

SCI

Statement of Community Involvement

Much needed high quality family homes



Creating better cycle and pedestrian routes

Renew the area by regenerating redundant land



Revitalise this site to include public access

On behalf of Bellway Homes Limited and SGN
August 2023



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1. Introduction and Policy Framework

This Statement of Community Involvement has been compiled by specialist community consultation group Your Shout, part of Thorncliffe, on behalf of the applicant Bellway Homes Limited and SGN. This report supports a planning application for:

Redevelopment of the site to provide residential units including affordable housing (Use Class C3) and commercial floorspace (Class E) in new buildings ranging between 3 to 5 storeys in height, together with associated car parking and cycle storage, landscaping including new areas of public open space and a reptile retention zone, associated infrastructure including new junctions off Yarnton Way, drainage and land raising.

This report details the public consultation we have carried out to inform the evolution of the proposals, in accordance with national and regional policies, and Bexley Council's Statement of Community Involvement (SCI), republished December 2022.

Bexley encourages developers and applicants to discuss their proposals not only with planning officers and statutory consultees, but also with neighbours to the development and the wider public where relevant. The methods may include public exhibitions or meetings that will inform residents and interested groups.

The aims of the pre-application stage of public consultation are:

- To let local residents, businesses, councillors and other stakeholders know about the ideas for redevelopment on the site.
- To understand local views, engage with the community, help identify concerns and opportunities, and feed these into the evolving proposals.
- To show how we have responded to the issues of the community and stakeholders, and how changes have been made to the proposals.
- To pledge our continuing commitment to engagement throughout the statutory consultation period and beyond.

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We adhere to the Consultation Principles set out by successive governments through the Cabinet Office. Some of these principles are:

- Using plain English and avoiding jargon. Making the whole process clear and concise.
- Using the right tools, whether digital, collaborative, informative or ongoing. Only asking questions where we do not have a final view.
- Ensuring the affected people, groups and businesses are aware, targeted, and allowed proper time to respond. Making sure each group can access and respond to the consultation, however and using whatever means they engage with us.
- Early pre-application engagement and front-loading, where early engagement has significant potential to improve the efficiency and effectiveness of the process for all parties. We recognise that the more issues can be resolved at pre-application stage, the greater the benefits.
- Analysing and responding objectively and properly to consultations, published in writing and online through this document, and by direct contact if possible. Responses will be published where possible, with due regard to GDPR regulations.

This SCI deals with the public consultation, the consultation with neighbouring residents and community groups. Details of engagement with statutory and non-statutory consultees, whose engagement are being led by the team's planning consultant, are contained in other reports submitted as part of this planning application.

As part of this consultation, we have engaged with councillors. Bexley say engagement with the planning committee (and other councillors) can form a part of the pre-application process where appropriate.

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This consultation also has regard to the London Plan, adopted March 2021. Planning decisions should be taken as close as possible to the communities and interests they affect, and in as inclusive way as appropriate. Community and voluntary groups, local business organisations and other interest groups have valid contributions to make to planning, and we support their involvement.

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2. The Proposals



The site (above)

Our proposal is for 392 high quality new family homes at Yarnton Way, Erith, on the disused SGN gas holder site. The gas holders at Yarnton Way are no longer required as technological advances mean gas can now be stored in our network of underground pipes. One gas holder has been removed.

The land can now be regenerated, opening it up to the community and making a sustainable and viable contribution to meet local housing demand.

The regeneration of the Yarnton Way site provides an important opportunity to deliver much-needed new housing on former industrial land, which is strongly recommended in planning policy terms on surplus utility sites. Using the land in this way helps save local greenbelt land from being built on to provide homes.

3. Our Consultation Process

Your Shout has substantial experience in undertaking community engagement activities on behalf of developers in the London Borough of Bexley and elsewhere. We believe that our approach is inclusive, accessible and transparent. It also adheres to the council's consultation requirements and abides by the consultation principles set out earlier in this document.

Our approach uses an on-line engagement portal, alongside consultation events online promoted by a letter drop, and providing a Freepost address, Freephone number, and a bespoke email address to maximise the participation rate of local residents and businesses.

Our approach minimises the potential for pressure groups (for example) to dominate a meeting or monopolise the attention of members of the project team to the exclusion of less confident residents. Our channels of engagement remain beyond the consultation period, right up to the determination date at committee.

This consultation process follows on from a previous consultation in January 2022 on proposals to redevelop the Yarnton Way gas holder site for 560 homes. The previous consultation website is now defunct but was at yarntonway.whatyouthink.co.uk.

CONTACT WITH ELECTED REPRESENTATIVES AND COMMUNITY GROUPS

We contacted the following local elected representatives to brief them on the proposals, alert them to the forthcoming consultation and to offer a meeting to discuss the plans in more detail.

Thamesmead East ward members, LB Bexley

Cllr Zainab Asunramu

Cllr Larry Ferguson

Cllr Mabel Ogundayo

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Belvedere ward members, LB Bexley

Cllr Esther Amaning

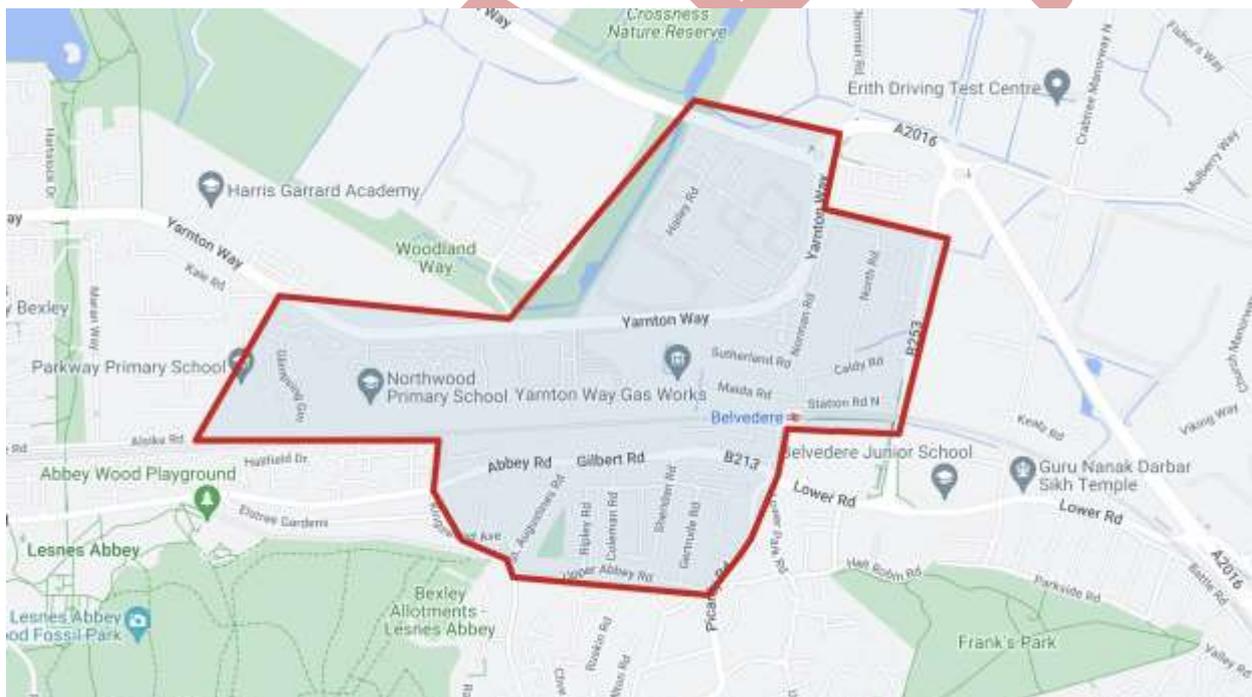
Cllr Daniel Francis

Cllr Sally Hinkley

The current Public Consultation

Invitation letter

We publicised the consultation to the households and businesses surrounding the site, using GPS-tracked hand delivery to distribute the information letter to 2197 properties, as shown in the map below. The letter was delivered on 15 June 2023.



The company that hand-delivered the letter uses GPS to show their delivery – the map overleaf shows this GPS report.

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There were 11 properties that were unable to be delivered, as below. We posted letters to these properties using Royal Mail.

- Flat 1 – Flat 11 Keir Hardie House – no entry to the flats

The objective of the letter was to publicise the project website and consultation events, to communicate information about the scheme, and to encourage local residents to share their views about the proposal. The letter included a freephone number and freepost address, to increase accessibility in the consultation. A copy of this letter is available in the [appendix](#).

Invitation letters were also sent to all the elected representatives and groups.

The communityUK platform for this project has a unique URL – YarntonWay.site. This went online on 15 June and will be maintained throughout the planning application process.

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Below is a screenshot of the homepage of our website. Other pages are in the [appendix](#).



The consultation events

Two consultation events were held on the communityUK platform, via a web browser.

We held two online events, the first on Monday 26 June at 1pm; and the second on Tuesday 27 June at 7pm.

We used the communityUK system, because it makes consultation events and information highly accessible, highly participatory, and gives residents equal access to the team.

It encourages and enables residents to share their views in an interactive and meaningful manner that helps influence decisions and creates trust. It is a far more accessible platform than using Zoom, and more residents participate in consultations.

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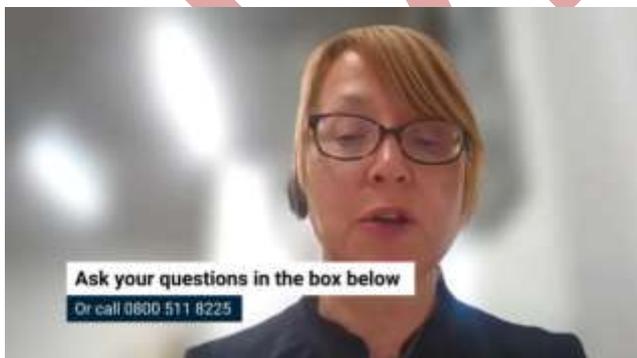
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It's a platform that continues to be used extensively by local authorities.

The system is about reducing barriers to participation, for example for parents with children, professionals and other workers that find it easier to engage online or on their mobile. Indeed, younger people find online events more attractive to attend. Allowing participants to create audio or video questions also reduces barriers for some people. There's also an option to watch on YouTube.

It's also helpful that the system allows recording of the events, with all the questions timestamped. Clicking on the question on the right of the screen enables you to watch the answer to the question on the video to the left of the screen. The events are recorded online at <https://bellwayarntonway.communityuk.site/watchit>

Registered participants were able to submit questions before or during the consultation events using a text-entry form on the event viewing page. They could also submit video questions and questions via a freephone number. Screenshots of the events are shown below:



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Whilst access to fast broadband and the internet is near universal these days (particularly with smartphone mobile access), the communityUK platform manages any residents with a lack of digital access. We send a hard copy of presentations to any who request them; we maintain our freephone helpline; and we accept requests for one-to-one meetings.

The times and dates of the consultation events were chosen to encourage the maximum number of people to participate, including those in full-time employment and those with parental responsibilities. We ensured the date did not fall on any locally observed religious or cultural festivals.

Participants were able to register for any of the consultation events in advance. Registered participants were sent at least one reminder email ahead of their chosen event, and an email after the event to encourage participants to share their views. An example of one of these emails is shown in one of the appendices.

Representatives from the applicant and the consultant team were present throughout the consultation events.

58 residents participated in or watched the sessions, including the recorded sessions and the YouTube stream. In the case on the online events, the attendance is measured by IP-address, so are likely to measure households rather than single residents.

	Numbers registered	Participated or watched
26 June 1pm	10	22
27 June 7pm	20	36

Using Google statistics, we can see the demographics of website users:

- 68% use a PC
- 32% use a mobile or tablet

Social media advert

To increase awareness of the public consultation, the following sponsored advert was shown on Facebook and Instagram. The advert was targeted to the local area. The advert is the appendices.

Response mechanisms

We have maintained, and continue to maintain, several response mechanisms for the local community and stakeholders to share their views about the scheme, including:

- A survey on the CommunityUK portal, which is now closed (previously on <https://bellwayarntonway.communityuk.site/shareviews>)
- A freephone number, staffed during office hours: 0800 955 1042
- A consultation event hotline
- A bespoke email address: yarntonway@yourshout.org
- A freepost address: FREEPOST RTXU-JGSR-KHLE, Your Shout, 28 China Works, London, SE1 7SJ

All survey information was held in a GDPR-compliant format, with the following privacy notice published on the invitation letter and online portal:

Data will be held by Your Shout and the project team. By volunteering this information you are giving your consent for us to process your data regarding the SGN Belvedere project. Your comments will be given to the council as part of the planning application process. You are also confirming you are aged 16 or over. You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.

TIMELINE AND SUMMARY OF OUR CONSULTATION

Date	Event
January 2022	Previous consultation
15 June 2023	Letters sent to local community, and online platform goes live
26 June 2023	First consultation event
27 June 2023	Second consultation event
June-July 2023	Ongoing engagement with stakeholders
August 2023	Submission of planning application

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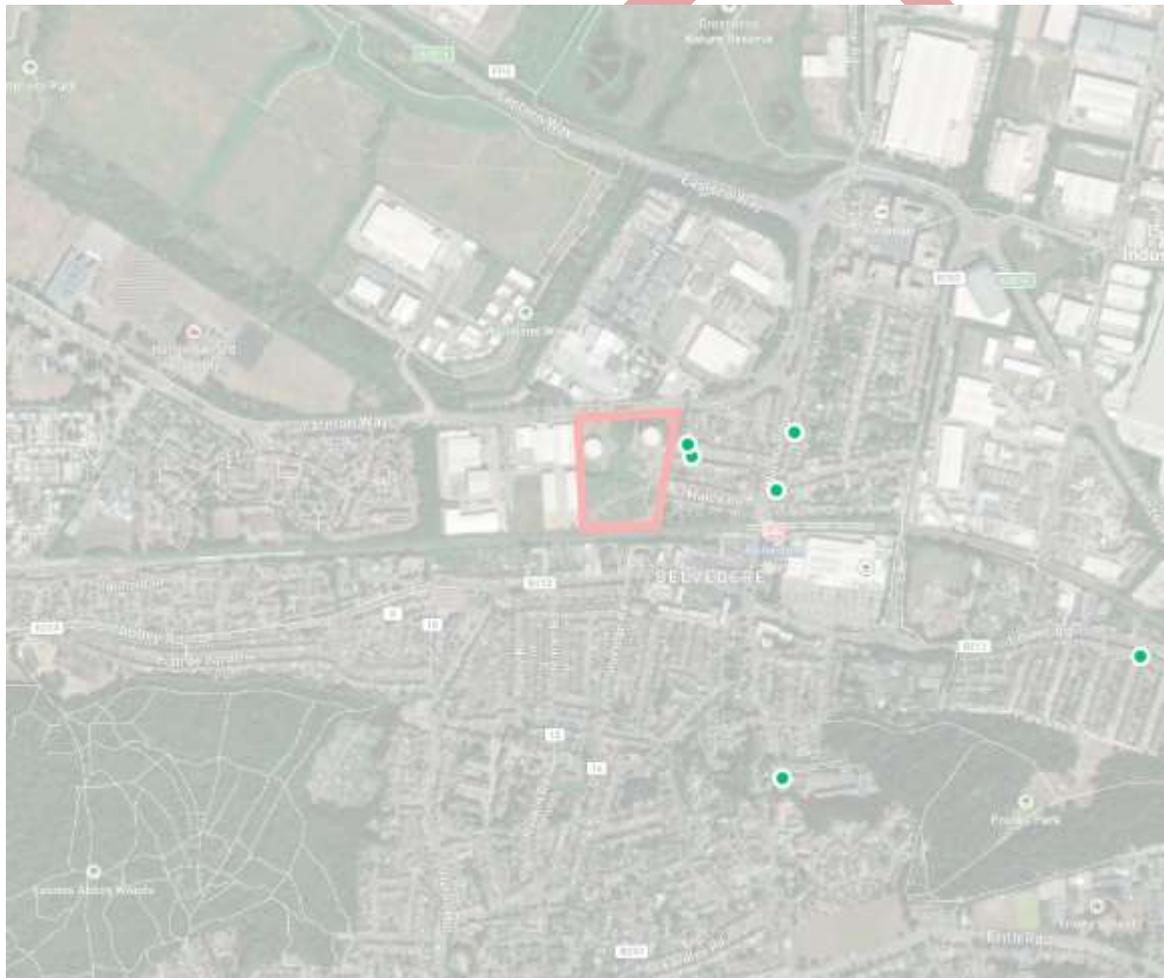
4. Consultation Responses

Meetings/discussions were held with the following stakeholders:

We had 63 questions at the online consultation events (which are in the [appendix](#)).

We have had 11 responses to the share your view survey, which is now closed.

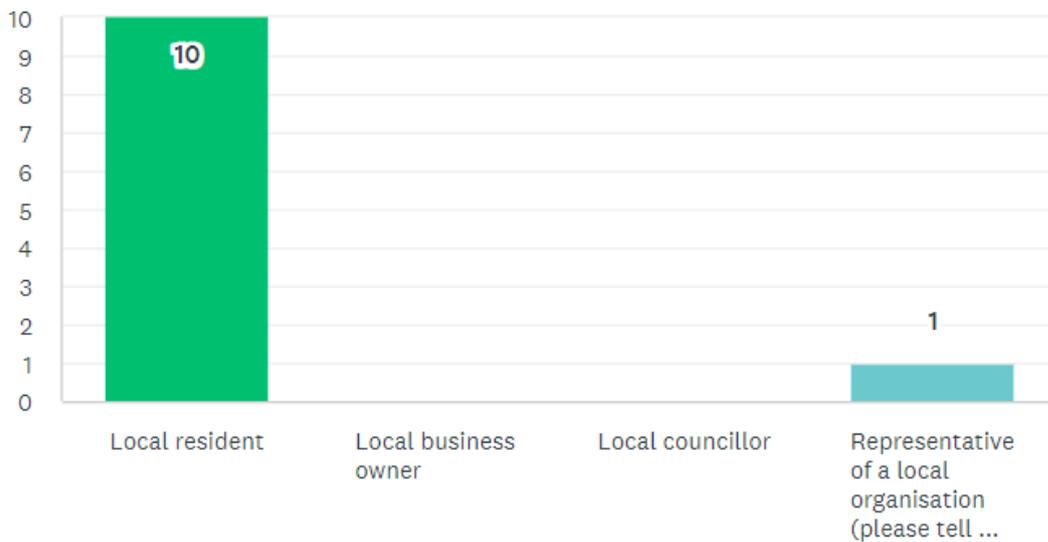
Respondents to the online survey were asked to mark on a map the approximate place where they live in relation to the site.



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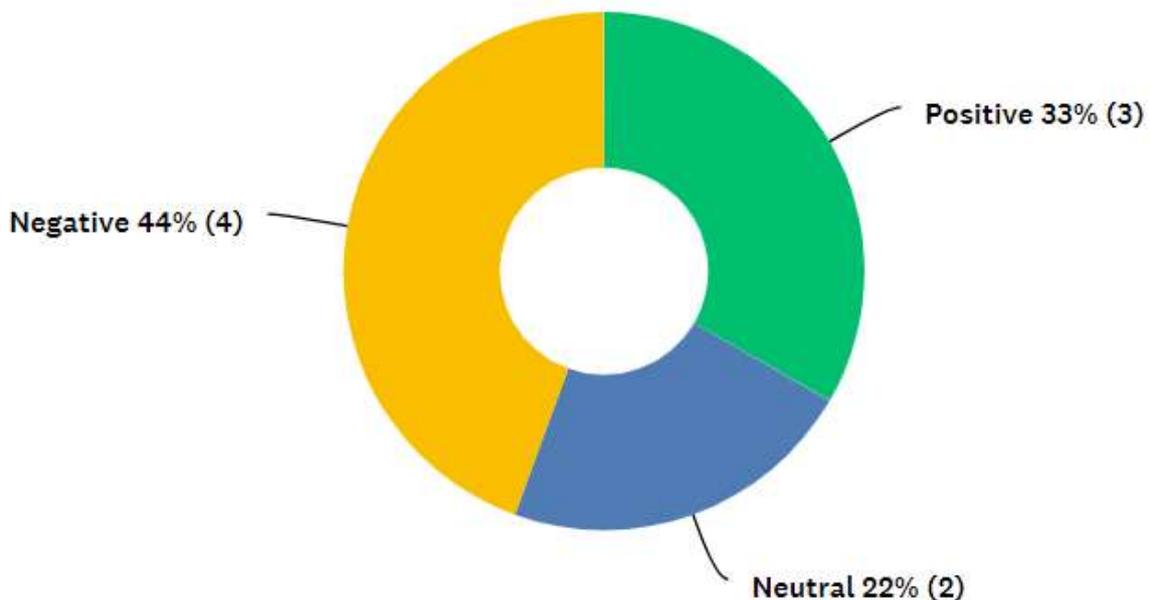
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Respondents were asked to self-identify themselves. They were told that they could select more than one option:



The person that said they were a representative said that they owned "multiple properties on the road".

Respondents were asked how they felt about the proposals:



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Respondents were told that the vision for the site includes many aspirations, and that the developers were keen to hear which of these aspirations were most pertinent to them. They were told they could pick as many as apply:



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Respondents were asked to give comments about the scheme.

The full comments are:

- My concern is how affordable the homes will be.
- The number of new homes proposed is excessive without support from the existing services and infrastructures. The height of the blocks is not in keeping with the immediate area and will alter the current sightlines for many residents. Norman Road suffers already with over-parking and traffic disruptions. This development will make this issue even worse.
- Where is the rainwater going as we only have two drains in our road?
- I do not want any access through Sutherland Road to the site. We want to keep Sutherland Roadway peaceful and quiet.
- What protection do we have from excessive noise and vibrations? When they removed the first of the gas works, my property has been vibrating. This is huge scale works so this will be worse. I appreciate that the properties closer to the current properties will not be over 3 stories high, to match what is currently there.
- Where are all the cars etc going to park, where are all the amenities? Going to be and our drain system is that good either like schools, doctors and dentist this part of the borough seems to me pretty full up with people still waiting for doctors etc.
- Transport needs to be increased due to this extra housing. Thames link train services should stop at Belvedere rather than passing through, or the Elizabeth line should be extended from abbey wood.
- Not happy there will be a though road and bus going through Maida Road

5. Previous consultation responses

A previous consultation was undertaken in January 2022. The responses to that consultation were as follows:

Yarnton Way Consultation

Please see the daily consultation update below.

Since our consultation went live, 581 people have viewed the website and 55 people have filled in the website survey. The results of their feedback are as follows:

1. As a gas storage facility is no longer required, do you agree that the land should be opened up to benefit the local community?

Support	33
Neutral	5
Against	17

2. *Do you agree the site should provide much-needed local housing?*

Support	27
Neutral	4
Against	24

3. *Do you think the landscaping and green space proposals will enhance the area?*

Support	29
Neutral	6
Against	20

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4. Do you agree that the layout has been carefully arranged to compliment the height and appearance of the existing area?

Support	13
Neutral	13
Against	29

5. Do you think a bus route through the development and down narrow local residential roads (such as Maida Road and Sutherland Road) is a good idea?

Support	11
Neutral	8
Against	36

Further comments on the feedback forms; 41 comments have been left.

My only concern about this development is vehicle access to the site. Is it the case the only way in and out is via Yarnton Way? If so, this road is a busy dual carriageway with lorries etc accessing the industrial estate opposite this proposed development. Of particular concern is if someone leaves the estate and wants to turn right, they've got to go over 4 lanes of traffic on separate dual carriageways to get to the A2016 and local shops at Belvedere Park estate etc. Any type of filter lane etc is a potential Hazard. vehicle & people safety should be of the utmost importance. I believe the only safe option is to have roundabout on Yarnton Way, just like Bellway homes have 500yds away for their previous development at Belvedere Park. Can you respond to me directly on my email address asap regarding this matter and clarify the situation.

All the buildings around are maximum 3 stories, why are these to be 4 or 5 stories? I would literally be dark all the time. I back directly onto the site, what measures will be there to ensure I am not

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disturbed by noise, this will be a massive development I'm assuming piling and etc? I would love massive acoustic noise stopping devices in place. Will these new blocks mean people will be looking directly into my property now? How far away from existing blocks be from existing blocks/houses? The drainage system is shocking already, what will be put in place to ensure the extra usage is going to be properly managed? I have seen great things done in such sites (Woodberry Down in N4) however there is a similar site in Abbey Wood already that seems to be not selling.

All the buildings around are maximum 3 stories, why are these to be 4 or 5 stories? I would literally be dark all the time. I back directly onto the site, what measures will be there to ensure I am not disturbed by noise, this will be a massive development, I'm assuming piling and etc? I would love massive acoustic noise stopping devices in place. Will these new blocks mean people will be looking directly into my property now? How far away from existing blocks be from existing blocks/houses? The drainage system is shocking already. what will be put in place to ensure the extra usage is going to be properly managed? I have seen great things done in such sites (Woodberry Down in N4) however there is a similar site in Abbey Wood already that seems to be not selling.

Being resident of Poppy Close, the proposed site will surely block my sunlight in the evenings specially in winters when we already get less sunlight. I have checked and proposed site is on the way of sunlight that comes to my house in the evening. This is my concern.

I am totally against this development and the one in Crabtree Manorway South as we've had lots and lots of development in this area and I for one have had enough. First there was the development by the Morgan public house which caused years of noise with pile driving day in day out. Then we had more pile driving with two warehouses near Crabtree Manorway. This pile driving drives you mad as you cannot escape it all day long and it starts so early in the morning. It is becoming unbearable living around here. The reason we first lived round here was because it was a back water and it was quiet but it has now become so noisy and full of traffic that it is terrible. Also, local services cannot bear any more people living in this area. Schools, doctors and hospitals will just not be able to cope. You say you will give a contribution to the local council but is this just a one off or will this be every year? The air around here is dreadful and with more building it will be even worse. The dust and air pollution will deteriorate even further. My son who

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is thirty suffers from dust allergy caused by the terrible air around here. Please do not go ahead with this development People who work at night will be unable to sleep and those with mental health problems will find that their well-being will be compromised by this building work.

The drainage system in this area is archaic and is not fit for purpose for the residential properties already in this area which has been confirmed by Bexley Council who do not have the funds or capability to update it. The local roads flooded in October into local properties due to insufficient drainage. I am therefore against any further residential properties being built on land that will affect the local community.

I do not agree this should be put into a development, there should not be a bus going down any of the road leading to this area as they are too small and you would not be able to have space from on coming traffic to move over as there isn't enough space to park down those roads anyway. If you do have to build I do not think there should be access to it from Sutherland or Madia road. We need more doctors and dentists not houses as we can't support the people in there with schooling or medical care. I always thought the gas work were listed and shouldn't be changed. Very bad idea to build houses in this area

I would be strongly against development of this land under the current proposals for a number of reasons. Firstly, it appears from the proposals that access to the proposed site would be through Sutherland Road. Sutherland Road is currently a safe, quiet residential no-through road and an increase in traffic would change the character of this road irrevocably. The suggestion of a bus route through a road such as Sutherland Road would be desired is entirely misguided. Sutherland Road is narrow and buses trying to navigate through the road would cause entirely unnecessary problems for residents.

As a resident of Sutherland Road I can state categorically that I am against any proposal that would create additional traffic or congestion in our quiet road. Access to any new development should be restricted to access from Yarnton Way only. Quite apart from the traffic issues that these proposals would cause, I would also question where the children of the families that would be living in this development would be schooled. Our local schools are already at capacity and to simply build 500+ new homes without

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considering where children will be schooled is, although sadly typical, completely unacceptable. As the proposals stand I will be objecting to these proposals via LBB's Development Control team most strenuously.

I think this is an absolutely shocking idea, emergency services struggle to get down maida road as it is without introducing buses and flowing traffic, as a resident of maid a road I do not think any of this is a good idea, our children don't have anywhere to play other than outside our houses which as it stands is safe as it is a dead end. introducing buses and flowing traffic will mean our children will no longer be safe going outside. As a neighbourhood we have a close community and I don't feel comfortable with these plans, I will no longer feel safe in my home. I think the whole idea should be screwed up and forgotten about

A waste of time effort and money! LB Bexley's Leader and her senile lapdog ruling group have decreed that no social and low cost housing is to be built in the borough while she is leader. There is a history of planning applications been submitted and refused has they are aimed at the social housing market.

Belvedere does not have sufficient capacity to house 560 new homes. This would cause considerable traffic around the area and parking issues around the rounds surrounding the new builds. The space should be used for a community park or half the number of housing.

Very disappointed it is more housing when this area needs GP surgery, nurseries so women can work especially with all the warehouses, industrial estates and offices nearby, restaurants where people can sit in and not takeaways, places where the community can go. As it is it is full of wayward youths and unemployed people in the daytime.

As an lower belvedere resident I feel this will have a negative impact of roads and privacy to streets nearby. Changing bus routes we'll put added traffic to small and residential roads in the area, plus parking and privacy we'll be negative impacted.

I live at Maida Road. The road is narrow as it is so Bus going through is not a good idea and I am sure no one will be happy with that. Route of the

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busses is already through Yarnnton way so do not see a need to go all the way to the station. Its only 5 min walk if there will be a pedestrian road link with Maida Road.

Sutherland land road is quite peace street we're kids can play grow and we have good community spirit, which I believe will be destroy with this development opening our street.

I don't really understand what's this bus route question is for there is no possibility or need for a bus to make a journey that way nor anywhere for the bus to stop or turn back Total non sequitur.

How can you even think about the bus route going down Maida road.at times we can't even get the bin lorries down the road, and everyone parking down these roads to use the train as there is nowhere else to park. If you go out or have people around, you can't park, so if the new development has parking for residents only where do people park if they have more than one car or have visitors. You can't say this what happen as we get people from Belvedere Park parking for the train and we even get people how are visiting there parking here, I've asked someone the other day if they be long parking outside our house as got a delivery and they said they going to see their family in Belvedere Park and can't park any nearer. So all we can see is it will be harder us to park in our own road and if it's a bus route it will be even worse.

The area is a high crime area with Thamesmead Council Estate close by .It is very important more CCTV are brought up and police force put in place before let live people there. I live at Clydesdale Way close by and we have always reports of car break ins and or vandalism. Sometimes more and sometimes less. My bicycle has been stolen in the secured garage despite a heavy chain and attached to a bike stand. I personally use a taxi after 8pm in the evening instead walking home from Belvedere Station. The area is a bit run down and in my view neglected by the Bexley Council. Just to make you aware of this. It needs a better bus no 401 and 180 service for the people. Not sure about schools and surgeries if they can cope with more people. Otherwise a fantastic idea. Good luck

Very good idea, I'm interested in this new development.

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Maida Road is a very tight road having a bus route down here will not work it will cause a lot of problems for the parked cars down the road, as it is it becomes a real struggle to even get the rubbish truck down the road even they struggle to come down it. Even emergency vehicles like an ambulance struggles to come down here and other emergency services It's not a good road for larger vehicles buses or trucks to come down as it already causes a lot of problems, at times people struggle to even turning their cars a lot of people are having to reverse their vehicles back as they come down to the road or even onto residential property's driveways So my suggestion would be not to have a bus route down here, to keep the road as it is secure and safe for all residents down our street of Maida Road it's a nice and quiet and peaceful street any changes will take a big impact to all the residents down Maida Road. Kind regards Thank you

The area is over devolved (New Belvedere and the lids area) should instead lend itself to be returned to green space. Pollution and an increase in crime riddled rat runs would be the theme. Sutherland road has always been a no through rd and shall remain such to protect residents as it has done from the undesirable, it is a play street that we as locals police and keep safe. Under no circumstances do I nor my neighbour's wish to have a thorough fare that will harm our community and its security also to add that the amount of units is not sustainable for the location. Your plans will only degrade the area and over populate. The current infrastructure does not allow for such an influx. Should any such build be allowed then Sutherland road must be walled off so no traffic foot or otherwise be allowed, as no cut through purpose is warranted. Already I fear disruption and chaos to our peaceful lives, and what of compensation for that? I am a homeowner of some 22 years living here just because of the fact it's a dead end road. The Gas works access is purely for emergency not a right of way. Any heavy vehicles disturb the foundations of all the properties to which damage our homes. This is a flood plain leave well alone. I see this as profit over a safe environment not homes ... that's your spin. The community will do all to protect our way of life.

I cannot wait to welcome you to our community.

I can barely fit my tiny down Maida Road at the moment. People using the station park at the bottom of the road which blocks the road. Sometimes delivery vans struggle getting through. I like the idea of more housing, but you're just going to appeal to rich people who work in central London! What

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about people who have lived in that area for decades who need social housing? I am 100% opposed to the bus route, it's a ridiculous idea and you would impact those of us who live there. Especially as not all houses down the road have driveways or only have room for one car when they have several cars in their household.

I live in Maida Road and have done for 30 years. The existing parking problems have continued to worsen over the years and the road is definitely too narrow for bus routes. We have difficulty with cars parked both sides and cars at the start of the road due to people parking and using Belvedere Train Station. If Maida Road and Sutherland Road were to have buses along them, both roads would need to have yellow lines to prevent any parking and this would definitely disrupt the lives of many owners and tenants. The same would apply for Norman Road. As it is now, there is definitely no room for a bus to turn at the end of either Maida or Sutherland Road. The extra noise and increased traffic would be a huge disruption to our quiet and safe roads. They are currently a safe place for children to play outside on bikes, skateboards etc as there is no through traffic and Parents can watch their children from their homes and front gardens. The buses currently stop on Yarnton Way at the end of Norman Road with a short walk along Norman Road to reach Belvedere Station. I don't see how buses using Maida, Sutherland and Norman Road is going to enhance or encourage the use of Belvedere Station - surely the short walk along Norman Road is healthier.

Not good for the area.

Positioning next to a local factory and a railway line is going to lead to a lot of noise concerns. I live in a Bellway flat at the moment and the attempts to dampen noise from the outside are pitiful. I can hear conversations on the street from four floors up. Naturally, we're overloading the rail services along this track by building such dense accommodation up and down the south eastern line. Do not forget that South Eastern are now run by the state so that's going to likely end in a pickle.

This development will change a whole community and will put children and elderly at risk of traffic through road. This is an already polluted area and didn't need more houses that will introduce more traffic pollution. This area could have been better used to serve the existing community by having a designated safe open space rather than more houses.

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This site is home to a lot of local wildlife. It would be a travesty if it was developed with housing. I would much rather see it turned into a green space/park for people and nature. As a resident of Waterfield Close for 30 years, I have been hankering after a green safe space for children and adults alike. There is nothing on this side of the railway. I am also against the idea of buses using Maida or Sutherland Roads. What a ridiculous idea! As it stands Norman road is full of cars parked for the station, and Norman road is a route for many HGV1s which can sometimes get stuck because of all the parked cars. Adding a bus to this scenario would be a disaster. Not to mention polluting and unsafe for young children of Lower Belvedere. The roads and pavements are not wide enough. The distance from the development site to the station is completely and quickly accessible by foot there is no need for extra road transport. If this goes ahead (I'm guessing it will because locals are never listened to) we must have longer trains. Some years ago Southeastern extended the majority of stations to accommodate 12 carriage trains, but we only ever see 10 carriages maximum. I use the train at Belvedere to commute to London daily, if longer trains are NOT brought in, there will be standing room only from Belvedere onwards -this is NOT acceptable. Overcrowding and bad car parking increased dramatically when the Little Brights development was completed. I will only get worse! The only housing I would gladly accept would be social housing. The price of property being sold in Belvedere has been rocketing because greedy developers have been advertising the fact that property is near the Elizabeth Line (even though it doesn't stop at Belvedere). Local young people are being priced out of the area and I for one can't fathom why anybody would want to buy a property for over £500,000.00 just to live in an area that is too full of people and doesn't have the appropriate transport links.

I am concerned that there seems to be a need to fill every green space with a building, and four stories will be higher than the flat I am in which will possibly block the view.

SGN Belvedere

Statement of Community Involvement - SGI

Close-knit community that will be spoilt by a through road. This plan is terrible, not at all thought out with the current residents in mind. The previous work that was done there caused so much disruption, noise, dust to be blown into our gardens, houses and cars. It made it completely unfeasible to go outside. As well as the loud, rude workers who kept on swearing. This is not a suitable plan, and I am completely against this. The gas works are a wonderful piece of history and art that you will be destroying. The environmental impact by putting these flats on a flood plain will be astronomical. Can you tell us who will pay for the damage if we get flooded, as now the area that absorbs the water is now destroyed? Additionally, Maida Road and Sutherland Road are both very narrow. How will a bus fit? Or where will the cars go? You are destroying people's homes!

The area is over developed (New Belvedere and the Lidl's area) should instead lend itself to be returned to green space. Pollution and an increase in crime riddled rat runs would be the theme. Sutherland Road has always been a no through road and shall remain such to protect residents as it has done from the undesirable, it is a play street that we as Locals police and keep safe. Under no circumstances do I nor my neighbour's wish to have a thoroughfare that will harm our community and its security also to add that the amount of units is not sustainable for the location. Your plans will only degrade the area and over populate. The current infrastructure does not allow for such an influx. Should any such build be allowed then Sutherland Road must be walled off so no traffic foot or otherwise be allowed, as no cut through purpose is warranted. Already I fear disruption and chaos to our peaceful lives, and what of compensation for that? I am a home owner of some 22 years living here just because of the fact it's a dead end road. The Gas works access is purely for emergency not a right of way. Any heavy vehicles disturb the foundations of all the properties to which damage our homes. This is a flood plain leave well alone. I see this as profit over a safe environment not homes... that's your spin. The community will do all to protect our way of life.

Lower Belvedere has gone downhill and needs improvement. It has transport poverty and really needs the DLR and Crossrail to be extended to Belvedere.

SGN Belvedere

Statement of Community Involvement - SGI

The space should be used to support the local community with green open spaces with playing area's for youth and old playing pitches for all sorts of sports. Area of this land should be set aside for birds, the newt's that have been in the area. Considering the land is part of flood plain and it soaks up vast amounts of rain fall that if you build on will have nowhere to go but the streets and the railway. As it is Sutherland rd suffers badly with flooding some of house's have been flooded over the years. Or local roads opening them up will destroy local community and have a detrimental effect not only people but housing of the street, as you must be aware your building on marsh land homes in Sutherland rd suffers from heavy vehicles coming down our road it feels like min tremor in house's hence gas works were stopped by local council bringing heavy goods vehicle down the street and new entrance was built on Yarnton Way. What about the effects of your build on local people living near Gas works many elderly and shift workers live close to the site. Effects of noise, dust, and pollution from hundreds of vehicles and machinery? days a week. Lastly by taken down the Gas tanks your destroying part of history of local area.

We live adjacent (3 doors away) from the gasholder site on Sutherland Road (last 34 years). We are advocates of redevelopment of the site per se. However, totally opposed to bus routes running through {narrow} residential streets (both Sutherland/Maida Roads). The sites proximity to Belvedere station (why we bought as very young 20 year olds. over 34 years ago!) & commuting to c/London was the defining factor (&affordability@ that time). The station is already conveniently situated (couple minutes' walk). We have commuted to Central London over past 3 decades. The opportunity to create quality housing is admirable. however, we would advocate greater green measures (rent electric car scheme/leisure (swimming?) incorporated into the development. Sadly though residing in area over 34 years . .there are NO recreational/leisure facilities. Fantastic opportunity to include/promote regeneration of the area. Extension via DLR/Elizabeth Line would also boost the 'Kent Gateway1 accessibility .. but proximity to River . .is under utilised/ignored & this should be explored as a genuine conservational issue when promoting Belvedere Gas Holder area *we cycle along the river route (less than 10 mins away).

SGN Belvedere

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This is going to cause major disruption and ongoing problems for the residents of the area. The area is already over developed (New Belvedere and the lid ls area) it should instead lend itself to be returned to green space. There will be increased pollution and an increase in crime. Sutherland road has always been a no through road and should remain as such to protect residents as it has done from the undesirable, it is a play street that we as locals/ police keep safe. Under no circumstances do I nor my neighbour's wish to have a thorough fare that will harm our community and its security also to add that the amount of units is not sustainable for the location. Your plans will only degrade the area and over populate. The current infrastructure does not allow for such an influx. Should any such build be allowed then Sutherland Road must be walled off, so no traffic (foot or otherwise) be allowed, as no cut through purpose is warranted. Already I fear disruption and chaos to our peaceful lives, and what is the compensation for that? I am a homeowner of many years living here just because of the fact it's a dead-end road. The Gas works access is purely for emergency not a right of way. Any heavy vehicles disturb the foundations of all the properties to which damage our homes. This is a flood plain and it needs to be left well alone. I see this as a profit-making scheme over a safe environment for homes. The community will do all to protect our way of life.

Why does the buildings have to be 5 Levels, closet buildings are no more than 3 levels. My view will be of a 5-story block in the future.

Sutherland road has a lot of families with small children who moved here primarily so they're children could also play freely on the road. A bus route through it would be extremely detrimental. Spoiling the family child friendly environment.

Individual houses will be much better for young families. This will provide children with safe areas to play. Although blocks of flats create good profitability there is always the risk that they become the "slums of the future".

I strongly object to having a bus route run through these tight residential roads. Just parking our cars is extremely difficult at the moment and you are thinking of having a local bus run through??? Please no!! Absolutely NO!

There's so much new development in Belvedere. Having so many properties crammed in this space is not good for the current residents. All the traffic

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it'll bring. The schools etc don't have the capacity. It'll just cause ghettos with crime like Thamesmead, when you cram so many people into a tiny space.

Visitor parking

DRAFT

6. Our response and continued consultation

Applicant's response table

Issue	Applicant's response
Parking	This is a car-light scheme with a carpark management plan comprising of a 40% car parking provision
Accessibility	Resistance to the GLA's suggestion of vehicular through routes to the side roads of Maida and Sutherland Road, which are limited to pedestrian and cycle access only. The proposed exit and entrance points on Yarnton Way are proposed to be used for vehicular use only.
Safeguard BRT route	Safeguarding a BRT route through the site and through to Maida Road. The scheme is not proposing to deliver the BRT, however, the scheme safeguards a route should the Council wish to bring this forward at a later date.
Greater typology units	Greater variety in typology of units including three storey townhouses, duplex apartments, five storey blocks interlinked with setback four storey elements and five storey finger blocks This has been done to support a varied housing provision, enhance the dual aspect provision, provide more family housing and to ensure that none of the blocks exceed 8 units per core.
Height variation	Greater variation in height across the development including buildings ranging between 3 and 5 storeys. This has been done in response to the concerns raised about uniformity of heights
Height relocations	Rational placement of typologies with the lower rise three storey housing located adjacent to the sensitive site boundaries. Taller buildings located in the less sensitive areas of the site.
Commercial space	Provision of commercial space fronting onto Yarnton Way including both an ancillary residents only gym and commercial retail space. The design of the blocks at this location incorporate a 'spill-out' area to support place-

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	making and ensure users interact with the development at this location
Public open space	Incorporation of a large areas of public open space across the development including a principal communal area located on the eastern side of the development in sight of the junctions of Maida and Sutherland Road. This has been done to ensure compliance with the play space requirements and Bexley's communal open space requirement, and to ensure that the development provides a destination feature for residents beyond the site. The landscape proposals achieve a total area of 13,661m ² of amenity space, equating to approximately 41.8% of the total site area. This is in addition to roughly 1,1300m ² of private rear garden space.
Tiny forest reptile zone	Provision of 250m ² of space within the site reserved for Tiny Forest initiatives and 2,000m ² of established scrub that is being retained and enhanced as a reptile retention zone located to the south of the site to accommodate the provision of habitats and benefits for biodiversity.

In response to feedback from local residents and stakeholders, LB Bexley planning officers and LB Bexley Design Review Panel, the applicant made a number of changes to the scheme:

- Previous iterations have included schemes of up to 617 homes rising to 15 storeys with parking provision for over 240 cars. However, it was considered that a denser development such as this was not appropriate in the existing context of Belvedere.
- Bellway Homes recognise that the council and the community are keen to see a less dense development than these iterations, with lower heights and less congestion.
- The proposals that we are presenting now follow a great deal of consultation with the London Borough of Bexley, the GLA, Bexley's Design Review Panel, as well as the local community.

Feeding-back to participants and the wider community, and opportunities for continuing involvement

One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.

This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to the planning authority.

We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. The team will be available to meet consultees again as appropriate.

This Statement of Community Involvement fully demonstrates the applicant's commitment to thorough and meaningful public consultation and meets the requirements set out by the council. The submission of the planning application does not mark the end of this consultation and the team will continue to meet with local groups and individuals as appropriate throughout this process.

Your Shout

August 2023

Appendices

[Appendix: Public consultation – example invitation letter](#)

[Appendix: Public consultation - social media advert](#)

[Appendix: Project website – screenshots](#)

[Appendix: Consultation events – example reminder email](#)

[Appendix: Online consultation events - list of questions submitted](#)

[Appendix: Comments submitted by email](#)

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Appendix: Public consultation – example invitation letter



Gasworks site at Yarnton Way: public consultation

14 June 2023

Dear neighbour,

Your Shout are working with Bellway Homes to consult with local people on plans to redevelop the land at Yarnton Way to provide around 390 much needed homes.

Currently the site, shown top right, contains one remaining gas holder, as one has been removed. The gas holders are no longer required, and the proposal, shown bottom right, is to transform the redundant gas holder site into much needed new high quality one, two and three bedroom family homes, including townhouses. The new homes will include cycle storage facilities and new landscaping.

We will be holding two online consultation events on the following dates and times:

Monday 26th June 1pm

Tuesday 27th June 7pm



At each session, you will hear from the team behind the project. You can ask questions in advance or during the presentation – your questions will be answered by team members.

Simply scan the QR code (to the right) or go to our website yarntonway.site which also contains further information on the proposals.



You may want to register in advance for the session of your choice and ask your questions. You need only join one session, but you are welcome to join both if you wish. The events will last between 30 and 90 minutes, depending on the number of questions received. If you have questions but cannot attend the sessions, you can do so via the website and your questions will be answered. Timestamped recordings of both sessions will be available on the website soon after the final event. We will also be asking people to share their views and give their comments after these events. You can contact us by phone, email, or post:

- Call us freephone on **0800 955 1042**
- Email us at yarntonway@yourshout.org
- Freepost **RTXU-JGSR-KHLE** (Belvedere), Your Shout, 28 China Works, SE1 7SJ

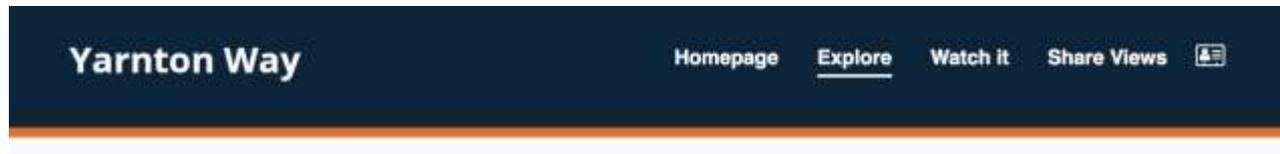
If you are unable to access the website, we can send you printed material - please contact us using the details above.

Yours sincerely

Your Shout
Yarnton Way consultation team

Sent by Your Shout, 28 China Works, SE1 7SJ. Data will be held by Your Shout and the project team. By volunteering this information, you are giving your consent for us to process your data regarding the Yarnton Way project. You are also confirming you are aged 16 or over. Your comments may be given to the London Borough of Bexley as part of the planning application. You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.

Appendix: Project website – screenshots



390 new family homes

Our proposal is for around 390 high quality new family homes at Yarnton Way, Erith, on the disused SGN gas holder site.

The gas holders at Yarnton Way are no longer required as technological advances mean gas can now be stored in our network of underground pipes. One gas holder has been removed.

The land can now be regenerated, opening it up to the community and making a sustainable and viable contribution to meet local housing demand.

The regeneration of the Yarnton Way site provides an important opportunity to deliver much-needed new housing on former industrial land, which is strongly recommended in planning policy terms on surplus utility sites. Using the land in this way helps save local greenbelt land from being built on to provide homes.

The proposals that we are presenting now follow a great deal of consultation with the London Borough of Bexley, the GLA, Bexley's Design Review Panel, as well as the local community.

Previous iterations have included schemes of up to 617 homes rising to 15 storeys with parking provision for over 240 cars. However, it was considered that a denser development such as this was not appropriate in the existing context of Belvedere.*

Bellway Homes recognise that the council and the community are keen to see a less dense development than these iterations, with lower heights and less congestion.



South-west along Yarnton Way



West towards the site from Centurion Way



Adjacent warehouses through boundary fence

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Previous schemes

There have been significant changes from previous schemes on the site, that included a much higher density of homes of 561 to 617 homes. These photos below show previous schemes.



New proposals

We are now proposing a development in the region of 390 new high-quality homes, located in 4 and 5 storey buildings together with townhouses, with the lower buildings nearer the existing residential streets. This is a more sympathetic design that will help blend the new development with the local community.

Each building will consist of a mix of 1, 2 and 3 bedroom homes, some of which will be townhouses, which is ideal for both single-occupiers and families to enjoy the many amenities it will bring. Balconies will be included throughout, and as many homes as possible will have dual-aspect views. Some of the homes will be affordable rented accommodation.

A range of materials and treatments will differentiate the brick-finished buildings.



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The new homes will be built around landscaped squares and green corridors, so residents have access to local green areas where they can relax and socialise. There will be play-along-the-way activities for children, as well as a gym for adults. There will also be a tiny-forest and extensive tree and species rich planting that will provide biodiversity enhancements.

There will also be pedestrian and cycle routes across and throughout the site, opening it up for local people and providing links with Sutherland Road and Maida Road, and encouraging a healthy, outdoor lifestyle.



Above: Computer visualised image of the scheme

There will be on-site car parking and cycle spaces for residents, with the number of spaces to be determined during the planning process to ensure surrounding streets do not suffer from additional parking stress.

We know there is already excellent public transport nearby, from local bus stops and Belvedere railway station. Welcome packs, provided as new residents move in, will highlight the many forms of public transport available.

There is also likely to be further public transport coming to this area, with a possible rapid bus route going from Yarnton Way, through the development and Maida Road, to Belvedere Station.

A financial contribution will be made to the London Borough of Bexley to help the local authority cover the increased demand for local community services.

Our experts have carried out surveys of the flora and fauna around the gas holders, and recommended the species of trees, shrubs and grasses to be planted to improve the biodiversity of the area. Further environmental measures such as green roofs have also been designed into the scheme and a naturalised water feature will run through the development, also helping with drainage. Flood protection measures will be included.

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We hope you agree that the proposals reflect the need for family homes on an appropriate site.



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A ground floor plan is below - click on the image to view it properly



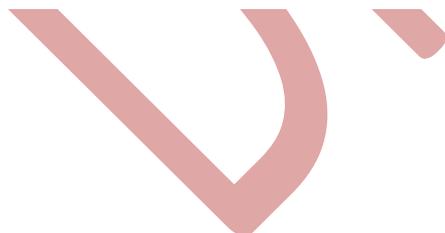
[Back to home page](#)

[Share your views](#)



Find out about the team working on this project:

[The Team](#)



The team



Bellway began as a small family business in 1946 - with a passion for building exceptional quality homes in carefully selected locations, inspired by the needs of real families. To this day, we maintain these same core values, combining our decades of expertise with the level of personalised care that Bellway is known for.



SGN Place is a property development subsidiary of SGN , focused on regenerating brownfield land like gasholders and former industrial sites into prosperous...



Savills is one of the world's leading property agents. Our experience and expertise spans the globe, with over 700 offices across the Americas, Europe, Asia Pacific, Africa and the Middle East.



Stockwool creates places that enrich all of our lives. A leading practice for urban regeneration, we design buildings and spaces that are well-considered and imaginative.



Macfarlane + Associates are a placemaking agency delivering meaningful public realm design for complex urban regeneration projects.



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Arden Consulting Engineers was formed in 2005, initially to provide transport, infrastructure planning/engineering and flood risk management advice to the land development and property sector, but have since added noise and vibration and air quality and odour to our raft of services we offer our Clients.



Frankham Group's mission is to provide exceptional and sustainable construction solutions in all disciplines, earning our place as the consultant of choice. We are dedicated to bringing innovative ideas to life and delivering results that are both high-quality and cost-effective.



Phlorum's team of experienced ecologists work closely with our clients to provide detailed ecological assessments, tailored to suit the needs of the project and the client whilst ensuring a positive result for wildlife.



Hodkinson Consultancy's mission is to provide developers and builders with practical, forward-thinking advice and ensure that every new building is good for people and good for the planet.



EB7 are experts in neighbourly matters specialising in rights of light, daylight and sunlight, party wall advice and building consultancy. In addition to architectural visualisation, CGI, and animation services



Your Shout undertakes professional community consultation for the built environment. We work for developers, local authorities and other clients who wish to contact, consult and listen to people in a specific community, neighbourhood or area. We are committed to strengthening relationships between land owners, communities and local councillors



communityUK is a consultation platform and tool for engaging communities on consultation projects, major or minor. Our platform helps deliver trust with the community, increase accessibility, generate excellent participation, and improve interactivity.

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Yarnton Way [Homepage](#) [Explore](#) [Watch it](#) [Share Views](#) 

Recording of first event (Monday 26 June 2023, 1pm)

[Click for second event](#)

All the questions have been timestamped. If you scroll through and click each question, you will start the recording of the video at the appropriate position. You can turn on the auto-generated captions (subtitles) by hovering over the video and pressing the CC button in the bottom right corner.

Here are the consultation slides used in the presentation: [Consultation slides](#) (warning opens a large file PDF)



Start	▶
Introduction of panel members	▶
Architects presentation	▶
Question on through road and walkway	▶
Question on possible Thames bridge	▶
Question on local infrastructure	▶
Question on access to flats	▶
Question on number of flats nearby	▶
Question on gas holders	▶
Question on access from Sutherland Road	▶
Statement on noise mitigation	▶
Question on flood risk	▶
Question on play area for children	▶
Question on vibrations from construction	▶
Question on affordable housing	▶



Recording of second event (Tuesday 27th June 2023, 7pm)

[Click for first event](#)

All the questions have been timestamped. If you scroll through and click each question, you will start the recording of the video at the appropriate position. You can turn on the auto-generated captions (subtitles) by hovering over the video and pressing the CC button in the bottom right corner.

Here are the consultation slides used in the presentation: [Consultation slides](#) (warning opens a large file PDF)



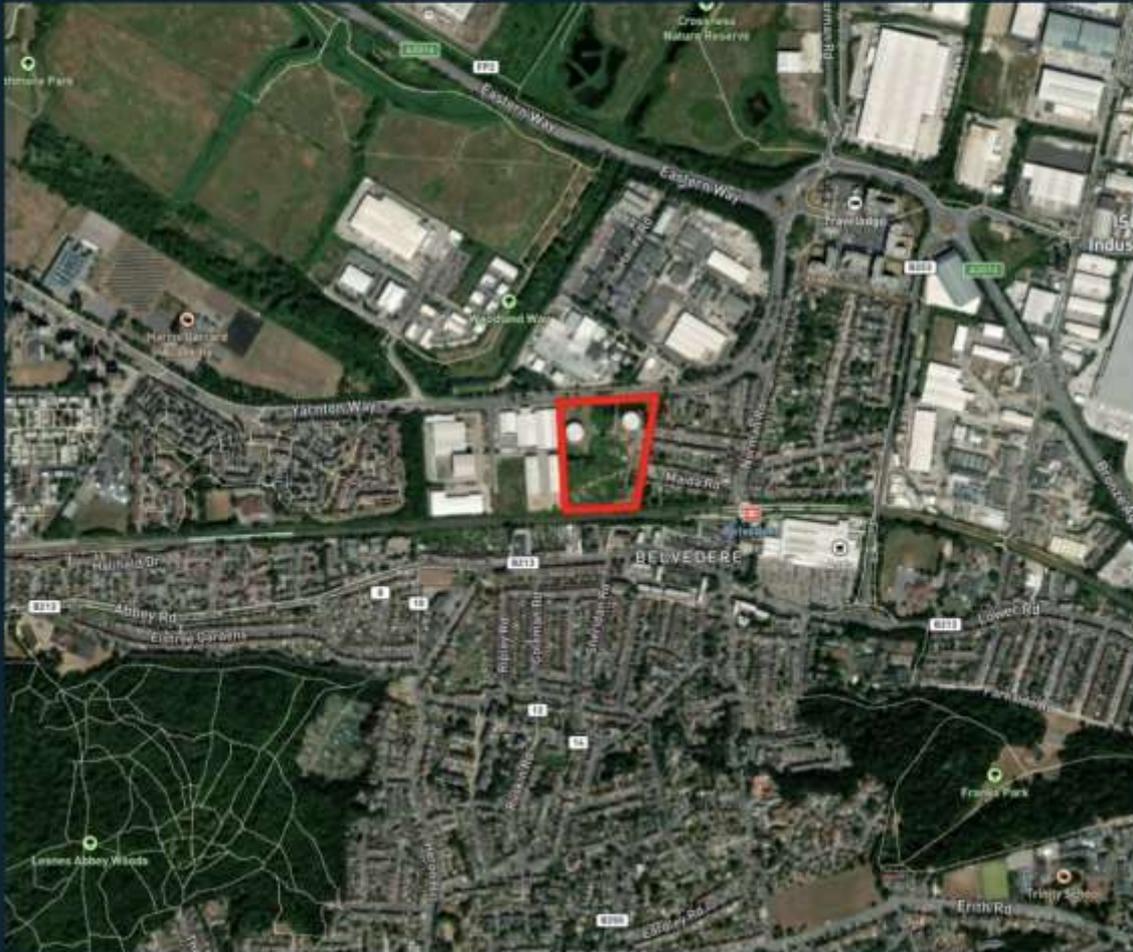
Start	▶
Introduction of panel members	▶
Architects presentation	▶
Video question on coffee shops	▶
Question on money for transport links	▶
Question on action plan for preventing vermin	▶
Question on compensation for nearby homes	▶
Question on face to face consultation	▶
Question on noise and pollution from lorries	▶
Question about access onto Yarnton Way	▶
Question on negative impact on water pressure	▶
Question on the impact on telecoms and TV signal	▶
Question on pedestrian bridge to shops & station	▶
Question on access road to the newbuilds	▶
Question on site allocation	▶

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Statement of Community Involvement - SCI

Yarnton Way

1. First, please place a marker on the approximate place to where you live in relation to the site (privacy policy [here](#)). If you live elsewhere or you'd prefer not to put a mark, just scroll past this question.'



2. Are you (choose as many as is relevant):

- Local resident
- Local business owner
- Local councillor
- Representative of a local organisation (please tell us which one)

3. Tell us how you feel about our emerging proposals.

- Positive
- Neutral
- Negative

4. The vision for the site includes many aspirations. We're keen to hear from you which of these aspirations are most pertinent to you. Please tick as many as apply:

- Much needed high quality family homes
- Regenerate redundant land
- Revitalise this 'forgotten' site
- Better cycle and pedestrian routes

5. Do you have any comments?

Please do **not** include any personal details in your answer to this question (like your name or address), as these could be made public ([privacy policy here](#)).

NEXT



Here's ways to contact us



Email us on yarntonway@yourshout.org



Call us, during office hours, about the project - [0800 955 1042](tel:08009551042).



Share your views about the proposal, whilst the survey is open - [share your views here](#).



Register for a consultation event - [register here](#).



Ask a question at an upcoming consultation event - [use the form here](#).



Call us on our event helpline, open an hour before the event - [0800 511 8225](tel:08005118225).



Make a video question for an upcoming consultation event - [see here](#).



Or, lastly, if you want to send us a message - but do not need an urgent reply, you may do so on the form below. Perhaps you want to register your interest in this development or have some other feedback.

Your message

First Name

Last Name

Email

Phone (mobile or landline)

Address (Road, Town/City, Postcode)

Submit



Appendix: Consultation events – example reminder email

Dear XXXXX

Welcome to the consultation for Yarnton Way.

The second consultation events starts shortly at 7pm.

You can take part in the online events on the following
<https://bellwayyarntonway.communityuk.site/registeredparticipant>

The online event will last between 30 and 90 minutes, depending on how many questions we receive.

We will also livestream this event on our [YouTube channel](#) - search for communityUK on youtube ([here's a handy guide](#)). Use the [text-only](#) page to send questions. Today's YouTube [link is here](#).

After the event, we will place the recordings on the website. Questions will be timestamped for ease of watching, and you'll be able to turn on auto-generated captions (subtitles).

You can also share your views about the project. [Click here](#) to share your views.

We recommend you check your set up before the event starts. We start the livestream 15 minutes before each event so you can test your set-up in advance.

We hope you enjoy your experience of the communityUK platform. If you want to rate your experience about the platform, [click here](#).

If you need any help, our event helpline is open 30 minutes before each event, on [0800 511 8225](#).

We stream live on our website via Vimeo. If you have problems viewing the video, you can use our [YouTube stream](#), or you may need to [update your browser](#).

Regards

Appendix: Online consultation events - list of questions submitted

Comments and questions submitted during the online consultation events
Is there any other plans for Bellway homes in Belvedere other than Yarnton way?
The video I sent is how it looks to be overlooked, no consideration given then
Open axis will be rat run for the bikes and motor bikes. How do you propose to stop it?
you have decided the Hse's facing 2 streets should be 3 storey townhouses, however Waterfield Close has 3 storey blocks. These will now face a 5 storey block, a brick wall or other people's balconies, why has Waterfield Close residents been treated differently from the other 2 street effected?
You cannot give assurance of misuse from off road bikes and electric bikes scooters whizzing about and causing harm, I live in the real world, opening our street will be a nightmare! we all chose to live here because it's a dead-end road ! so the question is can you?
Who will monitor the vibrations when the works start and how often? Will residents have a named point of contact? I don't believe that removing the one gas cylinder was works anywhere near the scale of this development.
If the work goes a head what is the proposed working hours?
We all have gardens and don't require your greenspace nor become blighted by cyclists or pedestrians littering and making noise in our quiet space, our street is likened to a play street adding traffic footfall will be of major detriment, we are completely opposed to these proposals to open up Sutherland Rd and will take appropriate action. the question is why do you want to upset the status quo?
Now that they train numbers have been cut what are you going to do with transport
If 0.6 of the homes don't have a parking space, what has been done regarding rail capacity?
How are you going to protect existing residents of parking spaces?
Our how beautiful quite road will become a trap with people cutting cross on the art and way to get to the station
Sutherland Rd was only for emergency access to the site, Yarnton was meant to be main access to the site.
With noise and dust will you pay for our cars and windows while working is taken place
SGN used our street during removal of the first holder, will sgn ensure this won't happen again? cracks did occur in homes regardless of what has been said!
What will happen to our privacy in our garden with the tower blocks, I feel I can't use my garden now with people looking at me

SGN Belvedere

Statement of Community Involvement - SGI

<p>Hello, what % of these new homes will belong to social housing? Thank you</p>
<p>Why can't we have our road complete cut off from your site Sutherland Rd</p>
<p>Sorry I have just joined so this may have been answered. How will you keep our street safe if you open the site at the end of our road?</p>
<p>I'm not sure if my original questions went through so asking again. When the one gas cylinder was removed, it created vibrations in my property. These are huge works, what protection will we have for when this gets excessive? How long do you predict these works to take?</p> <p>Also, you have decided the Hse's facing 2 streets should be 3 storey townhouses, however Waterfield Close has 3 storey blocks. These will now face a 5 storey block, a brick wall or other people's balconies, why has Waterfield Close residents been treated differently from the other 2 street effected?</p>
<p>When will the new home be complete?</p>
<p>What effect will it have on our water supply.</p>
<p>Has there been a discussion with south eastern railway regarding the increase in demand?</p>
<p>What are you going to do for homes in the area that are close to site. Our homes are built on marsh land pile driving shakes our homes.</p>
<p>How about a gated access or complete blocking to Sutherland road as we feel that a through road may effect a very close knit community</p>
<p>You mentioned in your presentation that parking is 0.4. Now with this development how are you planning to protect residents from parking problems that will arise later?</p>
<p>Hello, do you please have any idea at this point what will be the cost of new homes near Yarnton Way?</p> <p>And are there plans for playground/recreational place? Thank you</p>
<p>last work that took place our homes were overrun by rats and mice</p>
<p>What other shops are they proposing apart from gym and coffee shops also parking in the area this will be affected so what is being proposed for this</p>
<p>When will the second gas holder be removed?</p>
<p>What provision has been proposed for doctors, schools</p>
<p>When they were removing the one gas cylinder, my home was vibrating, I could feel it and see things moving in my home. My concern is these major works will be much worse. What protections will I have if this becomes excessive?</p>

SGN Belvedere

Statement of Community Involvement - SCI

How long is do you predict these works will take?
You seem to have ignored Waterfield Close and have the 5 storey blocks facing into our 3 storey blocks? We face trees and greenery, now we will look onto either someone's balcony/windows or a brick wall? How was this decision made? Why were the residents looked at differently to the residents in other streets where the townhouses are being placed?
What compensation are you going to put in place for the noise and dust that will effect our quality of life when the work starts.
limited parking will cause an issue, or will you only sell to folk that wont own a car ? doubt that will be a thing, or policed.
Will you help get the Crossrail/Elizabeth Line extended from Abbey Wood to Belvedere to handle the extra capacity?
Will our electricity supply be affected?
Doctors dentist etc how will that be added to the community
due to having no benefit to anyone, just nuisance with anti-social behaviours. wanting to open up Sutherland Road, why do you persist with this option, as Bexley planning say these are your ideas not there's -?
Why are you not doing face to face consultations as my father is not tech minded?
Will you get the Thameslink trains to stop at Belvedere station that currently pass through? This increase transport links as needed for the extra housing
Where will the access road to the newbuilds be?
why have the plans not included a pedestrian bridge from the site to lower belvedere shops parade and station? G
will our telecoms be affected as in loss of mobile phone - wifi - TV aerial signal quality?
will our water pressure be negatively affected?
can you assure us the access point on Yarnton Way will be used during all works? note - heavy vehicles cause the ground to move and damage our homes!
What will you do to prevent cracks in our home from building work? How are you preventing large machines coming down our road for building, we were assured this wouldn't happen but it has? Preventing Noise pollution, vermin invading our homes.? Extra feet traffic if it made a through road for people and bikes? Preventing extra litter from more people walking down our road? Preventing noise from the extra bikes and scooters coming down our road? How are you going to keep our road?
Are you going to hold a face to face consultation for the older residents that have no access to computers or the latest mobile phones?
How will you be compensating nearby households for loss of value? As their house prices will be devalued

SGN Belvedere

Statement of Community Involvement - SGI

what is your action plan for preventing wildlife / vermin making for our homes?
Will you pay for transport link such as Crossrail / Elizabeth line from abbey wood to Belvedere?
VIDEO QUESTION. I live in Belvedere. With regards to the Yarrington Way development, is there opportunities for locals to buy coffee shops? If there are any?
Will you improve rail links such as an Elizabeth line extension line from abbey wood or making the Thameslink services stop at Belvedere that currently pass through?
what system of ground works will be used? piling etc?
what are the working times of construction? where can this be found online?
Whenever there's been works going on there's been vibrations from the foundation and cracks on our walls. This is of huge concerns what are you going to do about this
mitigation for noise , vibration , dust , times of working , security. potential compensation for the above.
Sutherland Road residents are against ANY type of access and wish to remain a dead-end road to be walled off. the buffer zone you spoke of can be used to access the Station.
I'm not happy with Maida Road being a through road and bus going it the road is narrow if u want create a walk way to station the are public alley ways u can use
Why do you not invest in building a bridge on the Thames from Woolwich or Thamesmead to facilitate the crossing as we are desperate for this?
Where is the infrastructure like surgery, playground, tennis courts or park?
There is only one road for all these flats (recently and to be built) how are you dealing with this?
Do you think this is not too many flats already built very recently in Yarnton Way?

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