

General comments raised:

There were a number of comments that preceded the formal presentations in relation to operational matters in Plumstead.

Response: The Chair of the meeting provided a response that reaffirmed the Council's commitment.

There are a number of exciting development proposals earmarked for the wider regeneration of Plumstead, and the Royal Borough of Greenwich are committed to working with local residents, businesses and key stakeholders to establish, progress and deliver the ambitious plans that will complement the wider regeneration of the borough as a whole

Significant investment has been successfully secured, that will support the regeneration of Plumstead through various infrastructure, housing and public realm projects, all of which will contribute to the continual renewal of the area. The combination of these investments, will deliver significant, positive economic benefits through the creation of jobs, workspace, skills and training opportunities for local residents. The council is committed to delivering these projects in partnership with local residents and businesses further highlighting the potential of Plumstead becoming a place where people wish to live work and invest

Council resource allocations across Town centres

Question: *Could you clarify the breakdown of expenditure across Greenwich, Eltham, Woolwich and Plumstead?*

Response: There are three town centre managers covering Greenwich, Eltham and Woolwich. Plumstead is a district centre and receives support from the town centre and business support teams as required.

Housing Zone

Question: *Could the Council provide clarification of the Planning Application process re Plumstead Central, with specific reference to anticipated timescales for decisions?*

Response: This application is at the pre application stage. This site falls within the Housing Zone and officers are working to ensure that delivers good quality homes, skills and jobs along with the supporting infrastructure. The Council is therefore working closely with Transport for London (TfL), the Greater Local Authority (GLA), Peabody and Berkeley Homes to agree a plan which will be subject to formal consultation. The applicant has also been advised to ensure that pre submission consultation is undertaken too.

Good Growth Fund

Question: *What are your proposals for Good Growth Fund?*

Response: The Good Growth Fund '*Plumstead - Embrace the Change*' project will be delivered in partnership with the local community, and key local stakeholders. The Greater London Authority is providing grant funding of £2.505m as well as strategic partnership support throughout the design and delivery of the project. The Council is committed to delivering interventions that focus on two main strands:

1. Plumstead High Street Improvement Schemes

- Establishment of a new traders forum (October/November 2018)
- Consultation activities, drop-in events (October to May 2018)
- Procurement of Design and Implementation Team (Autumn 2018)
- Design and delivery of shop front improvement scheme, and public realm improvement works (Autumn 2018 to Autumn/Winter 2019)

2. **a)Plumstead Power Station** - Conversion of building into high quality workspace with ancillary services such as Nursery/ Crèches; food and beverage suppliers/outlets; Events and performance space; Improved landscape and public realm. These projects are summarised below:

b) Plumstead Power Station (business hub)

Full viability study to be commissioned that will include:

- A detailed business model
- Workspace operational plan
- Financial risk assessment
- Soft' market testing
- Structural surveys
- Recommendations as to medium and long-term lease terms

- Draft Heads of Terms agreement(s);
- Tender documentation in preparation for procurement process

The Plumstead Power Station Viability Study is scheduled to commence Oct 2018 and report to RBG in Dec 2018. Full procurement and appointment of Workspace Operator is scheduled for Spring/Summer 2019.

Good Growth Fund project outputs

- ✓ 50 SME's to have received business support advice by end 2020
- ✓ A new traders forum established (Autumn 2018)
- ✓ 2000sqm public realm created or improved
- ✓ £1.5m investment in public realm/built environment.
- ✓ New apprenticeships created on each site by March 2021
- ✓ Delivery of business support activities (including an 'E-Business programme for retailers')
- ✓ Delivery of public realm improvements
- ✓ Delivery of shop front improvements
- ✓ Jobs created, safeguarded.
- ✓ Delivery of at least 60 new workspace units or studio spaces (with 20 ring-fenced for 'start-up' businesses)

Question: ***Will public consultation be included as part of the Good Growth Fund project?***

Response: The design and delivery of the Good Growth Fund project will require ongoing consultation with residents, leaseholders, businesses, employees, and community-based-organisations. Consultation will also collate views from shoppers and visitors to the High Street. The Plumstead Library and the local school will be key centres for continual engagement between the Good Growth Fund project team, and local stakeholders

A Market Traders Forum will be established, with the first meeting to be scheduled this Autumn.

The Market Traders Forum will play a key role in securing commitment to the shop front improvement and public realm schemes, and will complement existing Stakeholder Forum and public meetings. The engagement of

businesses through the Traders Forum,, community organisations, and other key stakeholders will also be an essential partner in the marketing and planning of consultation events that will support this programme.

Ongoing stakeholder engagement regarding the Plumstead Power Station workspace proposals will be co-ordinated to ensure local business opportunities are considered as part of overall brief and long-term vision for the Power Station.

Question: ***What are the money allocations across the Good Growth Fund award?***

Response:

Programme management, including: <ul style="list-style-type: none"> • Contract (project) management • Design and architectural services • Technical surveys • Viability Studies • Marketing/Events/Consultation • Evaluation 	£ 510 000
Plumstead High Street Public Realm Improvements	£1 500,000
Plumstead High Street Shop Front Improvements	£ 700 000
Plumstead Power Station Workspace proposal	£ 2 300 000
Total	£5 010 000

The total value of the Good Growth Fund project is £5,010,000. Of this amount £2,505,000 (50%) has been secured as a capital grant from the GLA's Good Growth Fund and £2,505,000 (50%) will be provided by match funding contributions by the Council.

Question: ***Why has the Council reduced original Good Growth Fund Match-Funding commitment?***

Response: The Council is committed to provide match funding of 50% and the Council has thereby honoured this commitment. Furthermore, the grant funding secured from the GLA by the Council was the second biggest allocation and so this was a good outcome for Plumstead. Other areas were not as successful in drawing down this fund.

Question: *Could you confirm the dates for tenders for Workspace operator?*

Response: The current schedule for procuring and appointing a Workspace operator is Spring/Summer 2019

Question: *Are the council considering additional fundraising for projects (resources) to improve Plumstead High Street?*

Response: The Council will continue to seek additional funding opportunities for consideration, to further compliment and boost Good Growth Fund investments earmarked for Plumstead High Street. If any residents or stakeholders have details of funding opportunities to apply for please let the Council know.

Question: *What are the other potential funding sources that may be considered to support the delivery of Good Growth Fund Activity?*

Response: Potential public and private sector funding sources are yet to be identified. The Council will consider funding opportunities that will support of the Council's regeneration objectives as set out below to improve the quality of our town centres.

- Enhance improve the quality of the public realm;
- Increase skills and provide training opportunities for local residents to deliver local jobs for local people.
- Provide support for local business and enterprise;
- Restore and conserve heritage sites in Plumstead (notably the former Plumstead Power Station);
- Improve the health and well-being of local communities.

We encourage local residents to share information on possible funding sources, by contacting the Regeneration team Plumstead-Regeneration@royalgreenwich.gov.uk

Question: *Could you confirm the use of £150k LIP funding which is yet to be allocated for works?*

Response: The £150k LIP allocation is for a local road safety scheme. The proposals are aimed at providing safer road conditions for vulnerable road users, particularly school pupils, along Plumstead High Street from Lakedale Road to Wickham Lane. With the agreement of Transport for London, who provide LIP to the Council, it has been agreed to carry this funding over from 2017/18 to 2018/19 to allow the scheme to be coordinated and integrated with a bus priority scheme on the same length of the High Street. This integrated scheme will be delivered this financial year. The Council are investigating whether an element of the Good Growth public realm enhancement can be included into this scheme.

Enforcement

Question: *There was a suggestion that the council should consider the introduction of a Plumstead High Street Enforcement strategy*

Response: The Council is currently undertaking a review of integrated enforcement activities and a report is due in the early Autumn. The Council will consider this suggestion as part of the review.

Question: *Could the Council provide an update on the status of current Planning Applications at 64 Plumstead High Street; and consider serving notice of enforcement at the site, due to poor building maintenance, accumulation of litter; poor waste management?*

Response: On 27 June 2017 conditional planning permission was granted for the conversion and extension of the former Edwardian industrial building into a mixed-use building with commercial ground floor and 7 residential dwellings over upper floors (7x2-bed) under application reference 17/1285/F.

The applicant has since submitted further applications to discharge conditions relating to requirement of a Car Park Management Plan, Construction Method Statement, and Air Quality Mitigation. The Royal Borough of Greenwich as Local Planning Authority approved the details submitted in respect of the stated conditions (2, 5, 6, 7, 9, 1011, 12, 14). Please note, for details relating to Planning history, visit the Royal borough of Greenwich website at http://www.royalgreenwich.gov.uk/info/100006/environment_and_planning

Planning enforcement have already served a 215 notice on this building that can also address the litter and waste management, however if required our Enviro - Crime Team will serve a further notice to the owners to address issues that violate their duty of care.

Question: ***Could the Council provide any additional enforcement actions against illegal churches located within close proximity to Plumstead High Street?***

Response: This has been feedback to the Planning enforcement team. To assist the team need details on specific location and the issue to be addressed

Question: **Would the council consider an additional ‘deep clean’ for the pavements along Plumstead High Street?**

Response: The Council already has a schedule in place for Plumstead High Street to be deep cleaned twice a year, along with all of our other high streets. The first half (from Bannockburn Road to St Nicholas Road) was completed in May 2018 and took approximately seven weeks. The second half (from the train station – Bannockburn Road) is due to start on 20th August. Before and after photos will be taken.

Retail / Trader questions and enquiries

Question: **Karen Broombridge, Owner of Studio One Hair Salon at 111 Plumstead High St, confirmed that her business is closing and moving from Plumstead, after 55 years of trading there, due to *‘the years of neglect, and lack of enforcement...’* along the High Street. Karen further stated that the lack of enforcement has invited increasing anti-social behaviour, referring to an absence of any CCTV (along the Plumstead High Street?**

Response: To fully understand this case, the Council committed to take the matter back to the relevant council officers – these being Town Centre Management and Community Safety and Environment.

Communications

Question: Could the Council consider establishing a co-ordinated and comprehensive communications strategy that provides information and updates on the current and future regeneration proposals for Plumstead. The Communications strategy should seek to embrace full social media, and suggestion was made to ensure the RBG has links to other local websites.

Response: Regeneration Team will pull something together in partnership with Highways and Communications Team

Question: Suggestion of erecting hoarding to highlight the works to the Plumstead Library, and location of temporary library site

Response: There are small notices on the heras fencing around the temporary library site detailing that this will be the location of the temporary library. The fencing has been reduced on site and will be cleared when the temporary library is complete and ready for use. This is anticipated for the end of August. Currently, there is hoarding along Quilter Street around the main library which is facilitating clearance and survey work. Additional hoarding, surrounding the entire site, will be installed in September.

Parking

Question/comment: There was a query regarding the quality of consultation, timing, and recent implementation of Controlled Parking Zones in and around Plumstead High Street. Additionally there was a request for a free 30 minute parking allowance near the High Street and whether hours of CPZ operation could be limited to 1-3pm only.

Response: Two stages of informal consultation were undertaken for this scheme with residents and businesses in addition to the statutory consultation for the associated traffic management orders. Following the introduction of new parking controls a further stage of consultation, by way of a 'satisfaction survey' is undertaken. These are normally carried out around six to eight months after scheme implementation, and in addition to those originally consulted, also include those roads outside of the zone, which may be experiencing pressure from displaced parking. However, the Council shall endeavour to undertake this survey earlier, subject to existing commitments in the CPZ programme, and will consider the timings and Pay & Display arrangements at that time.

Question: Resident stated that a petition has been circulated amongst local business and residents, issuing a formal complaint to the Council regarding the impact of the local CPZ on business and trade along Plumstead High Street.

Response: There is a protocol where local elected members can submit petitions to Full Council. These petitions are then often referred to the relevant committee for consideration and recommendations before being referred back to Full Council for decision. A petition related to parking and parking controls would normally be considered at Highways Committee.

Next Stakeholder Forum – proposed agenda items

- Response:**
- 1: Enforcement strategy for Plumstead High Street
 - 2: Council asset disposal strategy

Plumstead Station Public Realm Improvement Project (PRIP) - Workshop Notes

The workshop presented an opportunity for attendees of the forum to engage in the development of design ideas for the Plumstead Station Public Realm Improvement proposals. The table below summarises the key points raised and the Council's response respectively.

1. Enthusiasm about the idea of a Pettman Crescent bridge lower level Network Rail access to the train platforms

RBG will investigate further in liaison with Network Rail and Thames Water - other asset owners in the area. However, this proposal is likely to be expensive and may require additional funding incompatible with the PRIPs project delivery plan. Further investigations will determine if this proposal should be set aside as a long-term aspiration for Plumstead Station area.

2. Toilet facility provisions on the lower level of Pettman Crescent Bridge – as there use to be toilet facilities in Plumstead earlier sited on the temporary car park site (current site for temporary library).

RBG will consider in its options appraisal and where practical to do so, within the constraints aforementioned, determine where best to incorporate – whether in the lower level design space or upper (road) level.

3. Community Garden – create more green spaces – introduce pollutant absorbing species, that look good throughout the season

RBG will incorporate landscaped green spaces and planting areas in the public realm designs introducing more trees, pollutant absorbing plants and wild flower turfs where practical to do so. A community garden may be possible but careful consideration is needed about how to secure long-term local commitment, local “ownership” and maintenance

4. Introduce more Sustainable Drainage (SuDs) especially in areas along Plumstead Road where during heavy downfalls can lead to ponding.

RBG will investigate potential to install Sustainable Urban Drainage System (SuDs) within the project area and reduce demand on the local sewer network where it is practical to do so.

5. Introduce soft landscaping

RBG will encourage its designers to incorporate more green spaces and sitting areas in the public realm designs introducing more trees and wild flower turfs where practical to do so.

6. Link Plumstead Station with both the Housing Zone (HZ) and the High Street

One of the key objectives of the PRIP project is to link pedestrians and cyclists from the station to the HZ and the High Street. RBG’s regeneration, highway teams and planners are working closely to ensure designs are attractive to users, fluid, seamless and safe in design, and minimising severance within the constraints of the sites and adjacent land uses.

7. Strengthen links between the Housing Zone and High Street – creating a sense of one community and to learn from the Royal Arsenal misgivings

RBG’s Regeneration team will be working closely with stakeholders on projects to promote social cohesion and bring economic prosperity to the local area.

8. Concerns over industrial space at the Griffin Manor/Nathan Way housing site and implications for High Street trade if commercial spaces divided attention of HZ residents and encouraging competition with the High Street.

The Royal Greenwich Local Plan: Core Strategy with Detailed Policies was adopted in July 2014. It designated Plumstead High Street as a District Town Centre. As set out in Policy TC1, town centres are the preferred location for major retail, leisure, cultural, office and other uses that attract and serve the public. This ‘town centre first’ approach supports the regeneration and revitalisation of the Borough’s network of designated town centres, local shopping areas and neighbourhood parades.

Proposals for retail and other related uses outside of designated town centre, local shopping areas and neighbourhood parades are therefore generally not supported by the Local Plan other than small-scale provision for a much localised catchment. This is to ensure that out of centre development does not threaten the vitality and viability of existing centres.

The West Thamesmead/Plumstead Industrial Area, including the White Hart Triangle, is designated as a Strategic Industrial Location (SIL) by the Local Plan. Any proposals for non-industrial uses with SILs should be for small scale ‘walk to’ services for industrial occupiers such as workplaces crèches or cafes.

Together, these policies provide the framework for ensuring that any proposals that are forthcoming within the Housing Zone complement and support rather than compete with the current retail and business community in Plumstead High Street.

9. Lower level should incorporate a street market as was before and safe activity spaces for the community.

RBG will consider in its options appraisal and where practical to do so, within the constraints aforementioned, determine how best to incorporate in the lower level design space.

10. Cycle lanes but less shared space

RBG will encourage its designers to segregate cycle lanes where it is safe and practical to do so.

11. Support for public art and village feel – remove clutter and consistent street furniture, better signing

RBG will bring forward designs that include public art as well as other public realm features including street furniture to enhance the look and feel of Plumstead and help foster civic pride.

12. Wider pavements – where possible

The design team will investigate and propose, where possible, widened pavements provide more priority to pedestrians, cyclists and other vulnerable road users and try to create a less traffic dominated space. .