

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Thoughts and comments on the "Draft Revised Lambeth Local Plan"  
**Date:** 29 March 2021 23:58:15  
**Attachments:** [OpenPGP\\_signature.dat](#)

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To whom it may concern,

Having skimmed through the 'Draft Revised Lambeth Local Plan' I would like to make a few comments on the document.

Any new building that does not meet suitable low energy standards like the Passivhaus standard will need to be retrofitted to achieve compulsory net zero by 2050. Has this been fully understood by the council?

The Passivhaus standard needs to become the norm for any new construction from now onwards to have any chance of achieving net zero by 2050 in the UK. Even then, net zero in construction will not be achieved to all new buildings and certain buildings will require additional means of renewable energy attached to these buildings which also needs to be made compulsory.

The deletion of Policy EN4 Sustainable design and construction c) is not comprehensible to me in this context.

The cancellation of 9.32 is concerning in equal terms considering the increasingly hot summers we are experiencing these days, coming to full fruition in an urban concrete jungle like the local KIBA in West Norwood for example. Why have these chapters been taken out?

Considering that we find ourselves in a climate emergency Lambeth council's mechanisms to protect precious nature and biodiverse rich land is completely unsuitable as demonstrated painfully by the clearance of a lush piece of back garden land on Auckland Hill in West Norwood SE27 last week. This simply should not be possible. The lack of suitable protection of this kind of land is nothing short of scandalous.

<https://we.tl/t-IRwqugD6dh>

Developers like the one who committed this crime on nature are likely to feel encouraged by the deletion of

\* 'moving from a net loss of biodiversity to achieving net gain for nature' in your introduction

It certainly should be illegal to clear a completely overgrown woodland-like area like the one we have just lost without a proper tree survey in place and without establishing the CO2 sequestration value of that land and its ecological value by an independent specialist to be appointed by the council and not an ecologist doing his/her best to get the next commission from their client.

Additional tree preservation orders would also be helpful in this context. This kind of destruction must not happen again!

I would applaud if Lambeth could finally get serious about the looming climate breakdown having declared a climate emergency more than two years ago.

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Kind Regards

Thomas Denhof  
Architect | Passivhaus Designer

