

# GREATER LONDON AUTHORITY

██████████  
(By email)

Our Ref: MGLA130520-1578

1 June 2020

Dear ██████████

Thank you for your request for information which the Greater London Authority (GLA) received on 12 May 2020. Your request has been dealt with under the Freedom of Information Act.

You asked for:

*I am writing under the FOI and/or EIR procedures to request a copy of the letter mentioned here:*

*Sir Steve Bullock, former Mayor of Lewisham: Writes in response to consultation correspondence received, setting out the extent of public consultation undertaken, the meanwhile status of the Garden, the benefits of the new green space within the development and affordable housing provision, including re-housing of Reginald House residents.*

*It is cited in the report here:*

[https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media\\_id\\_412378//ormer\\_tidemill\\_school\\_report.pdf](https://www.london.gov.uk/sites/default/files/public%3A//public%3A//PAWS/media_id_412378//ormer_tidemill_school_report.pdf)

Our response to your request is as follows:

Please find attached copy of the letter you are seeking. Please note that some of the information contained within the letter is exempt from disclosure under s.40 (Personal information) of the Freedom of Information Act. This information could potentially identify specific individuals and as such constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely



**Information Governance Officer**

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

**Steve Bullock**  
**Mayor of Lewisham**

Mayor's Office  
Civic Suite  
Lewisham Town Hall  
Catford, London SE6 4RU

direct line 020 8314 6193  
fax 020 8314 3466  
steve.bullock@lewisham.gov.uk

Date  
Our reference  
Your reference

21 July 2016

Sadiq Khan  
Mayor of London  
City Hall  
The Queen's Walk  
London  
SE1 2AA

Dear Sadiq

### **RE: Tidemill Wild Garden and Deptford regeneration**

I noted the letter you received on 18 July from a group of Lewisham residents and tenants associations describing their concerns with the Sherrygreen and Family Mosaic proposals for a site in Deptford. I thought it would be helpful to set out Lewisham Council's position on the issues raised and the process we have been through both with the developers and the local community.

I take very seriously any accusation that we have not properly engaged with and listened to our residents. They are our number one priority and in writing this response I have been absolutely assured that we have been through a genuine and transparent consultation process.

#### **1. Planning Status**

The proposed development of the old Tidemill School is part of the wider regeneration of Deptford that has been happening over the last decade. The school vacated the site to move to its new premises in 2012, as part of a wider Deptford South master plan that has also delivered a new library, council service centre, community space, new homes and parking facilities.

The planning application in question was submitted in January 2016 by Sherrygreen Homes and Family Mosaic. It is for 210 new homes and new open space on the site of the old Tidemill School which has been vacant since 2012, comprising the school buildings and grounds, old caretaker's house, and neighbouring Reginald House, a block of 16 homes comprised of 13 tenants and 3 leaseholders.

Following a full pre-application consultation process led by the Applicant (more detail below), a total of 134 objections have been received and acknowledged by our Planning Service and planning officers are working with the applicant to agree amendments to the scheme and the submission of additional information in response to the concerns raised by local residents. This includes increasing the distance between the new development and existing Princess Louise building. The Planning Service has also received 2 letters of support both from residents of Reginald Road.

There will be a further round of consultation with the local community (led by the Council) before the application is determined at Planning Committee. Further consultation is expected imminently with consideration by Planning Committee expected in September. Clearly, all comments received will be considered and reflected in the Officer's Report to the planning committee in due course.

The Council's Conservation Officers and Historic England have been consulted on the proposals and have raised no objections. On account of its scale, the application was referred to the GLA for comment. The Stage 1 response received on the 18 March 2016 states that the principle of residential development of the site is acceptable, subject to concerns in respect of other matters including affordable housing, housing, urban design, flooding, inclusive design, climate change and transport. Further information has been submitted in respect of these issues and it is understood that GLA officers are satisfied on these points, though the application will be referred back to the Mayor once the Council has resolved to make a decision on the proposal.

## **2. Public consultation and dialogue with residents**

The developers delivered a comprehensive communications strategy with the wider public in advance of the Planning submission, based around two public exhibitions in July 2015 and October 2015. The events were widely publicized and written feedback was sought. A website was made public in September 2015 and this provides access to the consultation boards for each event. There was a separate strategy of consultation with the residents of 2 – 30A Reginald Road (as below) and also consultation with locally elected Members. Full details of this process is set out in the statement of community involvement. Crucially, following the second public exhibition the developers held a meeting with residents of Frankham House to discuss their concerns. As a result of this meeting the developers amended their proposal by introducing a cut back to their building at the closest point to Frankham House; the developers also developed a further landscaping option for the pocket park in direct response to residents' comments.

As this is the final stage of the Council's master plan for Deptford, there was significant public consultation around earlier stages, which included specific consultation around the housing proposals for the same site. The development stalled due to the wider economic crisis, but resumed with wider consultation and specific meetings for residents in Reginald Road from 2011.

## **3. Loss of the Tidemill Wild Garden**

The Tidemill Wildlife Garden is part of the old school grounds. When the school relocated, the garden was established as a temporary use while the current proposals were developed. Its temporary status was made clear to those involved from the very beginning. It is not designated as open space, and when it belonged to the school it was not open to the public. In its present form there is only limited public access.

We have worked very closely and collaboratively with the group who runs the garden (Friends of the Old Tidemill Wildlife Garden) and are in dialogue with them about options for an alternative space once the current temporary garden closes. These options include the possibility of space within the new development and we are also looking at what other land might be available nearby. They have always known that the current situation was not permanent and, indeed, that we have been happy to let them stay on site until a planning

decision is made, allowing them to stay over the summer despite a previous handover date of July 2016.

#### **4. Green space within the development**

The proposed public realm is designed to be accessible, safe and flexible, able to accommodate a range of activities or uses by local residents and visitors. It includes a central linear space, providing a new link across the site. In addition to public open space there are courtyard gardens proposed for the new homes. The Pocket Garden, mentioned earlier, will be regenerated and reformed to meet the aspirations of the local community. Overall, the scheme will deliver an increase in publicly accessible open space of a very high quality.

#### **5. Reginald Road, decant and re-provision**

There are 16 homes affected by the intended demolition of 2-30a Reginald Road. The Council is pleased with the offer for tenants and for leaseholders: the developers have ensured that all secure tenants can move directly into new homes in either the Tidemill or Amersham Grove site; tenancy conditions are broadly the same with a protected rent offer. Tenants who wish to can move elsewhere in the borough, and some have done so. Resident leaseholders can remain in home ownership in the new development through shared equity.

Again, a thorough and transparent consultation process has taken place with regard both to the decant and the alternative options for residents. I have set out the process we have followed with affected residents below:

February 2015	Initial introduction letter from the developers and invitation to first meeting.
	First meeting with residents at look at designs and provide information
June 2015	Update letter and invitation to next event
July (9 <sup>th</sup> ) 2015	Second event for residents, with design boards for discussion
July 2015	Further letter with invitation to the wider event
July (15 <sup>th</sup> )	Wider public event, with a specific hour set aside for residents
October 2015	Update letter with copies of the exhibition boards
	Decant offer in writing to confirm tenancy conditions
December 2015	Design session (set to resume should Planning permission be granted)
January 2016	Letter to confirm Planning submission

Again, the consultation led by developers builds on consultation carried out directly by the Council including statutory Section 105 consultation. This took place principally between 2011 – 2013 prior to commencement of the procurement process for the developer, the outcome of which was announced to residents in June 2014.

Since that process started, the Council has also had direct communication with residents, to start the re-housing process.

#### **6. Affordable Housing numbers and viability**

We believe we have secured an excellent deal for the council and its residents. The proposed development of the old Tidemill School and Reginald Road will provide 37% affordable

housing. There will be 210 much-needed new homes, including 53 for social rent and 25 for shared ownership. The new development will also include provision of a range of amenity spaces – private, communal and public – including a central green square.

The developers are also building 120 new homes at Amersham Grove 0.5 miles away, including 24 for social rent and 15 for shared ownership (32% affordable housing in total). This development, which has been part of the overall viability calculation for the old Tidemill School and Reginald Road site, also includes a brand new 1.23 acre park delivered up front by the Applicant and at their own risk. This park will open in September 2016.

## **7. Benefits to residents**

We are extremely proud of this scheme and, contrary to the letter you received, we believe it will be of great benefit to Lewisham residents. As well as the new homes it will provide

- High quality design, part of the master plan, in keeping with rest of the area
- Sensitively restored school buildings
- Public realm
- CIL receipts and local services
- 37% affordable housing
- Commitment to re-house all existing tenants on similar tenancies with protected rents
- Commitment to help resident leaseholders into home ownership in the new development through shared equity
- An increase in publicly accessible green space
- Clearly defined amenity space for public, private and communal use
- The opportunity for the existing garden group to have a long term future within the new development

I hope that I have addressed all the main issues. If you have any questions or comments about the particular details of the scheme or the residents' concerns please do not hesitate to contact me.

Yours sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Steve' and the signature on the right is 'Bullock'.

**Sir Steve Bullock**  
**Mayor of Lewisham**