

# Blackheath Cator Estate Residents Limited

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## **Huntsman Planning Application – Second Reconsultation No 10/2706/F**

Derreb Ltd has recently submitted an amendment to their Planning Application 10/2706/F, which has caused there to be a "second reconsultation". **Objections have to be in by 8 February.**

The initial application for 141 dwellings, with vehicular access to the west (Manor Way Brooklands Park) and also east was withdrawn, with planning officers expressing the preference that any re-application should be for vehicular access solely from the east.

Before the application was withdrawn, many of you will have written to the Council at that time to object to road access and perhaps other matters.

In September 2010, Derreb made a full planning application **10/2706/F** for **157** dwellings but with **vehicle access for all 157 dwellings into the Conservation Area on the Cator Estate.** Derreb held an exhibition in St Michael's Church Halls.

Many of you will have written to the Council to object.

The application has not yet been decided.

Derreb has recently submitted **an amendment removing Building B and reducing the dwelling total to 144, plus** minor changes [mainly on affordable housing content and the details of the road access into the Conservation Area] **and you now have until 8 February to renew your objections.**

The current access proposal is as set out in the attached diagram, which will involve removal of some of the wall on either side of the current entrance gate and the replacement by pavement of the planter to the left of the current entrance gate, and of some of the verge to the right, close to the entrance to 104A Manor Way. The proposed layout also involves the creation of a new marked junction on the carriageway at the corner of Manor Way and Brooklands Park

Previous objections to 10/2706/F should be taken into account by Council officers. But it is unclear whether objections to the application 08/2925/O will be considered as objections to the current application 10/2706/F. Whilst there were well over a hundred objections to the original application, the LBG website currently lists only 26 objections to the current application 10/2706/F

**There exists a 1993 Access Deed relating to the site.**

If BCER has to go the "legal route" of going to a court to enforce aspects of the 1993 Access Deed (which restricts interference with verges etc) and/or the Court Order, there will be significant increased expenses which we will have to ask residents to finance, probably in a special contribution which will be voluntary. A refusal of planning permission should dispense with the need for BCER to issue Court proceedings

If you want to object, you can do so **by email to** the relevant planning officers:

[Andrew.Parker@greenwich.gov.uk](mailto:Andrew.Parker@greenwich.gov.uk); [samantha.moreira@greenwich.gov.uk](mailto:samantha.moreira@greenwich.gov.uk)

Other contact details which you may find useful are:

- the MP for the Kidbrooke Area Clive Efford [effordc@parliament.co.uk](mailto:effordc@parliament.co.uk) and maybe Nick Raynsford [nick.raynsford.mp@parliament.uk](mailto:nick.raynsford.mp@parliament.uk) if he is your MP
- [Denise.Hyland@greenwich.gov.uk](mailto:Denise.Hyland@greenwich.gov.uk), the Lead Councillor for Regeneration

- your local ward councillors ( Blackheath [Alex.Grant@greenwich.gov.uk](mailto:Alex.Grant@greenwich.gov.uk); [Alex.Wilson@greenwich.gov.uk](mailto:Alex.Wilson@greenwich.gov.uk); [Geoffrey.Brighty@greenwich.gov.uk](mailto:Geoffrey.Brighty@greenwich.gov.uk); Middle Park & Sutcliffe [christine.may@greenwich.gov.uk](mailto:christine.may@greenwich.gov.uk); [Clare.Morris@greenwich.gov.uk](mailto:Clare.Morris@greenwich.gov.uk); [mark.james@greenwich.gov.uk](mailto:mark.james@greenwich.gov.uk) )

The postal address is :

Greenwich Council  
 Directorate of Regeneration, Enterprise & Skills  
 Woolwich Centre, 5th Floor  
 35 Wellington Street,  
 London SE18 6HQ

You will need to quote the planning reference number (10/2706/F) on any correspondence.

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*BCER is in the final stages of agreeing its own objection letter, the current draft of which refers to the following:*

- 1. We object to the Cator Estate access on the basis of increased traffic which would be generated, and because the widened access involves not only the demolition of part of the wall and removal of the planter to the left of the current gate but also the demolition of part of the wall and interference with the planted verge to the right.*
- 2. BCER says that the vehicular access should be to the east, towards the "hub" of the Masterplan site where a lot of money has been spent on putting in new roads to deal with increased traffic. These should be to a more appropriate standard to cope with the traffic from the 144 dwellings than the 1930s rather fragile BCER roads, being recently built for a large development. These can deal with the Huntsman traffic much better than Manor Way/Brooklands Park. Moreover the SDP for the Kidbrooke Development Area, of which the Huntsman is part, comprises several developments branching out but looking towards its hub, the Huntsman proposal is to look away from the Hub. (One title we have seen the site called by the developer is "Cator Village").*
- 3. One of the key points relating to the wider consultation of the Kidbrooke Vision was that the agreed Kidbrooke Vision Masterplan showed vehicular access from the east linking into the Kidbrooke Vision Hub.*
- 4. There is in existence a covenant restricting the use of buildings erected on the site to sports ground use or as private detached houses only – out of 144 houses there are only 38 detached houses in the proposal – and the Court Order BCER agreed limits the right of way across Cator Estate roads to use which is not in breach of registered restrictive covenants. The developer has said it will apply to have the covenant removed, which will require local consultation. The Court Order states:*

*"the right of way granted by the Deed dated 26 August 1993 ("the 1993 Deed") referred to in paragraph 5 of the Amended Particulars of Claim grants a right of way in connection with any lawful use of the Claimant's Land known as the Huntsman, 106 Manor Way in the London Borough of Greenwich in the County of Greater London and comprised in the registered title No. LN143032 ("the Huntsman") which is not in breach of such restrictive covenants, if any, as may, from time to time, be registered as an incumbrance on the Claimant's title LN143032".*

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New Street Lamp Column  
 Subject to Detailed Lighting  
 Design

Raised Table to form Traffic  
 Calming Feature and  
 Uncontrolled Pedestrian  
 Crossing Point

REV	DATE	AMENDMENTS	DRAWN	CHECK	APP
C	22.11.10	Added Traffic Calming Feature	JW	PK	PK
B	26.10.10	Added Planter	JW	PK	PK
A	30.06.10	Plan corrected to include verge, kerbs and road	MC	PK	PK

Client: Derrob Ltd	Drawn: NF	Checked: P Rust 11.06.10	Approved: P Rust 11.06.10
Project: The Huntsman	Scale @ A4: 1:250	Date: June 10	
Title: Proposed Access	Project No: 200144	Drawing No: 17	
Purpose of Issue <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> For Information <input type="checkbox"/> For Tender <input type="checkbox"/> For Approval <input type="checkbox"/> For Construction <input type="checkbox"/> As Built		Rev: C	Issue: E

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