequency of service – all through the night. Congestion is a problem at rush hour
- Where is the community centre? Evelyn Triangle – public realm upgraded a year ago- very beneficial to the community

Community and youth facilities

- There aren't any youth facilities
- Sayes Court children aren't welcome at Pepys Estate facilities
- Former Grove St. football pitch was built on
- Bigger community centre required
- Evelyn centre is underused?
- Children playing on the street causes anti social behaviour because they have nowhere to play. Parents want them to play on the street where they can watch them and know they're safe. New facilities would improve security

Employment

- Need a decent supermarket
- High street retailers have disappeared
- Shopping has got worse- children's clothing/men's/ women's

- Funding to provide sites and programmes for youth training e.g. condition for local training initiatives in planning applications
- Car scrap yard saves locals money, despite being an eye sore
- Skills- training for young teenagers
- Manual/vocational skills and programmes not just academic
- Ensure training goes to local people

Housing

- More family housing
- Good 3-4 bedroom houses required and hotels
- Need more large open spaces- current ones are too small and too dark , confined. Difficult to police

Priorities

- More youth and community facilities- especially in Sayes Court area
- Poor lighting and pedestrian routes
- More, larger family housing
- No tall buildings
- Agree with regeneration and growth but only if local priorities are met

Appendix C: stakeholder workshops

Cannon Wharf Business Centre businesses 4 December 2008

Movement and transport

- Needs for serving businesses- open up roads at eastern end of Creek and Dock
- Bottle neck on Evelyn Street needs to be addressed
- Roadworks at Surrey Quays are an on going issue
- Open up back streets and river walk to pedestrians for routes to Surrey and Greenwich
- Size of units aren't suitable- need more variety, including for start ups
- Anything to bring more people here is good for business
- Routes to Canada Water

Business space and facilities

- There is a lack of office space in Lewisham in general
- Location here is ideal for small businesses, particularly with planned station- proximity to city
- Ample parking needed
- Training facilities as part of workspace- particularly in context of new development
- Cafes and shops in the area required, need currently met by Surrey Quays and Deptford High Street, need to drive to
- Workspaces as part of residential development (mixed use) creates vibrancy, makes for attractive employment spaces

- Secure premises are important
- Business know best what to deliver and should be left alone by the Council
- Disadvantages to mixed use

Education and training

- More local employment opportunities in the area would be good
- Shopping centre- limited jobs and not particularly well paid

Environment and open spaces

- Traffic generated by industrial businesses/new business- more intensive employment spaces. Make good neighbours
- New shops and open spaces

Priorities

- Parking
- Flexibility of workspaces to allow for expansion and retraction of business in line with economic change
- Environmental quality- support for regeneration and growth agenda. Housing bring business and vibrancy

Triangle Traders workshop 4 December 2008

Movement and transport

- Important to integrate Convoys Wharf with surrounding North Deptford
- Market parade is Council owned
- Traders responsible for their own repairs and rate

Business space and facilities

- How far has the planning application come for Convoys Wharf?
- When does the application stop being ...?
- Update on the status of Convoys Wharf application
- Vacancy rates are high, need to attract people back
- Oxtalls- 50 employees directly, 100 indirectly- very important in local economy. We don't need retail, rather commercial
- Convoys Wharf should provide cruise liner terminal- 2000 jobs
- Enormous need for employment- plans have too much housing, not enough commercial
- CW is a threat to Triangle traders e.g. enormous pubs
- Sunday market has been hampered by bureaucracy. This would bring visitors, vibrancy
- Rent rises are challenging forces
- We don't mind the development but we don't want to be exposed to unfair competition
- Support for development and good design but need to get employment
- Local shops disappeared- shoe shop, butchers, chemist

- Independent shops closing

Environment and open spaces

- Demolition of Blackhorse Bridge over the canal
- is this part of the agreement of their proposal?
- Control of public physical environment by Lewisham Housing has hampered change and improvement in the past
- Support proposals, designs, modern buildings, but need to think about appropriate uses
- Retail space requirements could be met locally. No feasibility study has been carried out
- Retail needs jobs to accompany it else local people won't be able to afford it
- Triangle and ... public realm and lighting strategy, separately funded- lots of new ????????? coming through the scheme
- £3 million on funding

Priorities

- Employment- get money back into this area- houses won't do this as people will go to other shops if they're there
- Commercial (non retail) and get empty shops fitted up to serve people locally
- Signage borough and locality- local distinctiveness, local identity

Public and voluntary sector stakeholders workshop 4 December 2008

Education and training

- Secondary school places: 3500 homes to 10 000 people
- These need to be provided along side delivery of homes
- 4 primary schools in North Deptford, but only one secondary at Deptford Green
- School capacity should be assessed across borough boundaries
- Currently surplus in the wider area of primary, maybe need to invest in secondary
- Employment- potential to have more unemployed people in new housing
- Need employment resource centre- training, employment for all age groups, linked in with other learning and skill activities
- Need to identify local enterprise potential
- Existing employment sites need to be protected
- Local jobs for local people which give people a decent income and match local skills e.g. training in catering

Environment and open spaces

- Lighting, CCTV, graffiti- spaces need to be improved first, stops victims being a target
- Taking away the walkways helped
- Area still has a bad name- friends refuse to visit because of reputation
- Openness and connectivity are great

- North Deptford may be seen as low crime area, not high crime area. Lots of pre report stage crime, petty disputes
- Need places for people to meet- community garden. Existing one next to Grove Medical Centre are not widely known
- Community café plans lack funding
- Traffic and parking generated by development, or public transport required to address it
- Keep traffic out of Grove Street
- Routes need to New Cross- public transport. Shuttle service Greenwich-NC, hoppers, have been discussed- these ideas need to be fed into planning at an early stage
- Shared car/pedestrian surfaces should be considered for Grove Street
- What should Grove Street be like?
- Need to schematic drawings at the scale which people can recognise at the point of application
- Riverside path for Surrey Quays to Greenwich needed and improved signage to identify Thames Pate
- Make more of history- Deptford museum/. education centre and tourist attraction
- More imaginative use of history required

Community and youth facilities

- Existing facilities need to be funded rather than new buildings
- New services via a trust fund- revenue rather than just capital
- E.g. Riverside Youth Club is will run but parents

don't feel safe letting their children get to the club

- What leisure provision for new residents? What level of provision? What type?
- Need to improve access to existing leisure to help this
- People willing to walk to Surrey Quays but not NC, because route there is pleasant
- Spaces where young people can congregate (see model example at Stoke Newington). Adventure playgrounds
- Heath- impact of new homes is key concern. Need to know how much is coming
- Living conditions create health issue
- What will the impact of housing be on a local health statistics? People want local surgeries e.g. higher than average respiratory and cardiovascular disease- will this impact....
- Air pollution is an unknown factor, extra cars will impact on this
- Leisure facilities appropriate to local needs and incomes.

Housing

- Consultation feedback should feed into ASA, housing, safety strategies at Lewisham
- This could be facilitated be a meeting of heads of service at the Council at which the report is presented
- Aragon Tower residents are cut off from the local area- travel by boat and shop at Surrey Quays
- What improvements are being made for Harmai (?) and Pelican Estates

- Quality of new housing stock- 30 year lifespan? What is the life span of these new developments?
- How will new developments stand up to 10 years of weathering and how will this affect the area?
- Council, RSLs and developers need to meet and discuss realistic funding , budgets and capital

Priorities

- Streets and routes and safety need to be improved
- Maintenance
- Revenue streams to support initiatives and maintenance, rather than capital only- coordinated approach
- Secondary school provision capacity
- Transport- existing links and routes and provision for new residents
- Health provision growing alongside housing development
- Improving existing youth facilities

Appendix D: youth consultation event

Youth consultation workshop 4 December 2008

Consultation questionnaire votes

1. How long have you lived in North Deptford?

- A. less than 1 year: **2**
- B. between 1 and 5 years: **3**
- C. more than 5 years: **20**

2. How much do you like this area as a place to live?

- A. like it very much: **10**
- B. quite like it: **6**
- C. dislike like it: **0**

3. Has the area improved over the last 3 years?

- A. Yes it definitely has: **7**
- B. Not really: **2**
- C. No it definitely hasn't: **13**

4. How do you like to spend your free time?

- A. Outdoor activity – in the parks/open spaces: **6**
- B. Indoor activity – in the youth club: **0**
- C. Other – going to mates house etc: **11**

5. What youth facilities would you like to see in future?

- A. Improved outdoor spaces and parks: **8**
- B. Improved indoor facilities – youth club: **4**
- C. Better access to the river front: **0**

6. Do you think that North Deptford needs more local shops?

- A. Yes: **20** (suggestions: 'takeaways', 'chicken and chips', 'sports shops')
- B. No: **0**
- C. Don't care: **0**

7. How important is education and training to you?

- A. Very important for my future: **12**
- B. Quite important: **3**
- C. Not important to me: **2**

8. How often do you travel by public transport?

- A. Every day: **2**
- B. Once a week: **16** (suggestions: 'to Surrey Quays', 'not Peckham')
- C. Less than once a week: **2**

9. Is improving public transport important to you?

Housing and traffic are also important - there should be an emphasis on Grove Street

10. Where would you say the heart of the community is?

- A. Grove Street - strong support
- B. Evelyn Triangle shops - little support
- C. There is no heart to the area - little support

11. Where do you think the heart of the community should be?

- A. Grove Street - strong support
- B. Evelyn Triangle shops/Evelyn Street - little support
- C. Riverfront - little support

12. These issues were agreed by your local assembly: crime, housing, shops, opportunities, jobs, parks, transport – anything missing?

We agree with these, with the addition of shops and parks

13. Do you agree with local assembly priorities:

- 1. Youth facilities
- 2. Traffic issues
- 3. Anti-social behaviour
- 4. Rubbish
- 5. Drugs

Agree with 1 and 4

Disagree with 2

14. Is regeneration and growth a good thing for the area?

Yes

15. Will North Deptford be better or worse in 3 years' time?

- A. Better: **6**
- B. About the same: **5**
- C. Worse: **10**

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