

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Inspectors Major Modification No MM87  
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Dear Sirs

**Lambeth Policy ED14**  
**Inspector's Main Modification No MM87**

I am very concerned at this proposed change in policy. I have lived in this area for forty five years and am very aware how it has been a constant battle to keep a viable residential presence here. I think it suffers from being at the edge of the borough so is seen as expendable by the authorities at the centre. But fortunately we have been blessed with some very dedicated and determined campaigners who have continually fought for the well-being of local residents and the vitality of the local area. There have been some notable successes and I think it is down to them that the council were persuaded to have such a clear policy on hotels.

The number of recently constructed hotels in our area has been phenomenal and there are more in the pipeline. It is unbalancing the local economy and is threatening the mixed character of the area. It has a rather deadening affect when every new building has the same function. Hotels do little to support local retail which has of course also suffered from the current pandemic. And hotels obviously prevent other uses on their particular sites. Ultimately by supplanting other uses hotels diminish the attractiveness of the area and actually make it less desirable to stay here.

Lambeth's policy ED14 was extremely clear and I believe enthusiastically welcomed by local residents. The inspector's alternative proposal will mean that all hotel developers will go through the laborious self-serving exercises of minimising their impact on residential amenity and showing they wouldn't disturb the balance of land uses. The planning process would take that bit longer but ultimately the local authority would I am sure be unable to resist any hotel proposal.

The inspector argues that Lambeth's policy would contravene the London Plan but he is referring to just one policy. There are other policies and explanatory paragraphs that support Lambeth's position. Large parts of the CAZ are residential and the London plan calls for these areas to be conserved and enhanced – hotels could be taking the place of housing, social infrastructure or community uses. Section F asks for a balance of land uses to be maintained and local amenity to be protected. And it is important to note that Lambeth are encouraging hotel development elsewhere in the borough – and one can see

that this could actually improve the balance and variety in other areas.

It is rare for planning policies to be so clear, understandable and popular and I urge that Lambeth's policy ED14 should be supported and adopted.

Yours faithfully,

Richard Woollard

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