

Planning Board	Agenda Item: 4
10 December 2024	Reference No: 24/0848/R
	Document Link: 24/0848/R

Applicant: Berkeley Homes (East Thames) Ltd

Agent: Stantec Stantec UK Limited

Site Address: The Ropeyard, Royal Arsenal Riverside, Plots D & K, Land between Duke of Wellington Avenue and Beresford Street, London SE18 6NP	Ward: Woolwich Arsenal Application Type: Reserved Matters
--	--

ADDENDUM

I. Planning Board Report Clarifications

Consultation

- I.1 Since the publication of the Planning Board Report, two further comments have been recorded from members of the public which were received by email and are in objection to the scheme.
- I.2 A summary of the 112 114 consultation responses (comprising 110 112 objections, two comments of support, and one comment of partial support) received from local residents and business, along with the officer comments are set out in table below, which replaces the paragraph and table included in the Planning Board Report at section 7.5.1 with additions shown in bold:

Support	
Supportive of reduction to national housing deficit.	Noted
Supportive of new linear park as a connection between the river, the arsenal and Woolwich proper. Supportive of approach to minimal street parking, very low provision of underground car parking spaces, and elimination of the premier inn car park. The level of density is good appropriate within context to support new housing.	Noted

<p>Partial support</p> <p>Generally I support the proposal. It was planned a long time back and we knew the current park was temporary when we bought our property in 2018.</p>	Noted
Objections	
Objections due to adverse amenity impacts to adjoining properties, including loss of light and overshadowing, loss of views, loss of privacy and overlooking, and noise impacts	These matters are assessed in section 19 of this report.
Objection to loss of existing greenspace including in regard to loss of children's play space, ecological impacts, loss of place which fosters social cohesions, impacts to wellbeing, reducing quality of life, and negative impacts on the Council's broader sustainability goals (exacerbates issues such as urban heat island effect, air pollution, and stormwater management)	These matters are assessed in section 10 of this report.
Objection to the replacement greenspace within proposed development in regard to the adequacy of the landscape design, its accessibility and reprovion of pedestrian routes , and the play space provision	These matters are assessed in sections 13, 16, and 22 of this report.
Objection to ecological impacts including wind impacts and environmental degradation	Environmental compliance matters is discussed in section 18 of this report.
Objection due to misrepresentation in submission in terms of impacts on the environment, impacts to the community, and scale of the proposed greenspace	In terms of the accuracy of the submission documents, Council Officers have engaged third party experts to scrutinise the technical reports submitted as part of this application and the Council have been advised that, overall, standard methodologies have been used and the conclusions reached are reliable.

Objection to the public consultation completed by applicant	<p>The consultation requirements for town planning purposes have been met by Council Planning Officers as part of this application, and the associated reserved matters application, as described in the preceding sections of this report.</p> <p>Concern has been raised by objectors about consultation completed by the applicant in advance of the planning submission. Planning Officers cannot comment on any events which were run separate to this planning submission.</p>
Objection to the height increase	The proposed height increases are considered within the officers' report for ref: 24/0887/NM and officers have concluded that the proposed amendments are considered non-material within the context of the approved outline planning permission.
Objection to negative impact of design on character and heritage due overdevelopment	These matters are considered in sections 13 and 14 of this report.
Objection due to concern that proposal prioritises development over local needs, the need to ensure an appropriate balance is struck between enabling growth and minimising impacts, and support for reductions in scale of buildings and housing numbers	<p>The application site forms part of 'The Waterfront Masterplan' which was granted outline planning permission on 19th June 2013 under reference 13/0117/O and later amended by planning application reference 16/3025/MA. Given the existing planning history, the consideration of an alternative site for the proposed development or a reduction in unit numbers and scale is not considered a material consideration in this instance.</p>

Objection due to lack of services and facilities for existing and future residents, including insufficient public transportation, car parking, nurseries, health facilities, and other amenities	The number of approved homes within the application site is not proposed to change from what has been approved at the outline planning permission and revised outline planning permission stage. Consequently, in respect of the potential impacts on social infrastructure and amenities, the submitted Environmental Statement Addendum (ESA) concludes that impacts of the development remain consistent with what has already been approved on this site. These conclusions have been assessed by the Council's third party EIA consultant who have raised no objections to the submitted ESA.
Objection to construction impacts including construction traffic	Environmental compliance matters are assessed in section 18 of this report.
Objection to removing location for the air ambulance to land	Officers understand the air ambulance is a rapid response service capable of landing in a variety of settings. Given this was not secured through the outline planning permission or s106 legal agreement, this is not considered a material planning consideration in the assessment of the matters reserved by Condition 2 attached to ref: 16/3025/MA.
Objection to potential for community safety impacts to be exacerbated by increase in resident numbers and concern that safety is not adequately managed by site operators	The application site forms part of 'The Waterfront Masterplan' which was granted outline planning permission on 19th June 2013 under reference 13/0117/O and later amended by planning application reference 16/3025/MA. The residential unit numbers have not increased in the submissions. Pedestrian safety is discussed in

	<p>section 21 of this report and secured by design is discussed in section 25 of this report.</p> <p>Concerns related to the adequacy of the applicant's property management service are not considered a material planning consideration in this instance.</p>
Objection due to negative impacts on property prices	This is not a material planning consideration in this instance.
Objection due to transportation concerns including with cycling design, cycle parking provision, and parking design and removal of existing parking at Premier Inn	Transportation and safety are discussed in section 21 of this report.
Objection to unsafe pool	Fencing around the proposed swales would be secured by condition.
Objection to limited commercial space	The proposals would be consistent with the quantum of commercial space approved under the outline planning permission.
Objection due to too much emphasis being placed on car parking	The proposed development will result in a reduction in car parking compared to the outline planning permission. Transportation and the proposed approach to parking are discussed in section 21 of this report.
Objection due to lacking information in terms of climate change, carbon emission and energy efficiency, green infrastructure and biodiversity conservation, waste management and circular economy principles, transportation, and air quality	The proposed approach to sustainability, energy, and ecology is discussed in section 22 of this report. Transportation is discussed in section 21 of this report. Air quality is assessed in section 20 of this report.
Objection due to lack of clarity about how the proposed development aligns with the findings and conditions outlined in the Environmental Statement attached	The submitted Environmental Statement Addendum (ESA), submitted as part of the non-material amendment, and the submitted Environmental

to the outline planning permission and its subsequent addendum	Compliance Report, submitted under this reserved matters application, conclude overall that impacts of the development remain consistent with what has already been approved on this site under the outline planning permission and revised outline planning permission. These conclusions have been assessed by the Council's third party EIA consultant who have raised no objections to the submitted ESA.
Objection due to inadequate information regarding provision for accessibility	The application has been reviewed by the Council's Housing Occupational Therapist and is considered acceptable subject the discharge of the relevant conditions attached to the revised outline planning permission.
Objection due to loss of view from Forbes Apartment to Maribor Park and Woolwich Central	Potential impacts associated with the proposed height increase as are assessed within the associated s96a application, ref: 24/0887/NM. While outlook and protection of amenity are material considerations, views from private properties are not a material consideration.
Objection due to concern that the district heat network will not be upgraded and currently experiences failures when demand is high.	The applicant proposes to connect to a system of air source heat pumps as opposed to the existing district heat network. The approach to energy and sustainability is discussed in section 22 of this report.
Objection due to concern with loss of Catholic Club not being eco-friendly	The Catholic Club site is not considered within this development.
Objection as the proposed changes would not attract families or working professionals	The proposed housing mix is discussed in section 11 of this report and officers consider this is acceptable. The approach to play

	space is assessed in section 16 and officers consider this is acceptable.
Objection to the podium courtyards not being publicly accessible	The application site forms part of 'The Waterfront Masterplan' which was granted outline planning permission on 19th June 2013 under reference 13/0117/O and later amended by planning application reference 16/3025/MA. The approach to providing podium courtyards for the D Blocks is consistent with the outline planning permission.
Objection that there are no new gym facilities proposed	The proposal features potential for gym uses, which would be restricted to the commercial Buildings in D3 and D5, and this is assessed in the associated s96a application, ref: 24/0887/NM.
Objection on the basis that the concierge service and management company will struggle to accommodate increases in resident numbers	A delivery and service plan has been secured by condition to ensure the site and management approach are acceptable. The performance of the existing management company is not a material planning consideration in this instance.
Objection to empty retail units within the wider scheme	This is not a material planning consideration in this instance.
Objection to the lack of affordable housing	Affordable housing matters are considered in section 12 of this report.
Objection to building flats rather than houses	The proposed development is considered in accordance with style of development approved under the outline planning permission, which largely featured flatted development.
Objection on the basis that the height increase is only to make the development more financially viable	Financial viability is not a material consideration in the assessment of the reserved matters secured by

	Condition 2 attached to the revised outline planning permission.
Objection on the basis that a full planning permission should be required given the time which has passed since the outline planning permission was approved	Officers have reviewed the proposal and consider the development remained implementable at the time of submission.
Objection to removing the temporary park as it would decrease the value of nearby properties	This is not a material planning consideration in this instance.

Revised Condition 16

- I.3 Condition 16 shall be updated as worded below, with additions shown in bold and text deleted shown in black, to include reference to heritage and conservation within the reason as opposed to stating this within the condition wording.

Condition 16

Materials and balcony placement

Notwithstanding the details shown on the plans hereby approved, prior to commencement of works above ground:

- A. A detailed schedule/specification (including an on-site sample panel) of all external appearing materials should be provided, including walls, roofs, windows and doors, sills and lintels, balconies, balustrades, visible pipes, grids and louvres, outdoor pavements, stairs, gates, boundary walls and fences (where required) to be used for the external surfaces of the buildings and hard surfaced areas shall have been submitted to and approved in writing by the Local Planning Authority; and
- B. Details of the following features and elements of the scheme must be submitted to and approved in writing by the Local Planning Authority:
 - i) Brick bonding and bricks, including banding and crown detail (annotated plans at a scale of not less than 1:20).
 - ii) External windows, spandrel panels, balconies, doors, screens, louvres, grilles and balustrading (annotated plans at a scale of not less than 1:10).
 - iii) Depth of window reveals and soffits (annotated plans at a scale of not less than 1:20).
 - iv) Rainwater goods (annotated plans at a scale of not less than 1:10).
 - v) The details should show all joints between different materials and components, including walls, roofs, doors, windows, sills, lintels and

fasciae, balconies, soffits and balustrades, external ramps, steps, pavements, boundary walls, gates, and fences.

- vi) Sections of the landscaped areas of the scheme, showing how the interface between soft and hard surface would work, the rainwater drainage strategy and associated technical solutions, and the interface between different pavements, the street, and the designed buildings. No visible water plant, pipes or gutters are acceptable, which were not included in the submitted drawings for this planning application, unless otherwise agreed in writing with the Local Planning Authority.
- C. Notwithstanding the balcony placement shown on the plans for block K3-K4 (as shown on plans Z429- PRP01- KZ- ZZ- DR- A-880-482 Rev P03 Proposed Building K3 K4 South East Elevation, Z429- PRP01- KZ- 02- DR- A-880-462 REV P03 Proposed Building K3 K4 Level 02 Floor Plan, Z429- PRP01- KZ- ZZ- DR- A-880-481 Rev P03, plan 22-T076 12 Rev C Stopping Up Plan, Z429- PRP01- KZ- ZZ- DR- A-880-481 REV P03 Proposed Building K3 K4 South West Elevation), final façade plans shall be submitted to and agreed in writing by the Council.

The principal material shall be full brick; brick slip systems will not be accepted as these are considered to be of a lower quality and durability ~~were not object of comprehensive negotiations holistically with the other elements of the scheme and are not considered to be suitable within the setting of two conservation areas and statutory listed buildings.~~

The development shall be constructed and retained for the lifetime of the development in full accordance with the approved details above.

Reason: To ensure that the Local Planning Authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D4 of the London Plan (2021), and Policies DH1 and DH(a) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014) **and in order to safeguard the special architectural and historic interest of designated heritage assets and preserve the setting and character of designated heritage assets in accordance with the NPPF (December) 2023, Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy HCI of the London Plan 2021, Policies DH3, DH(h) and DH(i) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.**

Heads of terms, conditions, and conclusions

- I.4 All heads of terms recommended in the main report and all conditions recommended in the appendices of the main report remain unchanged, and the applicant has agreed to the recommended conditions and heads of terms.
- I.5 The conclusions included at Section 30 'Conclusion' and all other paragraphs and information in the main report not referenced in this addendum remain the same.

Report Author:

Andy Sloane

Tel No.:

020 8921 2020

Email:

Andy.Sloane@royalgreenwich.gov.uk

Reporting to:

Victoria Geoghegan - Assistant Director Planning and Building Control - Directorate of Regeneration, Enterprise and Skills

Tel No.

020 8921 4296

Email:

victoria.geoghegan@royalgreenwich.gov.uk