

Note of Meeting between Cllrs Cowan, Jones and Vincent with relevant officers and St James – 30th January 2015

Attendees:

Councillors: Cowan, Jones and Vincent

Council Officers: Kim Dero, Juliemma McLoughlin and Matt Butler

St James: Sean Ellis, Alison Dowsett and Simon Lewis

Boyer Planning : Hayley Ellison

Agenda:

St James had requested the meeting as a general introduction meeting and to update Councillors and officers on their current planning application at White City for a residential-led mixed use scheme.

Meeting Record:

- Councillors advised St James of their manifesto commitments and key objectives for regeneration in the Borough. An important objective was highlighted in respect of seeking to ensure that new homes were targeted to London residents and those in most need as opposed to overseas investors which encourages 'lights out' developments.
- St James explained that they were keen to work with the new administration to deliver their key objectives. They advised of their approach to regeneration which reference to their current White City application. They described the scheme in relation to the proposed land uses and the benefits they considered it would deliver to the area. St James also advised of their community engagement programme at the pre-application stage of the process which included workshops, one to ones, exhibitions and presentations with residents, amenity groups and schools.
- Members stated that they expected all developers in the Borough to carry out detailed and meaningful community engagement programmes and asked what specifically their proposal in White City would deliver to local residents.
- St James referenced the provision and maintenance of White City 'Green' as part of their scheme as well as the provision of local employment opportunities.
- Members asked about the density of the scheme and the scale of the buildings proposed.
- St James responded that the density was consistent with the Mayor's London Plan density guidelines and the scale of the scheme sought to deliver on the challenging housing numbers needed across London and the Borough. They explained that they had taken part in joint meetings with council and GLA officers.
- St James presented images of their current/proposed developments on the Albert Embankment in LB Lambeth which will deliver a total of 34% affordable housing (on and off site) including an extra care facility. St James advised that

the current proposals at White City included extra care housing which is suited to high density sites where such accommodation can be easily managed and maintained.

- Members referred to the increasing residential values in the Borough and the importance that schemes provided appropriate levels of affordable housing while also mitigating their impact by contributing to the necessary infrastructure. They highlighted that housing represented the biggest concern for many people working in London regardless of their socio-economic status. Developers needed to go beyond simply a 'London first' approach on marketing and instead take more meaningful steps in giving Londoners a genuine opportunity to access the homes being built.
- St James acknowledged these requirements and advised that they were still in negotiations with officers on the quantum and tenure of affordable housing that should be provided on their White City scheme.
- Members described the challenges ahead for local authorities in service delivery with reference to studies being commissioned on the health service and the housing crisis to help ensure the right decisions were being made and highlighted that house builders carry the same responsibility in relation to housing delivery.
- Members asked St James what they proposed to do to assist small businesses as they had a lot to offer regeneration particularly in respect of bringing vibrancy and creativity to new developments.
- St James explained that their organisation was very supportive of assisting businesses in the local community and also across the arts and culture sector and they would work closely with the council and locals groups to investigate opportunities. They made reference to work of this nature they had done on their developments in Kidbrooke Village and Woodberry Down.

End of meeting.