

## **Voice 4 Deptford report Pepys Assembly Thursday 14th March 2019**

**Voice 4 Deptford** is a campaign group, specifically focussed on getting a better deal for Deptford people from the development on Convoys Wharf and providing a channel for your voices to be heard. It's a subgroup of Pepys Community Forum.

The group is open to anyone who lives, works or who has an interest in Deptford and includes people who study in the area. We hold regular planning meetings which many groups have attended in the past. Others are welcome to attend. We are an open group willing to engage with anyone about matters relating to Convoys Wharf.

Our four aims are in the area of providing social rented housing, public realm, meeting the needs of children and young people and ensuring a functioning Cultural Strategy Group (CSG) and Cultural Strategy and we'll will cover them below.

### **Present situation**

The developer, Convoys Property Ltd (CPL), have outline permission (OPP) for 3,500 flats, mainly private with 500 affordable and no social rented homes. Although the broad outline of the development is agreed, reserved matters such as details of design and finishes and the nature public space have still to be agreed. There are a number of obligations placed on the developers through the OPP and the s106 agreement, such as forming a Cultural Strategy and a Financial Review Mechanism, as well as including the Lenox Project and the Sayes Court Garden project.

### **Cultural Steering Group**

The Cultural Steering Group has yet to have another meeting. Lewisham have put on hold considering the RMA's till there is a functioning CSG, as we understand it. CPL has obligations under the s106 agreement to form a cultural strategy, which includes creating a Youth Forum. This is important because it's the young people who will inherit whatever is created in Convoys Wharf and they should have a say in this as a matter of right.

### **The development is on hold**

Two Applications (under Reserved Matters Applications, RMA's) have been put in for Plots 08 and 22, and now Plot 15 has been 'exhibited' before an application. Plans were shown at a local exhibition. There's no plan for a public consultation. They have also put forward an application to put up a PVC sign Unit 15 saying "Convoys Wharf A New Riverside Lifestyle" and have not gone through consultation process and CSG. The lack of genuine consultation is a concern for us.

### **Social rented housing**

In the meantime, Lewisham and the Mayor have been having discussions with the heads of CPL in London and Hong Kong and asked them to bring forward Plot 15 with 100% affordable and social rented housing to be considered alongside Plot 08 RMA's. They are looking for 50% affordable and social rented housing over the whole development.

### **The needs of children and young people**

There's still not a satisfactory description of where and how children's needs are being catered for. There are policies in the Mayor of London's structural plan which set out what should be provided in a development of this size. CPL's claim to be complying with this is hollow. The quality of what is provided must be based on what children need for a healthy childhood and not what the developers can get away with providing. The intention for most of the play areas to be 'off site' in the local parks and playgrounds.

**Green open space**

It's important that the developers carry out an impact assessment on the surrounding parks, adventure playground and the Riverside Youth Club. They have plans for surrounding parks, including Pepys Park, but are also not showing signs of wanting to talk to those responsible for the parks. We encourage everyone responsible for these spaces and users to question them and push for an impact assessment or carry out their own assessments.

**Engagement with political representatives, local groups and Deptford people.**

Local councillors join our meetings. Members of V4D have had meetings with Vicky Foxcroft, Damien Egan, Viv Evans and Len Duvall and are working with DNA on design codes and other aspects of local plan touching on Convoys Wharf. The Lenox Project and Sayes Court Garden project are included in the s106 agreement and we want to ensure that they are given the space they need to function. They are the nearest thing so far to what can be possible in the way of providing a space and training for children and young people and which respects the historic importance of Deptford.

**Join us**

You are welcome to join our meetings. As you can see, there is plenty to do in this complicated large scale development and if you'd like to work with us, your help is welcome. See Malcolm to go on the mailing list if you haven't already done so.

Everyone is working together to try to create a better development at Convoys Wharf which is a credit to Deptford and a place to be proud of.

For more information, visit our website: [www.voice4deptford.org](http://www.voice4deptford.org)