



## **Overview of public and political consultation by the City of London Corporation for Sydenham Hill Estate as at 16/08/19**

### **Commonplace statistics**

- Commonplace has received over 2,200 visitors since it was launched. 145 of these visitors engaged in the website, with 110 commenting, 74 agreeing with comments and 115 subscribing to the project news.
- In the first two phases of the consultation, the comments were mixed. However, in the third phase the comments have been less positive towards the proposal and have attracted many more comments than the first two phases (112).
- Most comments are concerned with the following issues:
  - o Height/density/mass of the buildings.
  - o Footprint/loss of trees and green space.
  - o Number of new residents/pressures on local facilities and services.
  - o The consultation processes.

### **Queries and general communication**

- The dedicated email address has received around 120 enquires, of which around 115 have been responded to with outstanding responses going out this week. All correspondence is subject to response times as agreed in the communications protocol for the project.
- A monthly newsletter goes out to around 2250 addresses on and around the estate.
- Regular correspondence continues with stakeholders through emails via the dedicated email address, calls are also welcome via a freephone number. All responses come from the project team via the communications protocol.
- Members of the project team have carried out personal visits to residents and wider stakeholders, where requested, for those who are unable to attend the open public meetings.

## Public Consultation

- The first phase of community consultation events took place on Wednesday 7 November and Thursday 15 November 2018 at the Lammas Green Community Hall. Invitation flyers for the first public consultation events were distributed to 6,000 addresses in the local area. 53 members of the community attended across both events with approximately 28 identified as residents of the estate
  - o The first consultation events were attended by representatives of the Sydenham Society, the Forest Hill Society and Lewisham Nature Conservation
- The second phase of community consultation events took place on Wednesday 6 February November and Thursday 7 February 2019 at the Lammas Green Community Hall. Approximately 50 members of the community attended across both events with approximately 18 identified as residents of the estate.
  - o The second consultation events were attended by representatives of the Sydenham Society, Sydenham Hill Ridge Neighbourhood Forum, London Wildlife Trust, Castlebar Carehome, as well as Cllrs Sophie Davis and Leo Gibbons.
- The third phase of community consultation events took place on Wednesday 27 March and Thursday 28 March 2019 at the Lammas Green Community Hall. Approximately 65 members of the community attended across both events with approximately 18 identified as residents of the estate.
  - o The third consultation events were attended by representatives of the Sydenham Society, Sydenham Hill Ridge Neighbourhood Forum, London Wildlife Trust, Dulwich Society and Forest Hill Society.
  - o The fourth round of public consultation commences in early September 2019
  - o A review of public consultation feedback is attached as **Appendix 1**

## Residents' Steering Group

- The first Residents' Steering Group (RSG) meeting was held on Thursday 13 December 2018 with six residents of the estate in attendance, three from Otto Close and three from Lammas Green.
  - o A general discussion took place, with residents highlighting key issues in the development such as access, place space and green space.
- The second RSG meeting took place on Thursday 31 January 2019 with 10 residents of the estate in attendance, three from Otto Close and Seven from Lammas Green.
  - o The Architects presented initial plans to the residents. The principles for development were explained, as was the categorisation of trees, where height would be located in the new apartment building, as well as access to the estate through the new apartment building.
- The third RSG meeting took place on Thursday March 7 2019 with seven residents in attendance, three from Otto Close and four from Lammas Green.
  - o The Landscape architect presented initial plans to the residents. Residents made clear their concerns about the location and type of playspace, as well as access routes and 'defensible space'.
- The fourth RSG meeting took place on Thursday 21 March 2019 with six residents in attendance, three from Otto Close and three from Lammas Green.
  - o The architects presented the more detailed proposals. The residents were clear in expressing their objection to the plans presented. They were concerned about the height, mass and density of the new apartment building, as well as the number of new residents on the estate. There were concerns with overlooking and loss of light from the new buildings. There were mixed views on the

footprint and social/private mix of the proposals. One resident left the meeting on seeing the plans and has since resigned from the RSG.

- The fifth RSG meeting took place on Wednesday 8 May 2019 with seven residents in attendance, three from Otto Close and four from Lammas Green.

The meeting took the form of a walkabout in the first half, and a more formal discussion in the second. During the walkabout, residents took the group around the estate, expressing their concern about the impact on green space, the height and footprint of the proposed new buildings. There was also a discussion about where playspace would be best located on the estate, and how- if kept- the current playspace could be improved.

The discussion focussed mostly on the same issues as at the previous meeting- height, footprint, density, pressure on local services and the impact on green space.

- The sixth RSG took place on Monday 1<sup>st</sup> July 2019 on Lammas Green. Seven residents attended, five from Lammas Green and two from Otto Close. Resident members were able to review design revisions showing a proposed 120 unit scheme. Also, the proposed relocation of a bus stop. Discussion continued around issues with recent ground investigations on site and requests for further surveys to be made available to view.
- A further RSG meeting was proposed for Thursday 25<sup>th</sup> July but postponed at the request of Residents. The next RSG meeting is due on Wednesday 4<sup>th</sup> September 2019.

### **Political Engagement**

- Ellie Reeves MP, local Member of Parliament and Councillor Liam Curran, Sydenham ward councillor both attended these consultation events
- A meeting was held on Wednesday 21 November 2018 with Mayor Damian Egan, Leader of Lewisham Council and Head of Planning, Viv Evans. During the meeting Mayor Egan explained that across sites in the borough they often think that they have been too cautious with the height and this could be maximised, especially if it is providing new homes
- A meeting with Cabinet Member for Housing Paul Bell took place on Tuesday 30 April 2019, he expressed satisfaction over the 50% nomination rights for Lewisham Borough Council and advised we speak with Councillor Peter Bernard (chair of housing committee and ward councillor for Forest Hill) an invitation has been extended to Councillor Bernard for all consultation events and meetings.
- A meeting took place with Cllr Leo Gibbon (Forest Hill ward councillor and Vice Chair of planning) on Tuesday 30 April 2019. He explained the concerns that have been shared with him by residents and it was agreed to share a FAQ/Mythbuster document with him so that he would be able to respond with the correct information
- A meeting was held with Councillor Sophie Davis and Ellie Reeves MP on Wednesday 1 May 2019 to discuss the details of the emerging proposals. Both expressed interest in the increase in housing for the area, but felt that resident's concerns needed to be carefully considered and addressed. During this meeting residents concerns regarding survey accessibility was raised. This has now been addressed with copies of the surveys available on the website and hard copies available in the estate office.
- On Monday 20 May 2019, a meeting lead by Councillors Sophie Davis and Paul Bell, took place following requests from residents for an open discussion. Councillors Davis and Bell, along with the project team outlined the emerging proposals and members of the RSG gave an overview of their concerns. A Q & A session also allowed residents to question the councillors and project team. During this meeting, Cllr Bell suggested our proposal of a way forward, being a 'design meeting' with our architects, local councillors, 2 key City Officers, 2/3 members of the Resident Steering Group (RSG) and

a representative from neighbouring Kirkdale. All RSG/Kirkdale reps attending this meeting to be nominated by the RSG directly. Cllr Davis is leading on this, the proposed meeting date, to be confirmed, is Wednesday 26<sup>th</sup> June 2019

- A meeting was held with Helen Hayes MP (Member of Parliament for Dulwich and West Norwood) along with Councillor Catherine Rose and Councillor Andy Simmons, who represent Dulwich Wood (LB Southwark) and members of the project team. It was recommended that LB Southwark was engaged regarding highways.
- A further meeting with Mayor Damian Egan is currently being pursued by the CoL team
- Michael Kettle, Snr Development and Commercial Manager, attend the Forest Hill Assembly meeting on the Tuesday 2 July
- Chair and Deputy Committee chair, along with Asst Director met with residents on the estate on Thursday 4<sup>th</sup> July.
- Committee Chair Randall Anderson and members of the project team met with local ward councillors and residents on Wednesday 23<sup>rd</sup> July.
- Councillor Sophie Davis, Forest Hill Ward councillor and Councilman John Fletcher, City of London designated member for the Sydenham Hill Estate have both expressed interest in attending future Residents' Steering Group Meetings.

#### **Other Meetings**

- City Corporation ICG (Internal communications group) meet on a monthly basis to discuss ongoing communications with residents and stakeholders. Members of the project team meet with estate managers and other consultants.
- Members of the project team have met with representatives from Rose Court, which is adjacent to Otto Close, to discuss the project.
- Residents from Kirkdale have met with the project team on an individual basis, whilst also being invited to the public consultation events. A further Kirkdale Residents meeting was proposed for early August, however lack of response led to this meeting being postponed.
- Note that residents have an architect consultant appointed, to further help residents '*present our concerns and ideas in a professional way*'. Fees for which are being met by a crowd finding page. <https://www.gofundme.com/f/appeal-for-funding-by-sydenham-hill-residents>