



**GREENWICH HOSPITAL
KEY STAKEHOLDER CONSULTATIVE GROUP**

Minutes of the Fifth Meeting of the Key Stakeholder Consultative Group held at Queen's House, the National Maritime Museum at 09.30 on Monday 19 November 2007

PRESENT:	Rt Hon Nick Raynsford MP	Chairman
	Martin Sands	Greenwich Hospital
	Pieter van der Merwe	National Maritime Museum
	Eric Reynolds	Urban Space Management
	Rob Toogood	Greenwich Town Centre Traders Association
	Kate Jaconello	Stallholders' Representative
	Ray Smith	Greenwich Society
	Sir Bob Scott	Greenwich Peninsular Partnership
	Duncan Wilson	Greenwich Foundation
	Jane Rowson	Secretary
IN ATTENDANCE:	John Gamp	Greenwich Hospital
	Edward Dolby	Greenwich Hospital
	Peter Linstead-Smith	Greenwich Hospital
	Andrew Sell	NB Real Estate
	David Selby	Hopkins Architects Limited
	Ken Hood	Hopkins Architects Limited
	Joanna Macdonald	Hopkins Architects Limited
	David MacFarlane	Communiqué
	Elaine Cobb	Communiqué
	Caroline McDade	Drivers Jonas
	Neil Lucas	Drivers Jonas
	Geoff Taylor	Transport Planning Practice

1. Apologies

Apologies for absence were received from Mr Joe Szarowicz, Mr Steve Nelson, Mr Michael Gebbett and Councillor O'Mara.

ITEM 1 – INTRODUCTION AND OPENING REMARKS

2. Chairman's Welcome

The Chairman welcomed the Group to the fifth meeting of the Key Stakeholder Consultative Group and thanked the members for their attendance. The Chairman commented that the Group had so far achieved a great deal in helping the Hospital consider the way forward for the Island Site.

ITEM 2 – CONSULTATION UPDATE

3. Martin Sands thanked the members for attending the recent Public Exhibition and made the following key points.
- a. The Public Exhibition had been well attended and had provided a good opportunity to meet a number of local residents and stallholders.
 - b. Following the visit on board HMS Bulwark the Hospital was keen to develop further its links with the Royal Navy in order to restore the Navy's historic connection with Greenwich. This would also help the Navy to raise its profile in the community.
 - c. Since the last KSCG meeting the Hospital and members of the Project Team had met with the South East London Chamber of Commerce, a group representing the Stallholders and the Greater London Assembly member for Lewisham and Greenwich (Len Duvall). They were soon to meet with the Greenwich Society to update them on the proposed scheme, the consultation and the work of the KSCG.
 - d. The Hospital was arranging the Greenwich Market Christmas Lights which were being formally opened on 30 November from 3pm-7pm, and a variety of Christmas activities were being held in the market throughout the festive period.

It was asked how the Hospital's relationship was with the London Borough of Greenwich. Mr Sands commented that he had met the Leader and the Deputy Leader of the Council and the Director of Strategic Planning in September to present a preview of what was shown at the Public Exhibition. David McFarlane was to meet the Director of Strategic Planning on 21 November to update her on the consultation programme. Geoff Taylor was soon to meet with the Traffic Officers.

It was commented that the Hospital had so far made a good effort to consult with all interested parties. It was suggested that the Hospital

might want to convene a meeting with interested groups and others in SE10.

ITEM 3 – COMMUNICATION AND FEEDBACK FROM PUBLIC EXHIBITION

4. David MacFarlane of Communiqué gave his presentation. The following key points were made:
 - a. The Public Exhibition held 5-6 October 2007 was well attended by members of the KSCG and the public. 840 people had attended the exhibition over the two day period, and 333 feedback forms were received. There was also considerable media coverage of the event.
 - b. Electoral Reform Services (ERS) were commissioned to analyse the results of the feedback forms. The report produced by ERS showed that 73% of all respondents indicated that they either supported the proposals outright, or did so, but had suggestions to make.
 - c. Other than the feedback forms additional valuable feedback was received from the Greenwich Society, the Greenwich Conservation Group, the Greenwich Printmakers and the World Heritage Site Executive Committee.
 - d. The feedback results divided into eight broad themes, namely; maintain the variety of market stalls; suggestions and/or criticisms about the proposals or design; rent; construction process; traffic and pedestrianisation; market roof; public consultation; hotel. The report also analysed the priorities of traders and regular and less frequent visitors to the market.
 - e. Following the fifth meeting of the KSCG the ERS report would be placed on the Greenwich Market Consultation Website (www.greenwichmarketconsultation.org.uk), a press release would be issued to comment on the results of the exhibition and a fourth consultation newsletter would be published as soon as possible. Further meetings would also be held with the stallholders and community leaders.
 - f. It was reported that the Hospital aimed to submit a planning application in Summer 2008.

ITEM 4 – DISCUSSION ON THE EXHIBITION

5. It was commented that the results of the exhibition were very pleasing. A greater percentage were obviously in favour of the scheme and there was general support for the hotel. It was thought the comments on the design of the scheme were not a contentious issue. Clearly the stallholders and retailers were concerned about the implementation of the scheme and this should be a focus for further work.
6. It was commented that Urban Space Management had previously prepared a proposal for the utilisation of Cutty Sark Gardens (CSG) at

the time of the Millennium as part of the Greenwich Gateway initiative. The market would be housed in a tented structure that would be suitable to meet the requirements of the stallholders, e.g. heating, access, lavatories. Access would not be a problem in this location and there were parking facilities close by.

7. It was considered that the relocation of the market and retailers for the entire construction period was a more favourable option than phasing the works. It was decided that the Council should be engaged in discussions about the use of CSG, but that alternatives should be considered in case CSG could not be used. The Old Royal Naval College was suggested as an alternative location however it was felt that CSG would attract the greatest footfall and therefore was the most viable option. If CSG was not available phasing should be reconsidered.
8. It was asked what economic mechanisms would be put in place to compensate traders for any potential loss of trade during the construction period. It was thought that it was not the role of the KSCG to negotiate rents with the Hospital. If traders wished to discuss rents they should do so outside the KSCG with the Hospital and its advisors.
9. It was suggested that people might require guidance on how to interpret the ERS results. It was important to ensure that people interpreted "support the proposals with suggestions" correctly as meaning that they supported the proposals as presented at the public exhibition and had suggestions on aspects of the scheme, rather than they supported a regeneration of the market but not the proposals as presented at the public exhibition.
10. It was concluded that whilst there was continuing broad support for the scheme there were still real concerns about the arrangements during the construction period, aspects of design, traffic issues, servicing and access routes. It was agreed that these issues were to be the subject of further work and discussion.

ITEM 5 – THE PLANNING PROCESS

11. Caroline McDade of Drivers Jonas gave her presentation. The following key points were made:
 - a. Drivers Jonas had been appointed by Greenwich Hospital in May 2007 to provide planning input to the scheme and had now assumed the role of co-ordinating and leading the planning application process.
 - b. The Island Site was within a World Heritage Site, a conservation area, had a number of Grade II listed buildings, and was an area of archaeological potential. These were all aspects that would need to be factored into a planning application and therefore required further consideration.
 - c. The Greenwich UDP policies supported regeneration of town centres in order to ensure that they were maintained long term.

- d. The next steps for the Hospital would be to appoint additional consultants with specialist skills, engage stakeholders in more in-depth discussion, prepare applications for planning, listed building and conservation area consents and conduct an environmental impact assessment, if required.

ITEM 6 – SUMMARY

12. The Chairman made the following comments:
 - a. The Terms of Reference for the KSCG stated that the Group was to be disbanded at a time to be decided by its members. It was decided that as there was still the opportunity for the KSCG to be of help to the Hospital it would continue until a planning application had been submitted.
 - b. The next KSCG meeting should be held at a time when sufficient work had been done by the Project Team that there would be information to report to the Group.
13. Martin Sands commented that he had found the KSCG to be a valuable forum for discussion and he welcomed the continuation of the Group.
14. It was suggested that the option for a site visit may be a useful inclusion to the next KSCG meeting.