

# Derrick & Atlas Gardens

RESIDENTS ASSOCIATION · ANCHOR & HOPE LANE · CHARLTON SE7 ·  
LONDON

ESTABLISHED  
1908  
Charlton Riverside  
Conservation Area  
Royal Borough of  
Greenwich

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FROM

Selina Johnson  
Chair, DAGRA  
chair@derrickandatlasgardens.org  
www.derrickandatlasgardens.org  
Anchor & Hope Lane  
Charlton SE7  
London

DATE

Thursday 2nd April 2026

TO

**Anthony Okereke**

Town Hall  
Wellington Street  
Woolwich  
London  
SE18 6PW

Dear Anthony ,

**RE Pre-Application Community Evidence Base: GLi Charlton Gateway Proposal, V.I.P.  
Industrial Estate, Charlton Riverside SE7**

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I write on behalf of the Derrick and Atlas Gardens Residents Association (DAGRA), jointly with Charlton Together, the Charlton Society, Charlton Central Residents' Association (CCRA) and Quixotic Records, to submit the enclosed pre-application community evidence base to the Royal Borough of Greenwich Planning Department.

No formal planning application for the GLi Charlton Gateway proposal has been submitted as of the date of this letter. This submission is made in advance of any application, in accordance with the Royal Borough's Developers' Engagement Charter (adopted 18 September 2024), and is offered to assist the planning authority in scoping its requirements, issuing any pre-application advice, and assessing any application that is ultimately submitted.

DAGRA's position is stated plainly in the enclosed document. The community does not oppose development on the V.I.P. Industrial Estate. It actively supports the delivery of housing-led mixed-use development on this site in the form envisaged by the adopted Charlton Riverside Masterplan Supplementary Planning Document (2017) and the London Plan. What the community opposes is the permanent displacement of that adopted allocation by a speculative hyperscale data centre that conflicts with every layer of the applicable planning policy framework. DAGRA submits that no application for a hyperscale data centre on this site should be validated without full compliance with the pre-validation requirements set out in the enclosed document, and that, if validated, no such application should be approved.

The enclosed document sets out 22 planning grounds across five thematic groups, together with three additional matters meriting the planning authority's assessment. The five thematic groups are: Group A, Planning Policy and Land Use; Group B, Heritage and Character; Group C, Environmental Impact; Group D, Employment and Economic Claims; and Group E, Community Health, Safety and Wellbeing. The document also presents the community's positive vision for housing-led development on the site, four placemaking comparators, and a detailed generational argument. It includes 52 references, draft Section 106 heads of terms in Appendix A, and a set of suggested pre-validation scoping questions in Appendix B.

The grounds are each independently sufficient. Several, including departure from the adopted housing allocation, harm to the Charlton Riverside Conservation Area, and failure of the sequential test in Flood Zone 3, are independently sufficient to justify refusal regardless of the quality of technical assessments submitted with any formal application. They are cumulative, and no scheme of conditions or planning obligations can adequately address the fundamental conflict between the proposed development and the adopted use allocation for this site.

The submission has been prepared with particular attention to four matters that we ask the planning authority to place on record from the outset.

#### FOUR REQUESTS TO THE PLANNING AUTHORITY

- 1 Pre-validation compliance.** DAGRA submits that no application for this development should be validated until the pre-validation requirements set out in the enclosed document have been met in full. These include, at minimum: a formal EIA screening opinion or mandatory EIA confirmation; confirmation of the proposed use class; a full cumulative acoustic assessment; a PFAS baseline assessment; a bat survey and ecological impact assessment; a biodiversity net gain strategy; a COMAH threshold assessment and confirmation of aggregate fuel storage volumes; a disclosure of chip-level cooling technology; a construction phase environmental assessment; a lifecycle carbon assessment; an independent assessment of end-of-life remediation costs; and a legally constituted decommissioning bond based on that assessment. A full list of pre-validation requirements appears in the consideration boxes throughout Section 5 and in Appendix B of the enclosed document.
- 2 Formal scoping opinion.** DAGRA submits that the planning authority should issue a formal scoping opinion before any application is validated, setting out the full range of environmental and technical assessments required, and should confirm that those

assessments must be conducted by suitably qualified independent consultants not appointed by the applicant. The planning authority should also confirm whether a mandatory EIA is required, and whether the application may fall within the Nationally Significant Infrastructure Projects regime under the Planning Act 2008. DAGRA further submits that the planning authority should seek formal advice from the National Protective Security Authority and other relevant national security bodies on the security, resilience, and interdependency implications of the five-asset Critical National Infrastructure concentration within approximately five kilometres of this site, before any application is validated.

**3 Interested party registration.** DAGRA requests that the Royal Borough of Greenwich Planning Department formally register DAGRA, Charlton Together, the Charlton Central Residents' Association, the Charlton Society and Quixotic Records as interested parties, to be notified when any planning application for the V.I.P. Industrial Estate is validated on the Royal Borough of Greenwich planning portal, and at each subsequent stage of the determination process. Correspondence may be directed to the address below and to

**4 Adopted policy confirmation.** DAGRA requests written confirmation from the planning authority that the Charlton Riverside Masterplan Supplementary Planning Document (2017) housing allocation remains the adopted policy position for the V.I.P. Industrial Estate, and that any departure from that allocation will require the applicant to demonstrate very special circumstances, supported by an independent viability assessment and a sequential assessment of alternative sites for data centre infrastructure.

The enclosed document has been prepared by DAGRA in collaboration with Charlton Together, the Charlton Society, Charlton Central Residents' Association (CCRA) and Quixotic Records. It draws on primary sources held by DAGRA and in the public domain, and all factual claims are attributed to identified primary sources. A full reference list appears in Section 9.

DAGRA will participate fully in every stage of any determination process, including pre-application engagement, validation, scoping, public consultation, and committee, and this submission will be supplemented by formal representations at each stage. We ask the planning authority to uphold the adopted framework. The evidence supports it. The community is counting on it.

**ENCLOSED DOCUMENT**

**A Pre-Application Planning Evidence Base: The GLi Charlton Gateway Proposal, V.I.P. Industrial Estate, Charlton Riverside SE7**

Submitted by DAGRA in association with Charlton Together, the Charlton Society, Charlton Central Residents' Association and Quixotic Records · 2nd April 2026

9 sections · 22 planning grounds across 5 thematic groups · 3 additional matters · 52 references  
Appendix A: Draft Section 106 Heads of Terms · Appendix B: Suggested Pre-Validation Scoping Questions

Yours sincerely,

SIGNED

*S. Johnson*

Chair, Derrick & Atlas Gardens Residents  
Association

ON BEHALF OF

**Derrick & Atlas Gardens Residents  
Association [DAGRA]**

Anchor & Hope Lane · Charlton · London SE7  
Royal Borough of Greenwich  
chair@derrickandatlasgardens.org

Jointly submitted with: Charlton Together, the  
Charlton Society, the Charlton Central Residents'  
Association (CCRA) and Quixotic Records.

**CC** All recipients copied simultaneously with the planning authority. Recipients marked \* may require updating after the local elections on 7 May 2026.

**ROYAL BOROUGH OF GREENWICH – ELECTED LEADERSHIP**

Anthony Okereke	Leader & Cabinet Member for Planning, Estate Renewal and Development, RBG	*
Averil Lekau	Deputy Leader, RBG	

**ROYAL BOROUGH OF GREENWICH – PLANNING**

Calum O'Byrne Mulligan	Cabinet Member for Climate Action, Sustainability and Transport, RBG	*
Pat Slattery	Cabinet Member for Housing, RBG	*
Victoria Geoghegan	Assistant Director Planning and Building Control and Chief Planning Officer, RBG	
Dave Sullivan	Local Planning Committee, RBG	
Ann-Marie Cousins	Local Planning Committee, RBG	
Patricia Greenwell	Local Planning Committee, RBG	
Raja Zeeshan	Local Planning Committee, RBG	
Jahdia Spencer	Local Planning Committee, RBG	
Maisie Richards Cottell	Local Planning Committee, RBG	
Peter Baker	Local Planning Committee, RBG	
Lauren Dingsdale	Local Planning Committee, RBG	
Simon Peirce	Local Planning Committee, RBG	

**WARD COUNCILLORS – CHARLTON RIVERSIDE AND ADJACENT WARDS**

Gary Dillon	Charlton Riverside ward	*
Jo van den Broek	Charlton Riverside ward	*
Clare Burke-McDonald	Charlton Hornfair ward	*
Lakshan Saldin	Charlton Hornfair ward	*
Leo Fletcher	Blackheath Westcombe	
Mariam Lolavar	Blackheath Westcombe	
Christine St. Matthew-Daniel	Blackheath Westcombe	
Dominic Mbang	Woolwich Dockyard	
Asli Mohammed	Woolwich Dockyard	
David Gardner	Greenwich Peninsular	
Denise Scott-McDonald	Greenwich Peninsular	

Nick Williams Greenwich Peninsular

**ELECTED REPRESENTATIVES**

Matthew Pennycook MP Member of Parliament, Greenwich and Woolwich

Lord Duvall OBE AM London Assembly Member, Woolwich \*

**INTERESTED STAKEHOLDERS**

Calum O'Byrne Mulligan Cabinet Member for Climate Action, Sustainability and Transport

Andrew Cowley Green Party Electoral Candidate - Charlton Riverside

Gary Dark Green Party Electoral Candidate - Charlton Riverside

**PARTNER AND COMMUNITY ORGANISATIONS**

Chair Charlton Together — co-submitting organisation

Chair Charlton Central Residents' Association — co-submitting organisation

Chair The Charlton Society — associated organisation

S Hunt Quixotic Records

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*All fields shown with a dashed underline are editable. Recipients marked \* may need to be updated following the local elections on 7 May 2026. It is recommended that the covering letter is re-issued to any newly elected incumbents within five working days of the election result. A distribution record should be retained for the DAGRA campaign archive.*