



**Lowick**

**Aberfeldy Village Masterplan**

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Statement of Community Involvement addendum

November 2023



**Lowick**  
Borough Yards  
13 Dirty Lane  
London, SE1 9PA

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## 1. Introduction

- 1.1. This document is an addendum to the Statement of Community Involvement (SCI) dated August 2022 that was submitted in support of the Hybrid Application (LBTH Ref: PA/21/02377/A1 and GLA Ref: 2023/0300/S3).
- 1.2. This SCI outlines the public engagement undertaken on the Masterplan Proposals since the previous Statement of Conformity was submitted in August 2022. It should be read alongside the previously submitted SCI which provides more detail on the engagement undertaken on the Masterplan Proposals prior to August 2022.
- 1.3. Following a resolution to refuse planning permission by the LBTH Strategic Development Committee (SDC) in February 2023 and the subsequent decision that the Mayor of London will act as the local planning authority for the purposes of determining the planning application, further amendments have been made to the design of the scheme to accommodate second staircases in all buildings over 18m in height.
- 1.4. Further information is set out within the accompanying Covering Letter (as prepared by DP9 Ltd, dated November 2023) and the updated Planning Statement (as prepared by DP9 Ltd, dated November 2023).
- 1.5. The description of the development is as follows:

*Hybrid application seeking detailed planning permission for Phase A and Outline planning permission for future phases, comprising:*

*Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 140,591 (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian route through the conversion and repurposing of the Abbott Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works.*

*In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and open space. This application is accompanied by an Environmental Statement.*

## 2. Summary of public engagement

- 2.1 The below table chronicles the public engagement in support of the scheme since the previous Statement of Conformity, submitted in August 2022.

Public engagement timeline	
Date	Engagement activity
Ongoing	Aberfeldy drop-ins at the Your Future Aberfeldy Hub (43 Aberfeldy Street, E14 0NU), Mondays 2-4pm, Thursdays 2pm-6pm - standing open invitation to all the community

<b>August 2022</b>	LLP newsletter distributed to surrounding neighbourhood (goes to 1,500 residents), updating on community news/initiatives and previous phases of the original masterplan
<b>October 2022</b>	Update meeting with the RSG
<b>January 2023</b>	RSG visit to Aberfeldy Square to see new health centre and community centre
<b>February 2023</b>	Poplar HARCA newsletter distributed to surrounding neighbourhood, updating on community news/initiatives
<b>April 2023</b>	RSG update meeting on GLA take over
	LLP newsletter distributed to surrounding neighbourhood, updating on GLA call-in, as well as updates on milestones concerning the original masterplan
<b>November 2023 -</b>	Letter to Appendix 1, will be sent informing residents and stakeholders of the amendments being submitted to the application and promoting a series of information events to be held in November (subject to GLA consultation opening).

### 3. Post-August 2022 public engagement

- 3.1. This section summarises the public engagement carried out since the Statement of Conformity in August 2022.

#### Aberfeldy West Resident Steering Group meetings

3.2. The Aberfeldy West Resident Steering Group (RSG) was established in 2019 and provides residents with a collective voice and forum to share their views and shape the masterplan proposals.. Membership of the RSG is open to anyone who lives in the red line and currently has 70 members. The RSG is a broad representative group of local residents, representing both the demographics and all sections of the local community, with all blocks and streets represented.

3.3. The RSG has been convened in October 2022, January 2023 and April 2023 since the original SCI was submitted. The intention is to hold a further RSG to explain the proposed amendments being submitted to the application.

#### Poplar HARCA newsletters and Your Future Aberfeldy hub

3.4. The LLP has been issuing regular newsletters, providing residents with the latest information on the regeneration proposals and community news in the area since May 2020.

3.5. Three newsletters have been issued since the August 2022 SCI. This has covered a range of news items relating to Aberfeldy.

3.6. The newsletter also advertises weekly drop-in sessions at the Your Future Aberfeldy hub at 43 Aberfeldy Street, E14 ONU. These take place weekly Mondays 2-4pm,

Thursdays 2pm-6pm and are staffed by representatives from Poplar HARCA, enabling residents to speak to the team and ask questions.



Aberfeldy newsletter – February 2023 edition

## Communications around the repurposing of the A12 vehicular underpass

- 3.7. In response to feedback from residents, the Applicant has produced a series of videos to better explain the impact of the repurposing of the A12 vehicular underpass and how this would work in practice.
- 3.8. Representatives from Poplar HARCA's team have undertaken door knock exercises since August 2022 to explain the proposals in more detail and answer any questions.
- 3.9. The videos have also been uploaded to the project website ([www.yourfutureaberfeldy.co.uk](http://www.yourfutureaberfeldy.co.uk)) so residents and those interested can access this in their own time.

## THE ABERFELDY NEW MASTERPLAN

### Will my driving route change once the underpass has been repurposed?

#### Entering Aberfeldy (North)

**ENTERING ABERFELDY**

I live at the north of Aberfeldy.

This is the same. For Lochnagar Street, Naim Street and the top of Leven Road, enter at the Lochnagar junction from any direction.

0:00 / 0:20

#### Entering Aberfeldy (South)

**ENTERING ABERFELDY**

I live below the Leven Road one way system.

This is the same. Enter on to Abbott Road.

0:00 / 0:25

#### Leaving Aberfeldy (309 Bus)

**LEAVING ABERFELDY**

I'm catching the 309.

The 309 bus route will leave via a new, controlled bus gate at the A12/Abbott Road junction.

0:00 / 0:14

#### Leaving Aberfeldy (North and West)

**LEAVING ABERFELDY**

I want to go North, towards Stratford.

Access to the A12 North, from anywhere on the estate, will be via the upgraded Lochnagar Street junction.

0:00 / 0:30

#### Leaving Aberfeldy (South)

**LEAVING ABERFELDY**

I want to go South towards the Blackwall Tunnel.

The existing one way system on Leven Road will remain.

0:00 / 0:31

#### Leaving Aberfeldy (Walking and cycling)

**LEAVING ABERFELDY**

I'm walking or cycling.

The re-purposed Abbott Road underpass will provide a quick, safe route to schools, Crisp Street and Langdon Park DLR.

0:00 / 0:10

Videos on the Future Aberfeldy website explaining the underpass proposals

## Future consultation

3.10. The Applicant will continue to engage the local community and stakeholders and will write to those within the distribution area shown in **Appendix 1** (approximately 4,898 household and business addresses) as well as the key community, political and business audiences to inform them of the amendments being submitted to the GLA. The letter will explain the changes made to the application and next steps and the intention is to issue in November (subject to GLA consultation opening).

3.11. A series of events will also be publicised in the above letter, enabling residents and interested parties to find out more about the proposed amendments and to meet with the Applicant team.

3.12. The website ([www.futureaberfeldy.co.uk](http://www.futureaberfeldy.co.uk)) will also be updated to provide a summary of the proposed changes as well as a reminder of the proposed masterplan. Further information will also be provided to explain the changes to the underpass and local travel arrangements.

3.13. The applicant will also offer meetings to key stakeholders and groups including the Residents' Steering Group, Lansbury ward councillors, Aberfeldy Big Local and local businesses.

## **4. Conclusion**

4.1 As outlined, this SCI documents the engagement undertaken post-August 2022 and should be read alongside the previous Statement of Conformity, submitted in August 2022. This has continued the approach of open dialogue with the community and stakeholders on the emerging masterplan and application.

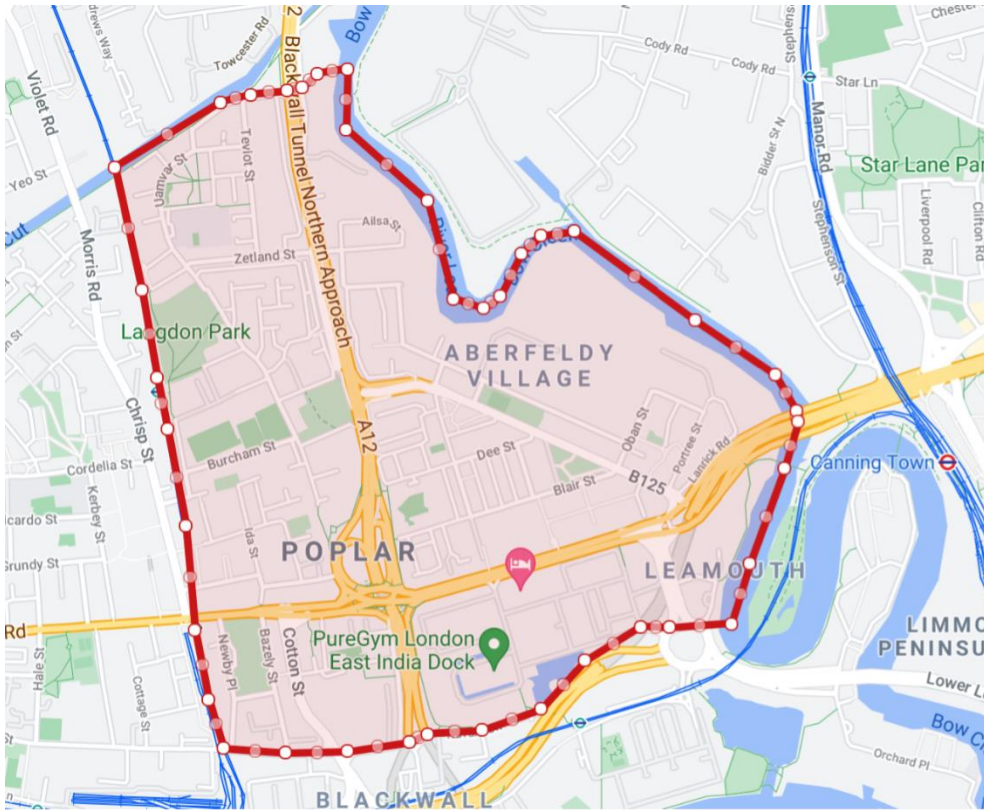
4.2 Following the submission of the planning application to LBTH and the since the GLA took over the application for determination, the Applicant has continued to keep the local community informed and updated. As set out in above, this has been achieved through a range of tools and mechanisms, including:

- Ongoing meetings with the RSG
- Regular newsletters from Poplar HARCA
- Outreach both within the red line and outside, to raise awareness of the proposals and answer questions
- Producing material on the repurposing of the A12 vehicular underpass and associated revised traffic arrangements, in order to better demonstrate how this would work in practice
- The Your Future Aberfeldy hub on Aberfeldy Street also remains open and drop-in sessions are advertised in materials such as the Poplar HARCA newsletter.

4.3 The Applicant will continue to engage and inform the local community in relation to the Masterplan Proposals. As outlined, this will include correspondence to residents, stakeholders and key politicians on the amendments to the application. Separate sessions will also be run, enabling residents and interested parties to find out more and meet with members of the Applicant team.

## **Appendix 1**





Distribution area for Consultation pack/questionnaire, as well as letter to residents informing of Jolly's Green inclusion and GLA amendments to the application