



DNA Chair & Secretary's report

This is DNA's second AGM.

Over the past year the 5 working groups: Housing; Green Infrastructure (Green & Open Spaces); Local Economy; Heritage; Health & wellbeing have been working on their final policies for the initial draft Neighbourhood Plan (known as Regulation 14: Pre-Submission and Consultation: <http://www.legislation.gov.uk/ukxi/2012/637/regulation/14/made>) which needs to go out to a full and wide consultation across the whole DNA Neighbourhood Area as well as being sent to Lewisham Council's planning department.

The DNA website has, in the last couple of months, undergone an much needed overhaul and is now far more accessible and informative than it used to be – we have had issues with getting an IT Officer as the one appointed at the last AGM didn't get around to doing this task before she gave up her post on obtaining a full-time job. Volunteer capacity across the steering group has been at an all-time low this year due to various reasons including ill-health and other commitments.

AECOM finally completed the Character & Heritage Assessment in May this year – a summary of which has been produced for this AGM and the full report will be available on our website and a paper copy will be available to peruse on-site at the Pepys Resource Centre. We have continued to ask Lewisham Council to help us find a meanwhile use in one of the disused shop fronts in the High Street/Evelyn Street which we would use as a second place to permanently exhibit information about the Neighbourhood Forum and Neighbourhood Plan. We have also asked our three new Evelyn Councillors to help us with this task too – and so far no progress has been made but we will continue trying. We put up our presentation from Deptford Lounge last year for the timing of last year's AGM and it remained there for a month afterwards, we have also exhibited the information posters on the 5 Neighbourhood Plan areas we currently have at the Pepys Resource Centre, in the Lewington Centre for a few months earlier on in the year, and have had our DNA display set up in Pepys Resource Centre since Spring this year. We are very grateful to the Pepys Resource Centre for the space it gives us to have a base for the UCL reports and DNA information in Evelyn Ward.

DNA didn't receive any further Locality funding until the middle of September this year and this is only the balance of the grant that is given to Neighbourhood Forums which totals £17,000 overall – so we received £2,498.00 – which will pay for the DNA roadshow and public events for the next 4 – months. A local person also generously donated £400 to keep us afloat, and we had a small



donation of £240 from UCL as a thank you for the help and assistance we gave the students in relation to their urban design research. There was a six month delay in the Department of Community and Local Government (DCLG) agreeing our two final technical packages to support the Deptford Neighbourhood Plan namely:

■ **A Design Code package for Convoys Wharf:**

“A **design code** provides detailed design guidance for a site or area; they prescribe design requirements (or ‘rules’) that new development within the specified site or area should follow. They can include requirements for built form (e.g. setting out a range of building types and how buildings should interact with the street), landscape, open space, and movement (e.g. access and ease of pedestrian movement), etc.

Design codes can vary in their level of requirements and the scale at which they operate, however they will be useful where there is a desire to:

- coordinate design outcomes across large or complex sites to deliver a vision that the local community wants to see;
- ensure consistency across large sites which may be in multiple ownership and/or where development is to be phased and more than one developer and design team is likely to be involved.

Design codes can provide certainty to the community as they give more confidence that new development coming forward will reflect community wants and needs.

Design codes also give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.”

This will be provided by AR Urbanism and DNA and Voice4Deptford are in the process of setting up a large public meeting to take place in January 2019 to gather people’s views on this which Amanda will attend.

■ **Review of Policies and Projects and Strengthening of the Draft Neighbourhood Plan policies which will be undertaken by Angela Koch who is working towards us launching the first draft Neighbourhood Plan in January 2019.**

DNA has had a presence at a wide cross section of local and London community meetings throughout the past year e.g.: Just Space Housing, & Environment groups, Lewisham Health & Well-being Board; Brockley Assembly; New Cross Assembly; Evelyn Assembly; Friends of Brookmill; GLA Health Inequalities; Festival of Ideas (LeSoCo); VAL AGM; London Tenants



Federation; Deptford Folk; GLA Health Advisors, Lewisham Planning Forum, Lewisham Heritage Forum, Crossfields Open Space; RTPi (Royal Town Planners Institute; Deptford Reach, Bench, Community from Salvador; Lewisham Homes; Creekside Discovery; Tideway Tunnel Trust; The Future of Civil Society (event); We made That – New Cross consultation; Goldsmiths Community Development event; Party in the Park; ETRA Fun Day; Voice4Deptford meetings etc.

Over the last two year period we have been supporting and highlighting various campaigns: two campaigns to save open spaces, one to save a health service; and the development of Convoys Wharf.

■ Old Tidemill Wildlife Garden

We asked Sadiq Khan to call in the planning application and support a community-led design (to save 2400 sq m of unique wildlife garden and 16 Council Homes which the Council want to demolish (even though they are structurally sound) as the GLA had cited Tidemill Garden in the Greener City Fund booklet of August 2017 as a Case Study for children at play in nature; and ironically the GLA housing department were offering to make the current application possible with a housing grant which only became available to Family Mosaic (the Housing Association partner working with the Council on the re-Development for this site) in late March 2018 when it merged into the Peabody Housing Association. Len Duvall, the GLA constituency member for Lewisham & Greenwich set up a meeting with the new Mayor Damien Egan, Paul Bell (Cabinet member for Housing) and Brenda Dacres (New Cross Cllr & joint cabinet member for the public realm) to try to convince them to do a re-design as part of the contract renewal process with the Developer Sherrygreen Homes, but this didn't happen! The Council's Scrutiny & Overview committee also had an opportunity to support the local community by calling it in – this didn't happen either and we were very disappointed that one of our new Evelyn Councillors didn't lend their support at this meeting – which was the last chance for the Council to save a crucial open space in South Deptford (one of only two small open spaces improving local air in an area being surrounded by new developments taking place in Creekside and around the Town Centre. The Community have now set up a Save Reginald Save Tidemill campaign and taken their case to the Court of Appeal. Len Duvall has always supported a community-led design, and supported DNA in our view that the Council should aim for at least 60% social housing on this Council owned land. The statements being made by Cllr Paul Bell that our alternative design would yield less social housing are untrue – as ideally we would want to see between 60-100% on this piece of land.

Len's view is quoted here: **"I have reservations about these proposals and oppose them as they currently stand. I am not against building more homes in Lewisham; indeed I am**



supportive of more social rented housing. What I do take issue with is the cavalier way in which the housing crisis is being used to justify the disposal of open green space in the borough."

One of the objections we made to the Mayor was that Tidemill was twinned with Amersham Vale – and yet the planning application for Amersham Vale was passed on 29th September 2016 yet no homes have been built and 24 social homes are supposed to be provided on this development site. Despite us asking Paul Bell why the Council aren't actively pursuing the Developer to get on and build these – we have received no answer!

The Council only built 110 social homes from 2016-17 but now have 500 new homes in the pipeline – only one of which is in the DNA Neighbourhood Plan Area.

From 2016 – Date the number of new homes been/being built in the DNA Neighbourhood Plan Area number 7,164 with only a few hundred of which are actual social rent most Schemes have no social rent (Convoys Wharf; The Timberyard; Cathedral (New Market Yard); Sun Wharf; Kent Wharf; The Foundary; Marine Wharf West; Marine Wharf East; Cannon Wharf; Neptune Wharf; Vive Living Childers Street; Yeoman Street.

■ **The Ball Park on the corner of Edward Street/Arklow Rd**

This football park is used daily by local children and the church next door for community events. DNA set up a community meeting at the end of July 2017 to get local people's views and the overwhelming majority wanted to see this space saved as a community open/play space. The Council held a closed consultation in Astra House in July this year and the planning application to build social housing on this site was passed. DNA have suggested that an alternative grassed ball park/tennis court/multi-use area could be created on the vast empty square within Charlottenburg Park that doesn't currently serve any purpose.

■ **The Walk-in Service at the Waldron Centre**

Despite us adding our voice to save the walk-in service at the Waldron, this service was closed. At one of the New Cross Assemblies we were told that if enough people requested the service to remain open the Strategic Health Partnership would look into re-starting a new contract. This hasn't happened – and this service could be one of the services provided within a new Health Hub in the Neighbourhood Forum Area if enough people support the idea.

■ **Convoys Wharf**



DNA members have continued to work with Voice4Deptford who have been gathering local views in order to set out the objections to the planning applications on Convoys Wharf. They have set up an objections website <https://www.v4dcomments.org/>. The current applications are for Plot 08 a block of private 1 and 2 bedroom flats with a 14 storey corner which you would see looking from Deptford High Street to towards the river. Plot 22 is about the river jetty and a proposal for a temporary private marketing suite instead of a public Jetty Park. In addition, there has been an application for a change of use of one of the remaining building on the site for meanwhile use to enable Secret Cinema who have been granted a license to operate on the site from Lewisham. We have been asked to support local residents to stop this application. DNA have supported Voice 4 Deptford to challenge this application based on the failure of the developer to comply the section 106 agreement and specifically the development of a Cultural Strategy for the site and a Cultural Strategy Group.

■ Other work:

We have already met with the new Neighbourhood Planning Officer, Christopher Frazer, and will be having meetings with him and various other Council departments in the next few months to help create the most robust Neighbourhood Plan as we can for the benefit of everyone living in the DNA Area.

DNA have established the Lewisham Neighbourhood Forum network – we have had one initial meeting with Len Duvall this year, and the next meeting with the Mayor has been set up for late January 2019.

DNA is an opportunity to create a community engagement group to which anyone who lives, works (paid or voluntary), or has connections to Deptford is welcome to join and play a part.

We would welcome more volunteers on our working groups, steering group, and to assist at events and meetings. If you are interested in helping out in any way please sign up your name and contact information on the DNA Working Group sign up sheets.

Andrea Hughes & Andrea Carey Fuller 1711.18