EGRA response to April application Lovells

I write to give you the comments of the East Greenwich Residents Group in respect of the resubmitted planning application for Lovells Wharf by London and Regional properties Ltd.

Our sincere apologies for the late response, but as you may be aware we have been in negotiation with L&R on a number of issues related to the revised scheme and we are only now in a position to reflect the broad consensus conclusion of the group to those proposals. We hope that our comments can be submitted in time for the planning boards consideration.

We find that we can offer no substantive objection to the scheme in its current format.

We note the constructive and ongoing dialogue with the developer and his representatives on a number of issues and would like the planning board to note considerable progress in particular on the issue of **community provision** and **building height**.

Specifically;

**Community facilities**;

         Three additional Play grounds for a range of age groups across the site, totalling 3545sqm (an increase of 2285sqm).

         The reinstatement from the consented scheme of the Rowing Club or “leisure facility” (1165sqm).

         The reinstatement from the consented scheme of the Crèche (255sqm).

         The reinstatement from the consented scheme of the Medical Health Centre (353sqm).

         The provision of a Nursery with outside space (653sqm).

         The provision of a Community Centre (367sqm).

         The retention of a Health club (894sqm).

         Enhanced Thames path.

**Community services**;

L&R have committed in writing to the East Greenwich Group to provide a number of community services. We would expect any successful application to be contingent on binding commitments from L&R to Greenwich council on those services. We list these as follows;

         A facilities management company on site.

         Guaranteed subsidized rents for 5 years for local businesses with flexible lease for small office space.

**Building Height;**

         Building heights are now returned to levels generally in line with that of the 2007 consented scheme.

         We note and welcome the recent amendment to the February 2014 application of a further reduction by one floor of the pavilion blocks, resulting in a further unit reduction of 12 units.

         Height reductions result in a reduction residential unit uplift from 246 units in the rejected scheme to the new proposal at 157 units.

**Density Impact & 106 payments;**

We note the increase in section 106 payments to £8.3mn. It was however the broad consensus of the group to ask the Greenwich council to provide transparency on how these sums are being used to offset the negative impacts to local transport, education and health infrastructure that higher density schemes in the area bring.

**Conclusion**

We have welcomed the opportunity to engage with the London & Regional on the substantive points raised in our original objections to the 2013 rejected scheme. We hope that this consultation may set a benchmark for further discussions with the community. We look forward to continuing our dialog with both L&R and the local council to ensure a satisfactory outcome for the Lovells Wharf development and for all stakeholders over the coming years.