

# **Site Allocations Development Plan Document**

**Representations made by  
individuals (Reg 20)**

**This document contains all the representations made by individual residents during the regulation 20 consultation process on the Site Allocation Development Plan Document (SADPD).**

**The contents pages show the unique representation number (R0...) alongside the name of the individual who submitted the representation. For individuals who submitted more than one comment, subsequent submissions are labelled a, b, c etc accordingly.**

**The following representations can be found below the table of contents:**

- R0257 Aurelie Hulse
- R0259 Verity Owers
- R0260 Andrew Rees
- R0262 Stefan Lubek
- R0263 Helen George
- R0264 Joshua Lubek
- R0266 Victoria Hastings

**Responses made via SurveyMonkey can be found between pages 210-552**

- Where the text in the third column matches the text in the second column, this means the relevant box was ticked on the SurveyMonkey form.
- If the box in the third column contains 'n/a', this means it was left blank.

### **Navigating the document**

- As the document is very large, it is advised to click on the name of the representation you would like to view on the contents pages. This will then allow you to skip straight to the page you would like to see.
- At the bottom right-hand corner of each page, the 'contents' button will take you back to the beginning of the document, to the first contents page.
- You can also navigate the document using the bookmark feature, which is allocated to each representation.

### **Accessibility**

- To make this pdf easily accessible to those using mobile phones, we have compressed this document down to reduce the size of the file for download. This means the resolution of some representations may be lower than others. If you would like a higher resolution version of a specific representation, send an email to [sadpd@lambeth.gov.uk](mailto:sadpd@lambeth.gov.uk) along with the representation number e.g 'R0100'.

## List of representations from individuals

## A-F

R0254 Gray	R0222 Max Campbell
R0195 Paul (G)	R0206 Amaia Carrascal Minino
R0279 Cleocima	R0138 Anthony Casagrande
R0135 T (Acton)	R0171 Visakha Chadresekera
R0237 (No name provided)	R0291 Julia Chamberlain
R0238 (No name provided)	R0306 James Chandler
R0210 A	R0309 Tracey Cheltenham
R0196 Edythe Adele	R0161 Karin Christiansen
R0292 Chris Agathangelou	R0177 Chiarina Clarke
R0319 Neil Aitken	R0031 Matthew Clarke
R0123 Penelope Alford / R0123b Penelope Alford	R0008 Brian Clivaz
R0151 Tim Allen	R0133 Henry Cooke
R0122 Ra Anderson	R0270 Odilon Couzin
R0215 Konstantin Andrejev	R0131 Anthony Cowan
R0310 Emma Angus	R0154 Nicola Cox
R0018 Blandine Scalbert / R0018b / R0018c / R0018d	R0301 Anne Crane
R0069 Maggie Bacon	R0223 Sophie Cranley
R0033 Blandine Baiget	R0003 Stephane Croce
R0068 Sarah Bailey / R0068b Sarah Bailey	R0302 Maggie Cushley
R0316 Jeremy Baker	R0109 Amar, D, J and S Chudasama
R0055 Celine Balleyguier	R0199 Martin Darby
R0088 Jon Barker	R0248 Ruth de Grey
R0224 Andrew Beale	R0255 Andrew Dent
R0183 Jessica Beck	R0178 Alex Despotovic
R0251 Mary Bell	R0236 Elizabeth Devine
R0096 Alex Biddle	R0182 Thomas Dimsdale
R0021 Gordon Bird	R0250 Jothann Durnall
R0094 Rob Blakemore	R0139 Chloe Durrant
R0158 Sarah Boada-Momtahan	R0104 Paddy E & James Harrower
R0228 Helen Borg	R0005 J E Yarrow
R0298 Josephine Botting	R0186 Diane Eagles
R0134 Harminder Brainch	R0012 Helen Edwards
R0027 Jan Brasching / R0027b Jan Brasching	R0194 Kelly Eggleton
R0190 Paul Brewer / R0190b Paul Brewer	R0181 Amr El Sherif
R0290 David Bridson	R0090 Kathryn Ellinger-Gane
R0315 Amber Brierley	R0277 Mark Fairhurst
R0160 Michael Bright	R0143 Timothy Fairhurst
R0280 Mike Bright	R0059 Jan Falkingham
R0320 Neil Buchanan	R0006 Huma Farooqui / R0006b Huma Farooqui
R0242 Gerard James Buggy	R0126 Claire Felstead / R0126b Claire Felstead
R0108 Elizabeth Burton	R0028 Deborah Fenney
R0261 Dee Byrne	R0045 Beatriz Fernandez

## F-M

R0095 Paul Field	R0105 Adi Luxmi & Patrick Joseph Sutton
R0149 Celine Filippi	R0107 Harmit & Anita Kambo
R0072 Julia Finlay	R0032 Josh Kaplan
R0145 John Fitzsimons	R0054 Kathryn Ingleby
R0050 Thelma Fletcher	R0049 Vinod Katri
R0297 James Forrester	R0015 Fred Kelly
R0025 Jonathan Fowles	R0042 Karolina Korol
R0247 Phoebe Fraser	R0100 Leon Kreitzman
R0152 Victoria Freestone	R0192 Azim Lalji
R0212 Julian Garel-Jones	R0056 Nicolas Le Moigne
R0162 Paul Garside / R0162b / R0162c	R0221 Tom Lenham
R0243 Susan Gault	R0187 Catherine Lette
R0089 Alison Gibbs	R0313 Rose Link
R0136 Andrew Gilbert	R0040 Trudy Lister
R0150 Philip Gill	R0141 Georga Longhurst
R0074 Manda Glandfield	R0036 Anderson Lorentson
R0176 Gavin Goodhart	R0168 Dreenagh Lyle
R0091 Neesha Gopal	R0023 Miranda MacAuley
R0098 Mark Gordon	R0244 Louise MacGregor
R0289 Daisy Gray	R0185 Andrew Makower
R0220 Sarah Green	R0084 Regina Manicom
R0234 Amaan Hafeez	R0219 Ben Margerison
R0093 Andrew Harrison	R0111 Richard Marsh / R0111b Richard Marsh
R0231 James Harrower	R0117 Tamsin Marsh
R0011 Paddy Harrower	R0077 John Mason
R0245 Sophie Hatton	R0142 John Mason
R0256 Helen Hayes MP	R0213 Jessica Matthew
R0125 Julian Heather	R0166 Leon Maurice-Jones
R0035 Florence Henaff	R0106 Chris & Jess McCullagh
R0118 Sarah Henderson & Tim Noble	R0038 Neil McFarland
R0146 Kerry Hillier	R0252 Alistair McIntosh
R0026 Christine Hinton	R0230 Delrose Mckinson
R0288 Irene Hird	R0030 Cllr Jackie Meldrum
R0137 Kate Horton	R0227 Jackie Meldrum
R0114 Francis Howcutt	R0116 Barbara & Peter Melrose
R0121 Jonathan Potts & Jane Hummerston	R0129 Peter Melrose
R0062 Stephen & Deborah Humphreys	R0060 Tony Millson
R0053 Julian Ingleby	R0232 Carole Milner
R0173 Katy Ingleby	R0156 Dan Mischianu
R0249 Kanayo Isiekwena	R0321 Corinna Mitchell
R0073 Karen John-Pierre	
R0233 Alice Johnson-Harris	

## M-Z

R0009 Micol Molinari / R0009b Micol Molinari	R0180 Arianna Schiavato
R0007 Angela Moon / R007b Angela Moon	R0103 Thomas & Daniel Schiller
R0153 Peter Moorhouse	R0317 Sarah Mitchell
R0164 Janis Morton	R0159 P Moirhouse
R0057 Paul Muller	R0167 Flora Scott-Barrett / R0167b Flora Scott-Barrett
R0086 Margaret & Oliver Munns	R0200 James Seabridge
R0318 Jessica Murray	R0071 Claudia Senese
R0211 Clare Neely	R0239 Rachael Shaughnessy
R0217 Edmund Neuberger / R0217b Edmund Neuberger	R0170 Victoria Sherwin
R0204 Tom Newsom	R0218 Catriona Slorach
R0235 C Nwok	R0119 Ben McGuigan & Lucy Smith
R0112 Thomas O'Flaherty & Alexandra Hulme	R0205 Lucy Smith
R0051 Jenny Ochera	R0047 Joao Sousa
R0216 Alice O'Connor	R0046 Veena Srirangam
R0002 Annegret Odwyer	R0043 Maria Stalbow
R0044 Elisa Orlandi	R0041 Maria Stalbow (on behalf of Gaetano Cavaliere)
R0172 James Osborn	R0169 Caroline Starkey
R0085 Susan Osborn / R0085b Susan Osborn	R0087 Adele Steward
R0311 Thomas Palmer	R0099 Alastair Craggs & Jessye Sutton
R0295 Tom Palmer	R0101 Jessye Sutton / R0101b Jessye Sutton
R0240 Jackie Parkin	R0075 James Tate
R0175 Zoe Peet	R0225 Mike Thacker
R0024 Matthew Pencharz / R0024b Matthew Pencharz	R0214 Barry Timms
R0115 Jane Pickard / R0115b / R0115c / R0115d	R0017 Victoria Todd
R0127 Jonathan Potts	R0202 William Tomsett
R0253 Zackary Puttock/ R0253b Zackary Puttock	R0157 Raymond Trevitt
R0019 Nathan Quinn/ R0019b Nathan Quinn	R0037 Sheila Tugwell
R0070 Vicky Rapti	R0066 Lucy Waitt
R0004 Julian Rees	R0144 Josephine Wallman
R0148 David Richards	R0061 Nicolas Watson
R0229 Katherine Roberts	R0110 Helen Webb (Pearman Street Co-op LTD)
R0128 Chris Rodger	R0020 Ray Weller
R0241 David Rose	R0179 Tim Whitaker
R0208 Candice Roufousse	R0113 Sue Williams
R0064 Elizabeth Rowland	R0198 Richard Wollard
R0188 Daniel Royde	R0201 Robert Wright
R0209 Andrew Saint	R0197 Susan Wright
R0039 Andrew Beale & Andrea Sangalli	R0189 Elyse Zaccai
R0052 Mary Santos	R0226 Igor Zurimendi
R0076 Thibault Scalbert	

R0257 Aurelie Hulse

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R0259 Verity Owers

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R0260 Andrew Rees

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R0262 Stefan Lubek

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R0263 Helen George

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R0264 Joshua Lubek

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R0266 Victoria Hastings

**From:** [REDACTED]  
**Sent:** 14 March 2024 10:16  
**To:** SADPD  
**Subject:** are you trying to make this so difficult that ordinary people who live here will be too bored to even look at it

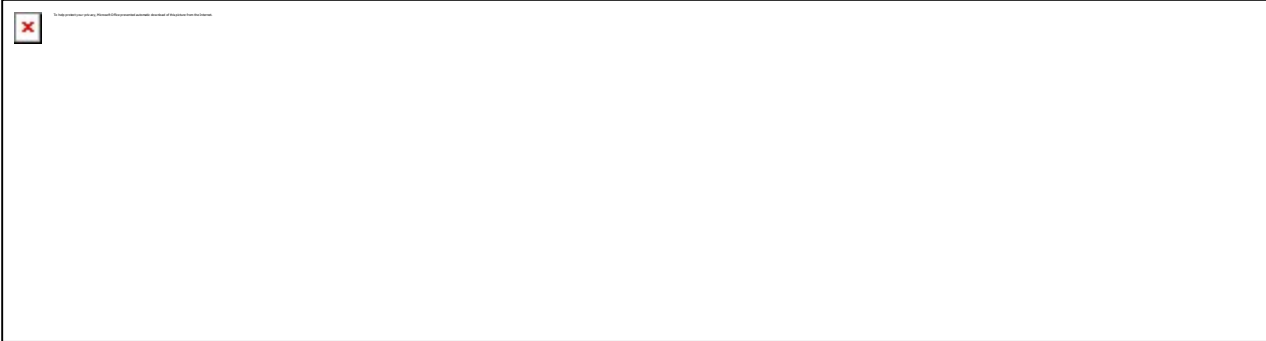
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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There must be a much easier way a map with the planned sites would help?



[REDACTED]

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**From:** stephane croce [REDACTED]  
**Sent:** 18 March 2024 12:15  
**To:** SADPD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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Hello,

I support proposed changes for site 7 as long as pavement widening / cycle lane is incorporated in the final version, as presented in document.

Best regards.

Stephane Croce

[REDACTED]  
[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** julian rees [REDACTED]  
**Sent:** 27 March 2024 11:15  
**To:** SADPD  
**Subject:** SADPD Site 20 objection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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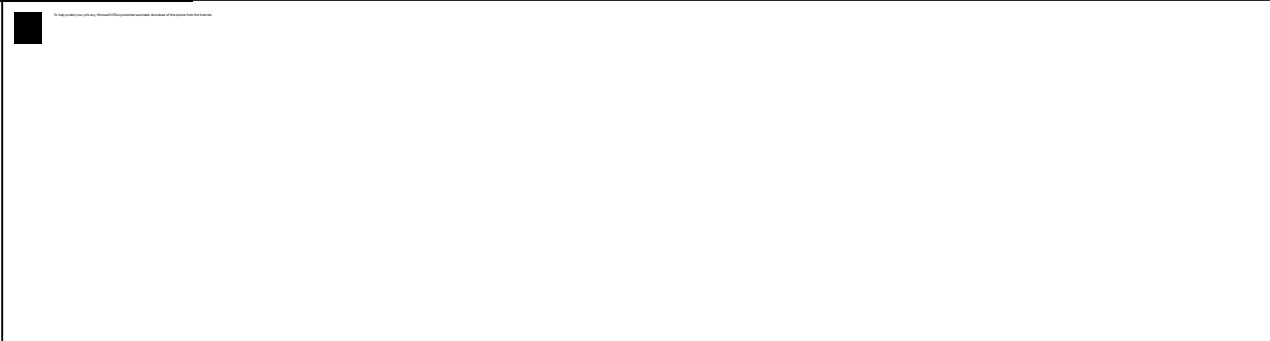
Hi

I am a resident of [REDACTED] and vehemently object to the building of high-rise new homes on the Tesco Acre Lane car park.

Thank you

Julian Rees

[REDACTED]



[REDACTED]

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**From:** julian rees [REDACTED]  
**Sent:** 03 May 2024 12:56  
**To:** SADPD  
**Subject:** Fwd: SADPD Site 20 objection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hi

Following in from my email below, I would like to comment further after more discussions with my neighbours on [REDACTED].

Whilst I recognise that Lambeth does need more housing, the current proposals would be an overly intensive development, both in terms of height and density. It would loom over the surrounding neighbourhood. While we know that this is central Brixton, which might be considered suitable for larger developments, the inconvenient fact for Lambeth Council is that the surrounding area is made up of low-rise family sized homes. Given the exodus of families from Lambeth, and the crisis of school mergers and closures because of this, it's imperative that Lambeth Council protect the family sized accommodation that does exist, and indeed focus on providing further low-rise family sized homes in the new development.

Ultimately, whatever the tenure mix (we know that the London Plan requires developments of mixed tenure), overall we want to see a development that is scaled down both in terms of height and density, so that it's height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

I think we've been through enough with the demolition & build of the new Civic Centre and homes from Porden Road to Brixton Hill. This will be a step too far.

Julian Rees

[REDACTED]  
Brixton.  
[REDACTED]  
[REDACTED]

[REDACTED]

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**From:** j e yarrow [REDACTED]  
**Sent:** 04 April 2024 15:34  
**To:** SADPD  
**Subject:** Objection to Tesco site development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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Hi

I object to Tesco site plans as it will change the nature of the low rise houses in the area This will be too dense population with no car areas.

There has been no consultations with residents locally Please add my name to the list of objectors Best wishes Jeane

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** huma farooqui [REDACTED]  
**Sent:** 07 April 2024 07:18  
**To:** SADPD  
**Subject:** Objection to High Rise on Tesco site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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When hearing that another set of high-rise flats would be erected this time on Tesco I was nothing but outraged. The fact that we as the public are not even considered as important to discuss this with is just another list of injustices. I vehemently protest against another monstrosity to impact the living standards of my life and others. We in [REDACTED] [REDACTED] have suffered immensely from two years of building somerset place and now suffer from no light and wind tunnels.

This is from your report, where you have declared a climate crisis,  
<https://moderngov.lambeth.gov.uk/documents/s135742/Lambeths%20Climate%20Action%20Plan.pdf>  
*'In January 2019, Lambeth Council declared a climate and ecological emergency and committed to ensuring the council's estate and operations would be net zero by 2030. As well as being responsible for reducing its carbon emissions, the council recognised its role in bringing together residents, partners, businesses, voluntary, community and faith groups to agree on how to reduce carbon emissions across the borough.'*

Yet, in conjunction with Tesco, you have planned to erect 200 flats, without any consultation from the public? Is this possible? This is against your climate pledge, it is very clear that you are further damaging the environment and quality living standards of all of us who live here.

Arup Consultancy and many others state how tall buildings are more structurally demanding than lower ones – it takes a lot of effort, for example, to stop them from swaying – and so requires more steel and concrete. This is just one example of the hell you will be creating for us in Brixton. A place that has seen so much change but little in the quality of services delivered by you as a council.

We would like to be heard on this and not excluded from this huge climate challenging project.

Huma Farooqui



[REDACTED]

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**From:** Angela Moon [REDACTED]  
**Sent:** 14 April 2024 13:39  
**To:** SADPD; Cllr Sarbaz Barznji; Cllr David Bridson; Cllr Maria Kay; [REDACTED]  
**Cc:** Cllr Claire Holland; [REDACTED] huma farooqui; regina. manicom  
**Subject:** Objection to the acre lane Tesco site proposal (Re: Looming Tesco Towers)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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Dear Lambeth Team,

I wanted to officially let you all know I whole heartedly object to the Lambeth proposals on the acre lane Tesco site.

The area is already overly densely populated and the high rises are also an eyesore in the current environment.

As per Huma's message below to [REDACTED], I implore you to reconsider and re-evaluate the proposal. It would be much appreciated that as local neighbours we are kept in the loop and to know that our welfare matters.

I look forward to hearing back from at least one of you. I haven't seen any response to Huma's message so hope one of you can get back and at least acknowledge our concerns.

Many thanks.

Kind regards,  
Angela Moon

[REDACTED]

On 11 Apr 2024, at 18:50, huma farooqui [REDACTED] wrote:

Dear Chief Executive Bayo,

Subject: Urgent Concerns Regarding Proposed Construction next to Arlington Lodge

I hope this message finds you well. I am writing to express the deep concerns shared by many members of the [REDACTED] community regarding the proposed construction project.

The prospect of yet another construction endeavour, justified under the guise of "regeneration," has left us feeling vulnerable and apprehensive. We adamantly oppose any plans that would encroach upon [REDACTED], particularly considering the already strained resources provided by Lambeth Council. The added strain on parking facilities and essential services will undoubtedly exacerbate the challenges we currently face.

Furthermore, the lack of consultation with our community is deeply troubling. We have not been afforded the opportunity to voice our concerns or contribute to discussions regarding these plans. It is concerning that decisions of such magnitude are being made without our input.

We are also perplexed by the apparent contradiction between the pledge to prioritize climate-friendly initiatives and the proposal to erect a towering residential structure. A development of this scale raises significant environmental concerns and contradicts efforts to combat climate change.

Moreover, we fear that the proposed flats will prioritize profit over the needs of those genuinely in need of housing. It is imperative that any development plans prioritize the welfare of existing residents and address the pressing housing needs in our community.

We seek clarity on how these proposed improvements will impact [REDACTED]. Will our walls be demolished to make way for this structure? Will our gardens lose vital sunlight? These are crucial considerations that deserve transparent and honest answers.

We implore you to engage in meaningful dialogue with the [REDACTED] community and address our concerns in a respectful and transparent manner. Our voices matter, and we deserve to be heard.

Thank you for your attention to this matter. We eagerly await your response.

Sincerely,

[REDACTED] residents

**From:** Angela Moon [REDACTED]  
**Sent:** 25 April 2024 11:17  
**To:** SADPD; Cllr David Bridson  
**Cc:** Cllr Sarbaz Barznji; Cllr Claire Holland; [REDACTED]; huma farooqui; regina. manicom; Cllr Maria Kay; [REDACTED]  
**Subject:** Rejection to Lambeth SADPD - Tesco - Acre Lane Brixton Site  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Red category

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Dear David,

Together with my local [REDACTED] residents, I'd like to also personally reiterate my concerns and rejection to the SADPD on the Tesco Acre Lane Brixton site (original email below, 14th April).

More specific details as follows...

### **Request To Lambeth Council:**

*Lambeth Council must show it is listening to the local community and present a new draft of the SADPD policy that:*

1. Delivers much needed affordable housing, **without unnecessary and inappropriate tower blocks.**
2. Offers genuinely affordable housing **without constructing a massive new development that will overshadow nearby low-rise family homes.** We advocate for low-rise family-sized housing on this site, in harmony with the surrounding area.
3. **Addresses the issue of families leaving Lambeth,** which has caused an education crisis, with local primary schools facing closure or merger. While we acknowledge the Lambeth Plan's overall goal of providing a mix of housing, we believe this site should prioritise family-sized homes due to its proximity to other family residences and nearby primary schools.
4. **Includes green space for new residents.** We want Brixton homes to be desirable and sustainable. The current plans lack green areas and prioritise maximising the number of units, which does not benefit existing or future residents. Only a profit-seeking developer ultimately wins in the scenario that is currently proposed.

5. **Limits the maximum height of the development to no more than 12m (which is still taller than surrounding houses).**

*We want new housing on the Tesco site, but we want Lambeth Council to work with us on a sensible and proportionate development. Please work with us, not against us!*

### **Key Concerns with the Brixton Tesco development proposal are:**

1. The plans want to put too many homes (210) in one place, and we're deeply concerned that the land owners/developers might actually want to build more than twice that number!
2. Originally, the council suggested fewer homes, between 120-170. We're deeply concerned that now, based on the proposed calculations, it can almost double that number.
3. Even though the plans say the tallest buildings will be 32m high, there's nothing stopping them from being as high as 45m (which is considered very tall). But even 32m is too tall. It would tower above compared to the nearby streets with only 2-3 storey houses.
4. The concerns we raised about how the plans would affect our neighbours, like being overlooked or losing light, have been completely ignored, even though Lambeth has rules about this in their plan.
5. The plans want to change a rule made in 1985, that protects the privacy of people living near the site, to change the current boundary wall height.
6. Parking and pollution is already a big problem around Brixton, one of the highest in London, so it's very important that the new homes don't get parking permits, except for a limited number of people who need them because of a disability.
7. The size of the new buildings would harm the areas nearby that are supposed to be kept special because of their history or beauty.
8. The delivery route for deliveries to the supermarket safely isn't being fixed in the current plans and is currently unsafe.
9. We're missing a chance to build more homes for families, which Lambeth really needs right now, especially since families are leaving and schools are closing.
10. The site will have too many buildings on it, and there won't be enough space for parks or other open areas, even though Lambeth wants to make more green spaces. In Lambeth, Brixton ranks second lowest for tree canopy cover, trailing only Waterloo, often described as a 'concrete jungle'. This deficiency exacerbates pollution issues, leading to heightened health concerns. Moreover, the scarcity of trees and green spaces leaves ample space for the proliferation of housing units, compounding the problem further.

**Help is please say NO to this development plan.**

Thanks!

Kind regards,  
Angela Moon

[REDACTED]

On 14 Apr 2024, at 13:39, Angela Moon [REDACTED] wrote:

Dear Lambeth Team,

I wanted to officially let you all know I wholeheartedly object to the Lambeth proposals on the acre lane Tesco site.

The area is already overly densely populated and the high rises are also an eyesore in the current environment.

As per Huma's message below to Chief executive Bayo, I implore you to reconsider and re-evaluate the proposal. It would be much appreciated that as local neighbours we are kept in the loop and to know that our welfare matters.

I look forward to hearing back from at least one of you. I haven't seen any response to Huma's message so hope one of you can get back and at least acknowledge our concerns.

Many thanks.

Kind regards,  
Angela Moon

[REDACTED]

On 11 Apr 2024, at 18:50, huma farooqui [REDACTED] wrote:

Dear Chief Executive Bayo,

**From:** Brian Clivaz [REDACTED]  
**Sent:** 15 April 2024 13:01  
**To:** SADPD  
**Subject:** Site Allocations Development Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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I write to support Plan No 7 - Kennington Lane and Plan N0 17 Brixton Road - both seem to be sensible developments.

Brian Clivaz

[REDACTED]



**From:** Micol Molinari [REDACTED]  
**Sent:** 16 April 2024 22:32  
**To:** SADPD  
**Subject:** object to tall building for redevelopment at tesco acre lane

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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to whom it may concern

please consider this email my **objection** to the plans for site 20 of the SADP.

i live close to the site, on [REDACTED], and feel strongly that a 32m building does not belong on acre lane.

this is a low rise area which fosters community and a tall building with 200+ flats would put unsustainable pressure on local amenities, not to mention tower over local homes and gardens.

we see new properties being built eg the low-rise development at the corner of baytree and acre lane and that is perfectly welcome.

please redesign plans to reflect.

thank you

micol molinari



**From:** Paddy Harrower [REDACTED]  
**Sent:** 18 April 2024 15:41  
**To:** [REDACTED]  
**Cc:** Cllr Sarbaz Barznji; Cllr David Bridson; Cllr Maria Kay; SADPD  
**Subject:** Objection to the building proposals on the Brixton, Acre Lane Tesco site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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Dear Madam and Sirs,

I am writing to you to register my strong objections to the proposals outlined by the Site Allocations Development Plan Document Proposes Submission Version (SADPD PSV) , submitted by Lambeth Council /Tesco??

Some of the reasons I object are listed below.

- 1] There was no direct prior consultation with local neighbours and residents before the proposals were published.
- 2] It completely overwhelms the local neighbourhood streets of low rise house flats and commercial premises on Acre Lane.
- 3] The Council is trying to squeeze too many flats into this development because it has failed to secure them on other sites in  
The borough. [the number of units proposed has increased from 120 to 200 compared to the other draft proposal]
- 4] There have never previously been buildings on this site of more than four storeys.
- 5]. The proposals need to be fundamentally rethought to reduce the height and scale of the development - particularly on the edges of the site  
Where it will loom over the existing buildings at twice their height or more', causing loss of light and privacy.
- 6] It is not clear whether the existing Parking on the site will survive. Tesco's present policy of 90mins free parking/or paid Parking  
is an appreciated local benefit. When Lambeth council built the new flats at either end of Porden Rd [Which backs on to Tesco's behind the  
Town hall] they promised local residents that they would not issue parking permits to the residents of the new flats, as they reduced the  
Parking in that area. This promise has not been kept.

I am a local home owner of [REDACTED] years, so I would appreciate it if you could take these objections seriously.

Yours sincerely

Mrs Paddy Harrower

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Helen Edwards [REDACTED]  
**Sent:** 19 April 2024 09:14  
**To:** SADPD  
**Subject:** Development of tesco site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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I have looked at the planning submission and feel that the Architects have not truly represented the impact of the development at street level .  
currently there are no buildings of the proposed height along Acre lane and the fronts of the properties are varied and interesting .

I am concerned re the blocking of sunlight and the impact of the imposing ediface will have on the mental health of local residents who walk down acre lane.

Currently there is a feeling of space and light this will be significantly impacted by the current development plans .

Look at the impact the development of Stockwell Road has had on the the locality in these terms .

Helen edwards



**From:** Fred Kelly [REDACTED]  
**Sent:** 19 April 2024 11:51  
**To:** SADPD  
**Subject:** Objection to the proposals by Lambeth on the Acre Lane Tesco Site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hi,

I am emailing as a resident and homeowner in Lambeth, who also lives opposite [REDACTED] [REDACTED]  
[REDACTED]

**I would like to make an objection to this proposal.** I totally understand the need to create more housing stock and I fully support this. Equally, I would argue that the Tesco on Acre Lane is somewhat of an eyesore and the site could benefit from some redevelopment.

My objection is therefore:

- To the size and height of the proposed new-build. The height in particular will cause a significant change to the local skyline, not least pushing more and more buildings into shadow.
- The Proposal shows the car park being removed. Will there be an underground car park to replace this? If not, where will people park? People who perhaps need to use cars for work or disability...

As a local resident, I will suffer from the noise and disruption of a large active building site on my doorstep, but I recognise the need for further housing and therefore am willing to accept this. However, the current proposal screams of a profit chasing developer who wants to squeeze as many units as possible in the available space, leaving the local residents to deal with the consequences of this after they've collected their cheque and left.

Just because its feasible to put 200 units on the site, doesn't mean it should happen. There is a housing crisis in this country, but the solution doesn't seem, to me, to be to cram and stack new units on top of each other just because its easier to do that than find alternative spaces. Housing needs to consider community and I'm proud of the community Lambeth currently has, why ruin that for the benefit of a shareholder driven property developer???

Despite the disruption it would cause me and my neighbours, I accept that it is a good site for redevelopment, I just think there needs to be some common sense about the size and scale of such a thing.

Thanks for your consideration

Fred Kelly

**From:** Victoria Todd [REDACTED]  
**Sent:** 20 April 2024 18:07  
**To:** SADPD  
**Cc:** Cllr Sarbaz Barznji; Cllr David Bridson; Cllr Maria Kay; [REDACTED]  
**Subject:** Objection to the proposal by Lambeth for the Tesco site  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Red category

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Committee Members of the SADPD

A year ago I moved into [REDACTED]. It is clear to me that:

- this massive building will be visible from my house but it will intrude even more so to those at the TESCO end of [REDACTED];
- it will loom over the [REDACTED] flats that are opposite my house, cutting out some light;
- its mass is disproportionately greater than any other building in a similar range. This is likely to affect wind strength and direction, particularly as the prevailing wind direction is from the west.
- there will be a significant increase in traffic coming down Baytree Road.

I wish to register my strong opposition to this development, not least because had I known of it when I bought my house last year I would not have gone ahead with the purchase. I do hope you will reconsider your decision to erect this massive fortress.

I look forward to hearing from you or even seeing you should a meeting be held.

As ever,

Victoria

Victoria Todd  
[REDACTED]

**From:** Blandine Scalbert [REDACTED]  
**Sent:** 22 April 2024 13:41  
**To:** SADPD  
**Subject:** Objection to the building proposals on the Brixton, Acre Lane Tesco site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir, Madam,

I am writing to you to register my strong objections to the proposals outlined by the Site Allocations Development Plan Document Proposes Submission Version (SADPD PSV), submitted by Lambeth Council /Tesco.

Some of the reasons I object are listed below:

1. There was no direct prior consultation with local neighbours and residents before the proposals were published.
2. It completely overwhelms the local neighbourhood streets of low rise house flats and commercial premises on Acre Lane.
3. The Council is trying to squeeze too many flats into this development because it has failed to secure them on other sites in the borough (the number of units proposed has increased from 120 to 200 compared to the other draft proposal)
4. There have never previously been buildings on this site of more than four storeys.
5. The proposals need to be fundamentally rethought to reduce the height and scale of the development - particularly on the edges of the site where it will loom over the existing buildings at twice their height or more', causing loss of light and privacy.
6. It is not clear whether the existing Parking on the site will survive. Tesco's present policy of 90mins free parking/or paid Parking is an appreciated local benefit. When Lambeth council built the new flats at either end of Porden Rd (which backs on to Tescos behind the Town hall) they promised local residents that they would not issue parking permits to the residents of the new flats, as they reduced the parking in that area. This promise has not been kept.

I have been living in Brixton for more than [REDACTED], so I would appreciate it if you could take these objections seriously.

Yours sincerely,

Mrs Blandine Scalbert  
[REDACTED]  
[REDACTED]

**From:** Blandine Scalbert [REDACTED]  
**Sent:** 30 April 2024 09:51  
**To:** SADPD  
**Subject:** Objections to the proposal of the Tesco development / site 20

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir, Madam,

I am writing to you to register my strong objections to the proposals outlined by the Site Allocations Development Plan Document Proposes Submission Version (SADPD PSV), submitted by Lambeth Council /Tesco.

As a community, we acknowledge the necessity for additional housing in Lambeth, and we are generally in favor of the idea of developing the Tesco site. However, the current plans involve cramming too many units into an enormous complex that would overshadow the surrounding area. We believe that the height and density should be reduced to better align with the existing neighborhood, allowing for more green spaces near Baytree and Porden Roads.

1. The plans attempt to cram an excessive number of housing units (210) onto the site, and I'm worried that the site owners actually desire to build more than twice that amount!
2. In the initial Lambeth Council consultation, a lower range of units was suggested, between 120-170. This was considered an 'optimized' level, so I'm troubled by the claim from Lambeth Council that they can nearly double that.
3. I'm also deeply concerned that the responses to the Regulation 18 consultation revealed that HSBC, the leaseholders of the Tesco site for 999 years, believe it can accommodate between 420 - 470 dwellings! Once again, this seems driven not by sound design principles but by the site owner's desire to maximize density and profit.
4. In fact, during the online stakeholder meeting on Saturday, April 27th, Lambeth Council mentioned that the reason for the significant increase in development size between the first and second consultations is because Tesco indicated they wouldn't proceed with the development if it only included the number of units specified in the initial proposal. This suggests that the scale of the proposal is dictated by the developers' profit motive rather than sound planning principles.
5. Consequently, these new profit-oriented proposals contradict Lambeth Council's own optimized proposals outlined in the Regulation 18 consultation phase.
6. Even though the current proposals state a maximum height of 32m, there are no safeguards in place to prevent the eventual structure from reaching as high as 45m (the maximum height before being classified as a 'tall building'). However, even 32m is excessively tall. It would starkly contrast with, and overshadow, the adjacent streets of 2-3 storey family housing.
7. Concerns raised regarding the original proposals about the impacts on neighbours in terms of overlooking, enclosure, and outlook have been disregarded, despite clear policies on this in the Lambeth Local Plan.

8. The proposals seek to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to safeguard their privacy. The current boundary wall height should be maintained.
9. Given the existing strain on local parking, it is crucial that no parking permits should be issued to residents of the new development (with the exception of registered disabled individuals).
10. The scale and bulk of the development would compromise the settings of adjacent Conservation Areas and Listed Buildings just across the road.
11. The current unsafe service access to the supermarket is not being addressed in the current proposals.
12. The opportunity to provide a higher proportion of family-sized and child-friendly housing, which Lambeth sorely needs (especially considering the departure of families from Lambeth and the closure of local schools), is being overlooked. We believe this particular site should prioritize low-rise family-sized accommodation.
13. Based on the current proposals, the site would be excessively developed, leaving minimal or no space to fulfill the Council's stated goal to "retain, improve or create new open space," despite the area lacking in this aspect.

My proposals :

1. The apex of the development ought to align with the Acre Lane axis, gradually tapering downwards to minimize its impact on the adjacent low-rise residences on Baytree and Porden Roads.
2. Specifically, the pinnacle height of the development bordering Acre Lane should not exceed 15m (consistent with the Acre Lane skyline), descending to 9m towards Baytree and Porden Roads.
3. We observe in the planning documents for the 47-49 Acre Lane development that the proposed building heights are deemed consistent with the local context. Existing structures in the vicinity range from 1 to 5 storeys, with a gradual elevation towards Acre Lane. We advocate for the same approach to be adopted here, maintaining harmony with the nearby Acre Lane development's height, scale, and massing principles.
4. There should be a minimum distance of 10m between any new buildings and existing property lines on Baytree Road, Porden Road, or Arlington Lodge.
5. Any building within 30m of the two-storey residential properties on Baytree and Porden Roads should be restricted to a height of 9m.
6. Structures on the southern and western perimeters of the site should be designed as townhouses rather than apartments.
7. Our preference is for low-rise, family-sized housing on this site, in accordance with the surrounding low-rise family residences.
8. The site must incorporate green spaces, strategically positioned along the borders of Baytree and Porden Roads to maximize the distance between existing homes and new constructions.

I have been living in Brixton for more than [REDACTED], so I would appreciate it if you could take these objections seriously.

Yours sincerely,

Mrs Blandine Scalbert

[REDACTED]

[REDACTED]

**From:** Blandine Baiget [REDACTED]  
**Sent:** 01 May 2024 11:40  
**To:** SADPD  
**Subject:** Objection site 18

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hi

I would like to object to site 18.

First we have not been aware of the public consultation. We discovered it randomly even if you already expressed our concerns 2 years ago.

Moreover, this development is massive and will totally destroy the heritage structures landscape we have in this area.

Thanks for listening to my points and please stop making development proposals that are totally out of context! Site 20 is the same example. Please no more than 9m height buildings please!!! We don't want to become the new Elephant and Castle area !

Thanks

Blandine Scalbert  
[REDACTED]



**From:** Nathan Quinn [REDACTED]  
**Sent:** 23 April 2024 11:06  
**To:** SADPD  
**Subject:** Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hello,

I live at [REDACTED] and believe the proposals are excellent, will bring excellent life to the area and be good for the local economy.

I am sick of NIMBYs stopping all development in areas that desperately need it.

Nathan



**From:** Ray Weller [REDACTED]  
**Sent:** 24 April 2024 13:11  
**To:** SADPD  
**Subject:** Comment on the Acre Lane Tesco proposals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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I am a local resident and I would like to register my comments on the Acre Lane proposals. I have examined the planning document fully and I am commenting in support of the SADPDPSV for the Tesco Acre Lane site. I live in [REDACTED] so I pass this site nearly every day-the existing layout with a poorly landscaped car park and a single story retail shed as you would find out of town makes no sense on an important site in the Historic town center. The building turns an ugly blank wall to the street frontage so I fully support reinstating the street building line and placing the car parking for the supermarket at a basement (preferable ) or subbasement level. We desperately need more accommodation and I see no issue in the density or height of the new scheme in fact I think it improves the urban context this is after all London zone two not the country side.

Ray Weller  
[REDACTED]



**From:** Gordon Bird [REDACTED]  
**Sent:** 24 April 2024 23:34  
**To:** SADPD  
**Subject:** R0021Objection to Proposal to redevelop Tesco's Acre Lane

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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25<sup>th</sup> April 2024

Dear Lambeth Planning Department,

### **Re planned redevelopment of Tesco's Acre Lane site.**

I was very disgruntled recently to find out that there were plans to redevelop the Tesco's site on Acre Lane from a resident's group, rather than being directly contacted by yourselves, by letter, as I would expect to have been for such a large-scale redevelopment. This feels underhanded and like an attempt to get this plan through with no or minimal objections.

I would like to voice my strong objection based on what little I can find out about the proposed redevelopment. My first point is that it is extremely hard to find out on-line what is actually being proposed. There is a total lack of granularity for the very people who will be most affected. My understanding is that this will be a multi-story redevelopment, including a new grocery store (? Tesco's) and multiple flats. From the sketches I have seen, it will over-shadow everything in the immediate vicinity and for streets around.

To whom it may concern, as a little background, I have lived at this address since [REDACTED], but even before this, I lived on [REDACTED] when I first arrived in London as a medical student in [REDACTED]. Tesco's on Acre Lane was my local supermarket where I shopped weekly. So, I have known this area intimately for a long while.

I believe that the proposed redevelopment is inappropriate (for this site) for the following reasons:

1) What appears to be being proposed overshadows everything in adjacent streets and will block sunlight out from many streets including, Baytree Road, Porden road (already overwhelmed by high rises), Acre Lane and Marlborough Mews & Belvedere Place. It will likely adversely impact the Arlington Estate which already has a very poor vista – this will make their lives yet worse.

2) One of my main objections would be a lack of privacy where I live [REDACTED] as it looks like this will tower above the houses in front of us on Acre Lane. The privacy issue will affect all the roads mentioned above as well. On this subject, the very high rise on Brixton Hill now looks into two of the three bedrooms in my property, and this development if it is anything more than 3 floors will have an even more direct view into my property. I have always cherished not being too overlooked, and I am sure this is the same for many other local residents.

3) In a similar way, this large-scale development will also make these roads feel very claustrophobic (as Porden Road now feels due to the high rises of the council offices and worse still 8 Brixton Hill). We should be allowing people more light and open skies in residential areas, not less, the above three points will further degrade people's mental health and quality of life.

4) I believe that much of this is, in or around, a conservation area and this development would be completely out of keeping with the character of the immediate locality, especially lovely roads such as Trinity Gardens, Concanon Road, Sudbourne Road, and Branksome Road to name but a few.

#### Infrastructure:

5) I understand from what I have heard, but again cannot find anything easily accessible on-line, that there is no proposed parking for the residents of the 200 (!) housing units. I can assume that if there is any, this will constitute part of its great height, the negative effects of which I have already covered. Where are people going to park cars? There is already a great shortage of Parking in the area.

6) Another issue with the number of units, is that local GP surgeries already have more patients than they can safely manage on their books. How are these additional patients going to be accommodated? I assume the same applies for schools as well.

7) Since there is so little to find on-line, I would like to be sure that any grocery shops that replace this Tesco, are of a good size and not just yet more Tesco's Metros or Sainsbury's local or similar shops. The area desperately needs a large supermarket that people can easily walk to, rather than having to use car or public transport.

8) I am also concerned that small 'retail units' may be involved in the plans, and note that it has taken *years* to rent out the units below the adjacent Ivor House on acre lane. Empty retail units are ugly and degrade the character of an area by giving the impression that shops don't consider the area worth while. This should be avoided.

#### Architecture:

9) The high-rise blocks, and especially the newly built block of flats on the corner of Acre Lane and Baytree Road (picture below) are of very poor architectural design, will age badly and are completely out of keeping with the above mentioned roads and the houses in the conservation area. I am certain from what has been permitted over the last years that the proposed buildings will be equally as poor aesthetically. Brixton needs more uplifting projects, such as the Brixton House theatre, rather than the architectural dross shown in the picture below (again with empty retail units below).

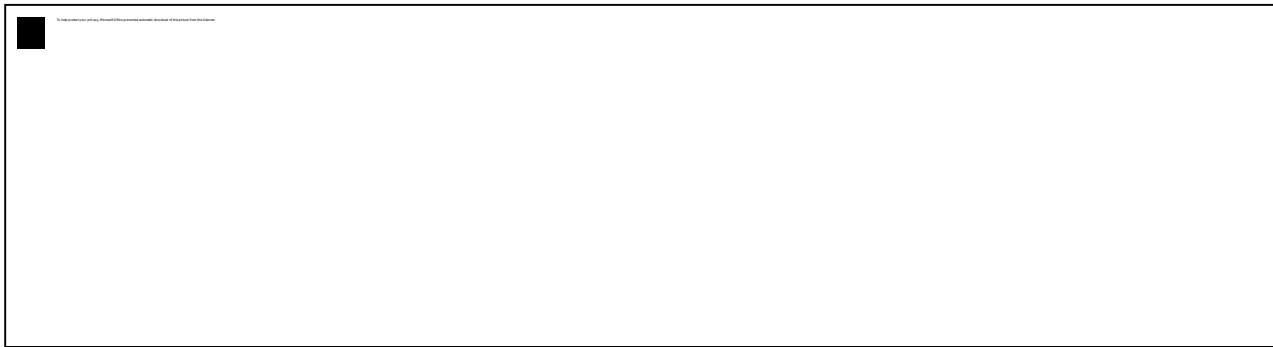


I look forwards to hearing back from you when you confirm receipt of this email.

Yours sincerely,



**Dr Gordon Bird**  
MBBS Bsc MRCP FRCA EDIC FFICM



**From:** miranda macaulay [REDACTED]  
**Sent:** 27 April 2024 10:08  
**To:** SADPD  
**Subject:** Brixton Tesco site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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## Our Requests To Lambeth Council:

*Lambeth Council must show it is listening to the local community and present a new draft of the SADPD policy that:*

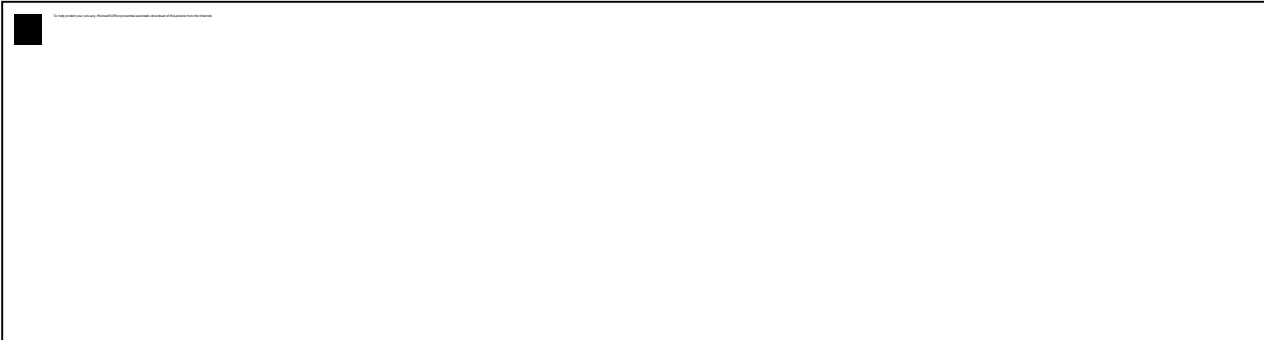
1. Delivers much needed affordable housing, **without unnecessary and inappropriate tower blocks.**
2. Offers genuinely affordable housing **without constructing a massive new development that will overshadow nearby low-rise family homes.** We advocate for low-rise family-sized housing on this site, in harmony with the surrounding area.
3. **Addresses the issue of families leaving Lambeth,** which has caused an education crisis, with local primary schools facing closure or merger. While we acknowledge the Lambeth Plan's overall goal of providing a mix of housing, we believe this site should prioritise family-sized homes due to its proximity to other family residences and nearby primary schools.
4. **Includes green space for new residents.** We want Brixton homes to be desirable and sustainable. The current plans lack green areas and prioritise maximising the number of units, which does not benefit existing or future residents. Only a profit-seeking developer ultimately wins in the scenario that is currently proposed.
5. **Limits the maximum height of the development to no more than 12m (which is still taller than surrounding houses).**

We want new housing on the Tesco site, but we want Lambeth Council to work with us on a sensible and proportionate development. Work with us, not against us!

## Our Key Concerns with the Brixton Tesco development proposal are:

1. The plans want to put too many homes (210) in one place, and we're deeply concerned that the land owners/developers might actually want to build more than twice that number!
2. Originally, the council suggested fewer homes, between 120-170. We're deeply concerned that now, based on the proposed calculations, it can almost double that number
3. Even though the plans say the tallest buildings will be 32m high, there's nothing stopping them from being as high as 45m (which is considered very tall). But even 32m is too tall. It would tower above compared to the nearby streets with only 2-3 storey houses.
4. The concerns we raised about how the plans would affect our neighbours, like being overlooked or losing light, have been completely ignored, even though Lambeth has rules about this in their plan.
5. The plans want to change a rule made in 1985, that protects the privacy of people living near the site, to change the current boundary wall height.
6. Parking and pollution is already a big problem around Brixton, one of the highest in London, so it's very important that the new homes don't get parking permits, except for a limited number of people who need them because of a disability.
7. The size of the new buildings would harm the areas nearby that are supposed to be kept special because of their history or beauty.
8. The delivery route for deliveries to the supermarket safely isn't being fixed in the current plans and is currently unsafe.
9. We're missing a chance to build more homes for families, which Lambeth really needs right now, especially since families are leaving and schools are closing.
10. The site will have too many buildings on it, and there won't be enough space for parks or other open areas, even though Lambeth wants to make more green spaces. In Lambeth, Brixton ranks second lowest for tree canopy cover, trailing only Waterloo, often described as a 'concrete jungle'. This deficiency exacerbates pollution issues, leading to heightened health concerns. Moreover, the scarcity of trees and green spaces leaves ample space for the proliferation of housing units, compounding the problem further.

Sent from my iPhone



**From:** Matthew Pencharz [REDACTED]  
**Sent:** 27 April 2024 10:22  
**To:** SADPD  
**Subject:** Response to SADPD PSV

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Lambeth planners

The formal consultation to the SADPD PSV is technical and requires a more detailed understanding of the planning system that most people will have, including me.

I wanted to email in to say that I strongly support the development proposals at the Tesco site on Acre Lane and 51-57 Effra Road, which are close to where I live on [REDACTED].

Both of these have large car parks, whose space could be better utilised for people rather than vehicles. Both these sites have very high PTAL scores, with some of the best public transport outside of central London of the entire UK. They are biodiversity deserts and I'm sure that achieving a net 10% gain should be fairly straight forward with decent design.

We are in a housing and economic growth crisis, which must be mitigated in large part through increased supply. It is vitally important that the extremely vocal but minority should not be allowed to prevent, descope or reduce in density the proposals. In fact, I would argue that such Zone 2 sites with such excellent public transport connections should be made more dense.

All best wishes as this process proceeds.

Matthew Pencharz

[REDACTED]

**From:** Jonathan Fowles  
**Sent:** 27 April 2024 13:14  
**To:** SADPD  
**Subject:** Site 18 complaint

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hello

I would like to complain about the Site 18 proposal for the following reasons:

### 1. Lack of any public consultation

Why, when Lambeth have previously praised the: *'strength and willingness to engage of the West Norwood and Tulse Hill community that has been instrumental in delivering numerous successes for the area in recent years'*, have Lambeth not adequately delivered on public consultation, especially as this is a plan that will change forever the heart of our community. There was not even a public exhibition.

### 2. Failure to protect local businesses

The council has failed to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our 15min neighbourhood. They stood by the community during Covid, and our high street thrives because of its unique make-up. We have all witnessed what happens to small businesses when redevelopment occurs:

- Existing businesses have to close - where do they go, how do they survive?
- Redevelopment takes years with all that entails
- The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains.

This policy offers our local businesses no protection what so ever.

### 3. Scale of development and loss of heritage buildings

The current policy for Site 18 states: *'development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect'*. (Taken from the current Local Plan.)

This new policy is a step backward. Whilst Lambeth continue to say that the SADPD proposals are for guidance only, they nevertheless are designed for the precise purpose of signposting to prospective developers what Lambeth has in mind for a particular location. In our case on Site 18, that means:

- Totally out of scale buildings and a radical redesign of the heart of our town - without any community involvement
- Overshadowing and domination of the neighbouring properties, especially the eastern side of Norwood Road: 'The Broadway' from Lancaster Avenue to Chatsworth Way
- Damage to the setting of St Luke's Grade II\* listed church, the [West Norwood Conservation Area](#) and West Norwood Cemetery - all important heritage assets.

PLEASE CAN YOU CONFIRM RECEIPT OF THIS EMAIL AND HOW MY COMPLAINTS WILL BE TAKEN ON BOARD?

Thankyou

Jonathan Fowles

[REDACTED]

London

[REDACTED]



To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

**From:** [REDACTED]  
**Sent:** 27 April 2024 16:48  
**To:** SADPD  
**Subject:** site 18 Norwood Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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I am sorry to see that you plan to demolish our High Street. It will remove historic Victorian buildings and a wall poster. Those buildings could be repaired with less damage to the environment. It will increase the density of people and cars in our area. The pollution on Norwood Road must be one of the highest in the country.

Your plans are ugly and will ruin an attractive area.

As a local resident, community charge payer and voter, I oppose your plans.

Christine Hinton



**From:** Jan Brasching [REDACTED]  
**Sent:** 28 April 2024 17:30  
**To:** SADPD  
**Subject:** Site Allocations Development Plan Document Proposed Submission Version Consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hi,

I would like to provide some feedback to the site allocations development plan document proposed submission version consultation.

My feedback relates to p.89 section Building design views and townscape for proposed site 21 (51-57 Effra Road).

As a resident of one of the flats in [REDACTED] overlooking the back of the [REDACTED], I would like to say that I carefully welcome the development. I am currently overlooking the loading bay to the back of the [REDACTED] from my flat. My main concern is the blocking of sunlight (currently I receive a little bit of sunshine during the summer months and would like to maintain this). Also, maintaining privacy is important to me: currently no one can look into my flat. Thirdly there is some green space between the end of the loading bay, bordering from my flat at [REDACTED] and along the Victorian houses. If this could be maintained or even improved that would be wonderful. I would welcome overlooking green space over a loading bay. If any of the feedback is unclear it requires further clarification please don't hesitate to contact me.

Many thanks,  
Jan Brasching  
[REDACTED]

Sent from [Outlook for Android](#)

**From:** Deborah Fenney [REDACTED]  
**Sent:** 28 April 2024 18:10  
**To:** SADPD  
**Subject:** Comments on the Lambeth site allocation plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hi,

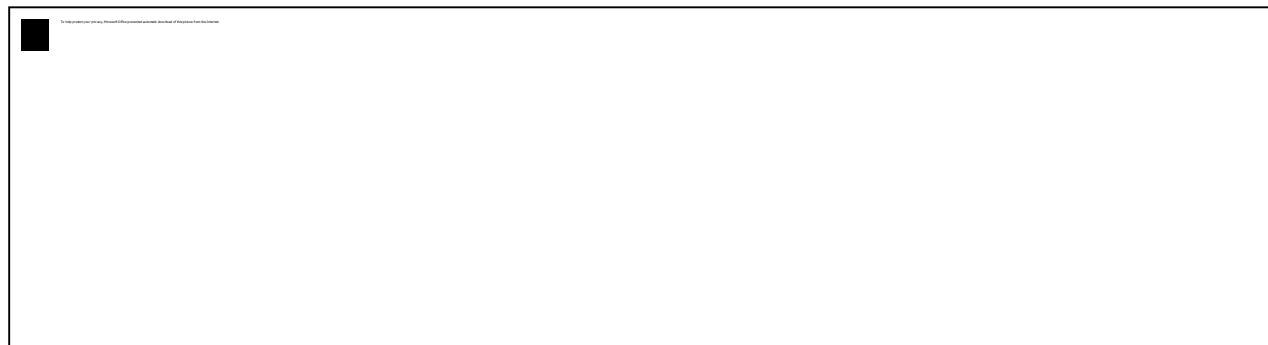
I was made aware of the Lambeth site allocation plan consultation today. Site 21 [REDACTED] and yet isn't noted in the document anywhere - including the neighbour relationships section.

Please can there be urgent consideration of [REDACTED] in any further development as we are neighbouring accommodation will be directly affected by any building on site 21 (effra road).

Thank you,

Deborah Fenney

[REDACTED]  
[REDACTED]  
[REDACTED]



**From:** Cllr Jackie Meldrum  
**Sent:** 29 April 2024 11:54  
**To:** SADPD  
**Subject:** representation under Reg 19

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

Hi

I wish to participate in the oral examination of the Site 18 section of the Lambeth SADP.

Site 18 is located in Knights Hill ward and I am one of its 3 ward councillors. Site 18 is the beating heart of West Norwood town centre and of vital significance to the wider residents and the business community.

This area needs redevelopment. It has been the subject of various planning policies over the last 20 years or so but not yet attracted investment.

My comments relate to soundness principles of "justification" and "effectiveness".

West Norwood is a unique town centre in Lambeth and it is crucial the SADPD supports this uniqueness and does not try to make it become more like everywhere else. West Norwood is the hilliest part of Lambeth with its dominant part located on the Thames flat floodplain. It was originally called Lower Norwood as it is located at the bottom of many hills. This site is bounded by 2 of these hills – York Hill and Lansdowne Hill.

Located south of the South Circular road much of the surrounding area is semi-suburban rather than inner city Victorian terraces. West Norwood also includes the biggest Key Industrial Business Area (KIBA) in Lambeth.

The road is very wide and traffic is often congested through Norwood Rd. There are two train stations but none as busy as tube stations or Streatham station. The consequences are that the town centre caters primarily

The weaknesses of the town centre are as follows:



**From:** Cllr Jackie Meldrum  
**Sent:** 02 May 2024 00:37  
**To:** SADPD  
**Cc:** [REDACTED] Cllr Ibtisam Adem  
**Subject:** SADPD Site 18 representations for Reg 19 consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

Hi

I wish to participate in the oral examination of the Site 18 section of the Lambeth SADP.

1. Site 18 is located in Knights Hill ward and I am one of its 3 ward councillors. Site 18 is the beating heart of West Norwood town centre and of vital significance to the residents within its wider catchment area and the local business community.

This area needs redevelopment. It has been the subject of various planning policies over the last 20 years or so but barely attracted investment.

My comments relate to soundness principles of “justification” and “effectiveness”.

2. West Norwood is a unique town centre in Lambeth and it is crucial the SADPD supports this clear sense of place and does not try to make it become more like everywhere else. West Norwood is the hilliest part of Lambeth. The dominant parts of Lambeth are located on the Thames flat floodplain. West Norwood was originally called Lower Norwood as it is located at the bottom of many hills. This site is close to 2 of these hills – York Hill and Lansdowne Hill.
3. Located south of the South Circular road much of the surrounding area is semi-suburban rather than inner city Victorian terraces. West Norwood also includes the biggest Key Industrial Business Area (KIBA) in Lambeth.
4. The roads are not wide and traffic is often congested through Norwood Rd. There are two train stations but neither as busy as tube stations or nearby Streatham Hill station. The consequences are that the town centre businesses are dependent primarily on local residents as customers.
5. Any redevelopment of the heart of the town centre must address the need to attract more people on trips in from outside the area. B&Q is the heart of Site 18. It is the one store particularly effective in drawing in outside customers. It is the first such store south of the West End and City. It has a customer car park. The SADP for Site 18 must specify the need for a replacement for this magnet destination.

6. Any redevelopment of Site 18 must have a transition plan to avoid destroying the heart of West Norwood businesses : both the shops/cafés between 300 and 346 Norwood Rd and the impact on surrounding businesses during an extended planning blight and build period. A local affordable rents policy – gradually increasing business rents over several years would be effective enabling the return of businesses in demolished premise returning to newly built facilities . The 50 % shops ratio seems unjustified in our age of online shopping.
7. A tower up to 25m would be in line with current policy and would seem justified as more appropriate to the West Norwood ambience. It is vital that affordable housing means social housing on this site. London minimum waged workers (cleaners, retail staff, health workers, baristas, school assistants, drivers and care workers) are essential to the effective running of London and its 24/7 economy – these workers need homes at social rents. Build to Rent housing should be an additional priority .
8. The weakness of the local rail bridges should be included as vital local infrastructure. Local bridges are limited to 7.5 tonne weight limit – Network Rail has no plans for upgrade them.

Errors - please note York Hill estate has no blocks of 5 storeys. It is mainly 3 storeys.

\*\*ends



The poster is a horizontal banner with a blue background. On the left, white text reads: "The Mayor of London and London Assembly Elections take place on 2 May 2024." In the center is a graphic of a hand putting a ballot into a box, with a photo ID card above it. On the right, white text says: "You now need Photo ID to vote at a polling station. To find out what photo ID is accepted and how to apply for a free Voter Authority Certificate, go to [Lambeth.gov.uk/vote](https://lambeth.gov.uk/vote)". The Lambeth logo is in the bottom right corner.

**From:** Matthew Clarke [REDACTED]  
**Sent:** 29 April 2024 12:36  
**To:** SADPD  
**Subject:** Comment on Site 23- Land on corner of Cold harbour lane and Herne Hill road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Here are my comments

There was a first round of consultation and report produced. I'm disappointed that not much notice was taken of the comments put in for this site.

Brixton Society / Herne Hill Forum opposed the height of the building for example

Other individual comments said a building of this height is out of place in this part of Loughborough Junction.

The Council proposals for this site say:

"Height that will announce the presence of the station .... Without being unduly dominant"

It says height of 30m. However the buildings opposite are 11m and 13m.

I do not think the justification for the height is credible. Its out of keeping with rest of area around Station.

The other justification is that the already agreed and built Higgs site is built and this proposed height for site 23 would fit in with an area of high buildings within Loughborough Junction.

The height of Higgs development should not be used as guideline for separate sites.

This is also an overdevelopment of this site. Stepping building to provide more pavement space and retail shops at ground level is to be welcomed. Trying to put a church squeezed between shops and housing above street level makes no sense to me. How is that going to work?

I also read the Green Cllrs comments on the whole of the draft SADP.

They comments they made are applicable to all the sites.

Several issues raised by them I agree with:

Lack of consultation with local communities prior to sites being chosen and plans produced. This is top down not bottom up in spirit of being a Cooperative Council.

Local communities know their area best and Council should work in conjunction with them

The consultation has only been the statutory consultation that is required. Ie minimal.

Secondly an opportunity has been missed to put in building standards to future proof any development for climate change.

It seems to me that whilst statutory consultation has been done it is not meaningful consultation.

Yours sincerely,

Matthew Clarke



[REDACTED]

---

**From:** Josh Kaplan [REDACTED]  
**Sent:** 29 April 2024 14:19  
**To:** SADPD  
**Subject:** Support for Tesco development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Hi there,

I'm a local resident and I'm strongly in favour of the proposed development at the Tesco site in Brixton. As someone who commutes from Brixton into central London, i think more high density housing is perfect for the area as well as maintaining the Tesco.

I live in the new development next tor Brixton skatepark and it's been a great building for the community. Please consider my application strongly in favour of this new development.

Josh

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Blandine Baiget [REDACTED]  
**Sent:** 29 April 2024 16:40  
**To:** SADPD  
**Subject:** Objection to the Tesco massive development / site 20

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir, Madam,

I am writing to you to register my strong objections to the proposals outlined by the Site Allocations Development Plan Document Proposes Submission Version (SADPD PSV), submitted by Lambeth Council /Tesco.

Some of the reasons I object are listed below:

1. Local neighbours and residents weren't directly consulted before the proposals were made public.
2. The development significantly dominates the streets of the local neighbourhood, which primarily consists of low-rise housing flats and commercial buildings along Acre Lane.
3. The Council aims to cram too many flats into this project due to its failure to secure adequate housing in other areas of the borough. The proposed number of units has increased from 120 to 200 compared to the previous draft proposal.
4. Historically, buildings on this site have never exceeded four storeys.
5. The proposals require a fundamental reconsideration to decrease the height and size of the development, particularly along the perimeters where it would overshadow existing buildings, sometimes doubling or more in height, leading to issues such as light obstruction and privacy infringement.

I have been living in Brixton for more than [REDACTED] years, so I would appreciate it if you could take these objections seriously.

Yours sincerely,

Mrs Blandine Baiget  
[REDACTED]  
[REDACTED]

**From:** Florence Henaff [REDACTED]  
**Sent:** 29 April 2024 17:28  
**To:** SADPD  
**Subject:** Tesco Brixton redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir or Madam

I write to strongly object to the redevelopment of the Tesco site, in its current form

The site as planned is too big, it's cramming ~200 flats in high rise buildings, in a small area. Originally the 1st plan was 120 flat, so this is double!!

There won't be any parking for those residents and the surrounding streets are already full of cars for the current residents. The future Tesco's car park no doubt will be "hijacked" by new residents who wish to park, leaving no room for the Tesco's customers...unless we end up with a paying carpark!

The buildings will be out of character with the current ones. We already have an example of the hideous building at the corner of Acre Lane and Baytree road. The proposed building on Acre lane is twice as high! This new development will further erode the local historical architecture of the area, with the addition of a suspected modern looking suite of building on the border of a conservation area!

The local Tesco will likely be closed for next (5) few years.

What of Tesco's employees jobs and livelihood? Where are local residents to go for their groceries. Some have limited mobility and Tesco's location is ideal for a large number of people, it is a well attended supermarket.

~200 flats means 400-500 more people in the area. What of anti-social behaviour? We already have issues in this area, drug dealing, prostitution are a plague which are bound to increase if more dwellings are added. The Police is stretched thin and this will just make their job harder.

The proposals need to be fundamentally rethought to reduce the height and scale of the development - particularly on the edges of the site where it will loom over the existing buildings at twice their height or more', causing loss of light and privacy.

I hope my opinion will be added to the other people who object to this project

With regards  
Florence

**From:** Anderson Lorentson [REDACTED]  
**Sent:** 29 April 2024 18:09  
**To:** SADPD  
**Subject:** Proposed development on the current Tesco site Acre Lane

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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To whom it may concern.

I am opposed to the current plans for the following reasons.

I appreciate Lambeth does need more housing, and I am supportive in principle about developing the Tesco site, but the current proposals would pack too many units into a massive complex that will loom over the surrounding neighbourhood. The height and density should be scaled back, so that the height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number!

This can only be for the developers benefit, and all those involved in the agreement of the development, if it went ahead. It does not benefit the people needing a home or the local community. It would put a strain on resources and the environmental horizon.

In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.

I am more concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site, believe that it can yield between 420 - 470 dwellings! **Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.**

Indeed, at the online stakeholder meeting on Saturday 27<sup>th</sup> April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.

**As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.**

Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.

Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook **have been completely ignored, despite clear policy on this in the Lambeth Local Plan.**

The proposals aim to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.

Given the pressures on local parking already, **it is imperative that no parking permits should be provided to residents of the new development** (with the exception of registered disabled people).

The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.

**The current unsafe service access to the supermarket is not being addressed by the current proposals.**

The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. **I think this particular site should focus on low-rise family sized accommodation.**

Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.

Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.

I note that in the planning documents for the 47-49 Acre Lane development (<https://modern.gov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states ***"The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down***

***towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road."***

For the community, the same principle needs to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.

There should be a **minimum** separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.

Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be **limited** to 9m tall.

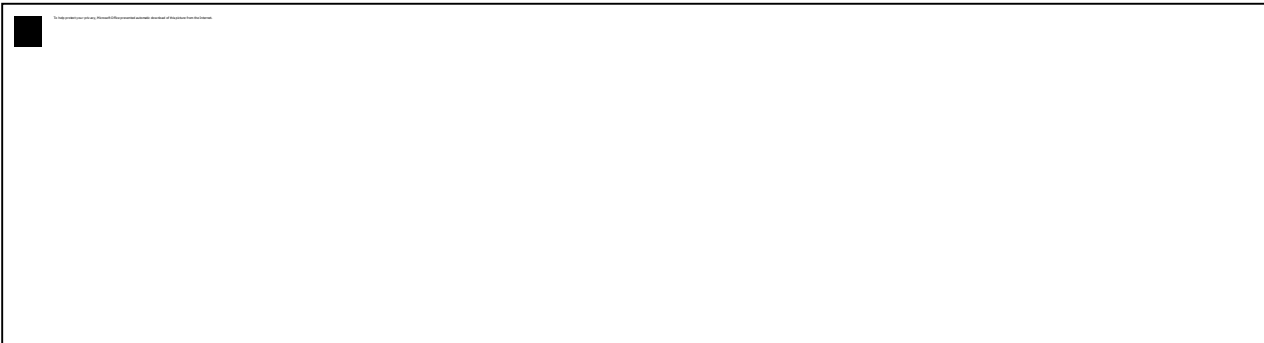
Buildings to the southern and western sides of the site should be townhouses and not flats.

I want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it. The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

I hope you consider my well founded and legitimate concerns. Putting people and the environment well and truly over and above profit!

One Lambeth, and Lambeth together!

Kindest regards  
Anderson Lorentson



**From:** SHEILA TUGWELL [REDACTED]  
**Sent:** 29 April 2024 18:40  
**To:** SADPD  
**Subject:** Site 20 Tesco SADP: consultation response

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Whilst welcoming the provision of new housing on the Tesco site at 13 Acre Lane, I would like to raise the following concerns about the current proposals:

1. There appears to be a discrepancy between number of units now being proposed (210) and the number that was proposed in the original Lambeth Council consultation (120 - 170), with the latter being considered the 'optimised' level. Is this a case of profit over the well-being of residents?
2. Some of the proposed blocks are very high - up to 32 metres - this is well above the height of the surrounding buildings and will really loom over the area taking away from the current 'open' feel that we all value and potentially impacting on close neighbours enjoyment of their property.
3. The 'stand-alone' block on the corner of Acre Lane and Porden Road may contravene the requirement for 'nothing to be erected within 6 feet of Porden Road' (Land Registry) particularly if entrance is gained from Porden Road.
4. Residents would seek assurance that usage of the commercial unit on ground-floor of the stand-alone block will be limited to types that will not interfere with their enjoyment of their homes - e.g. not a bar or club - we know first-hand how such premises impact.
5. The car park at Tesco is used not only by customers of Tesco but by those shopping in Town Centre and also by tradespeople and delivery-drivers attending jobs in the area. This is because it is one of the very few places in the area where non-residents can park. Whilst applauding the drive to reduce traffic

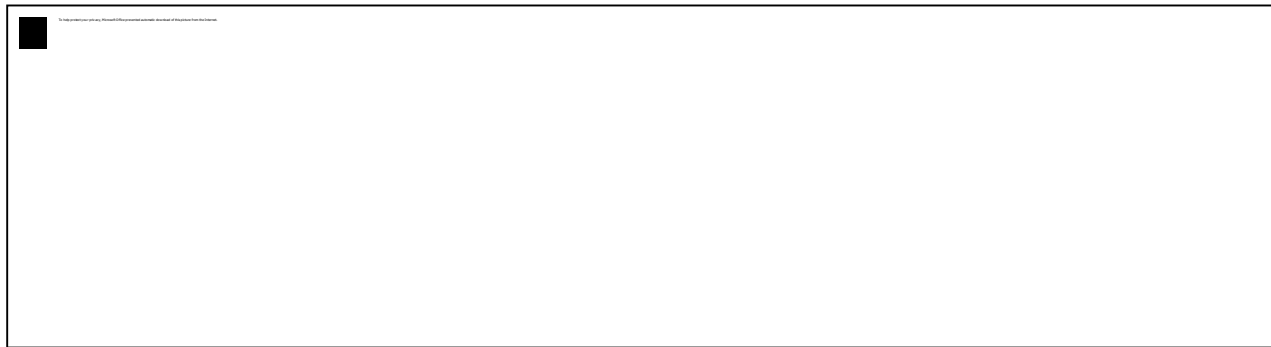
and use of cars, tradespeople and delivery drivers must have somewhere to park. I would therefore wish to see a plan that would provide for this.

Kind regards,

Shiela Tugwell



Sent via BT Email App



**From:** Neil McFarland [REDACTED]  
**Sent:** 29 April 2024 20:19  
**To:** SADPD  
**Subject:** Re: Site Allocations Development Plan Document - Gabriel's Wharf SE1  
**Attachments:** Lambeth SADPD PSV consultation response letter.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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To whom it may concern,

Re Site Allocations Development Plan Document - Gabriel's Wharf SE1

I am writing to share my view on the Site Allocations Development Plan Document Proposed Submission Version (SADPD PSV) regarding Gabriel's Wharf SE1. I am disappointed to see that the site allocation does not include the provision for a nursing home to operate on this site. I am aware of Coin Street's long-term plan to build a nursing home on Gabriel's Wharf and support this initiative for the following reasons:

- There is a lack of nursing homes in North Lambeth which means that we must move away from our friends and family if we need nursing care. The Coin Street nursing home would enable us to stay within our community.
- Assessments of nursing home provisions should be made by ward, not by borough, which would demonstrate the lack of provision in our area.
- I understand that Lambeth Council prioritises at-home care where possible but it's important to have nursing home services for when this is not possible.
- Nursing homes provide accommodation for those who need nursing care and free up homes for those in housing need.
- Coin Street is a not-for-profit organisation that fully accepts responsibility for the cost to build and maintain the nursing home.

For these reasons, I urge Lambeth Council to reconsider the site allocation for Gabriel's Wharf and include a provision for 'a nursing home where the need is demonstrated'.

Kind regards

Neil McFarland

London Borough of Lambeth  
Planning Policy and Place Shaping  
P.O. Box 80771  
London, SW2 9QQ

To whom it may concern,

Re Site Allocations Development Plan Document - Gabriel's Wharf SE1

I am writing to share my view on the Site Allocations Development Plan Document Proposed Submission Version (SADPD PSV) regarding Gabriel's Wharf SE1. I am disappointed to see that the site allocation does not include the provision for a nursing home to operate on this site. I am aware of Coin Street's long-term plan to build a nursing home on Gabriel's Wharf and support this initiative for the following reasons:

- There is a lack of nursing homes in North Lambeth which means that we must move away from our friends and family if we need nursing care. The Coin Street nursing home would enable us to stay within our community.
- Assessments of nursing home provisions should be made by ward, not by borough, which would demonstrate the lack of provision in our area.
- I understand that Lambeth Council prioritises at-home care where possible but it's important to have nursing home services for when this is not possible.
- Nursing homes provide accommodation for those who need nursing care and free up homes for those in housing need.
- Coin Street is a not-for-profit organisation that fully accepts responsibility for the cost to build and maintain the nursing home.

For these reasons, I urge Lambeth Council to reconsider the site allocation for Gabriel's Wharf and include a provision for 'a nursing home where the need is demonstrated'.

Kind regards

**From:** Andrew Beale [REDACTED]  
**Sent:** 29 April 2024 21:32  
**To:** SADPD  
**Subject:** SADPD - Site 20: Tesco, 13 Acre Lane SW2

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am opposed to the current plans for this site (site 20: Tesco, Acre lane) and am writing here on behalf of the following:

Andrew Beale & Andreia Sangalli,

[REDACTED]

London

[REDACTED]

I am objecting for the following reasons:

I appreciate Lambeth does need more housing, and I am supportive in principle about developing the Tesco site, but the current proposals would pack too many units into a massive complex that will loom over the surrounding neighbourhood.

The height and density should be scaled back, so that the height is similar to, or only just exceeding, the surrounding *immediate*

neighbourhood - not using the tall apartment block/s at Somerset Place (adjacent to Brixton Hill) into account, as they are outliers

It should also allow for green spaces near to the boundaries of Baytree and Porden Roads.

In the original Lambeth Council consultation, a lower figure (than 210) of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that and not strain the local resources.

I am more concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site, believe that it can yield between 420 - 470 dwellings...

This does not appear to be based on sound design-led principles, but seems to show a site owner wanting to maximise density and therefore maximise profit, over all else.

Indeed, at the online stakeholder meeting on Saturday 27th April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. This then seems to confirm that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.

As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.

Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.

Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.

The proposals aim to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.

Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).

The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.

The current unsafe service access to the supermarket is not being addressed by the current proposals.

The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially

given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed.

I think this particular site should focus on low-rise - Paris style - family sized accommodation.

Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.

Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.

I note that in the planning documents for the 47-49 Acre Lane development

(<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states *"The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road."*

For the community, the same principle needs to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.

There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.

Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.

Buildings to the southern and western sides of the site should be townhouses and not flats.

I want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.

The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

I hope you consider these legitimate concerns - which are far more widely-shared than you are likely to get emails for.

Regards,  
Andrew Beale.

[REDACTED]

**From:** Trudy Lister [REDACTED]  
**Sent:** 29 April 2024 21:43  
**To:** SADPD  
**Subject:** Opposing building on Tesco site, Site 20 Acre lane SW2 Brixton

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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I am writing to oppose to Lambeth Council's tesco development.

I live on [REDACTED] in [REDACTED] and my home faces the car park of Tesco. Whilst I agree with more housing being made available the number of properties that are still not at full capacity is a worry for more properties being built so close to Brixton centre and acre lane. The anti social behaviour, noise pollution and rubbish already on the streets around tesco is overwhelming the thought of more density and traffic of cars and people in this immediate area is alarming. The height of proposed buildings is also a concern as we would be surrounded by even more concrete and that can't be healthy for anyone!

This area is over populated and I ask they you consider other areas to consider building tall buildings and blocking out more trees and Sky!

It is sad to think that my children and me will be boxed in and be facing more buildings.

We crave green space, trees, space, peace even and ask that this is carefully considered! Brixton is positioned as a destination and whilst that is good for the local economy there seems to be no consideration for the local community.

Please reconsider these development proposals and please put people and green space and consideration of others first.

Best regards

Trudy Lister  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Maria Stalbow [REDACTED]  
**Sent:** 29 April 2024 22:19  
**To:** SADPD  
**Subject:** LAMBETH COUNCIL'S CONSULTATION ABOUT THE TESCO DEVELOPMENT

**Follow Up Flag:** Follow up  
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Dear Sir or Madam,

I am writing this on behalf of Gaetano Cavaliere of [REDACTED] whom has lived on this road for fifty years. He is [REDACTED] and he wished to support the opposition to the current plans for the Tesco redevelopment

**As a community we recognise that Lambeth does need more housing, and we are supportive in principle about developing the Tesco site, but the current proposals would pack too many units into a massive complex that will loom over the surrounding neighbourhood. The height and density should be scaled back, so that the height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.**

Specific objections to and concerns about the proposal for 'Site 20 - Tesco'.

- 1. The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number!**
- 2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.**
- 3. I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site**

believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.

4. Indeed, at the online stakeholder meeting on Saturday 27<sup>th</sup> April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.
5. As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.
6. Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.
7. Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.
8. The proposals aim to over-ride the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.
9. Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).
10. The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.
11. The current unsafe service access to the supermarket is not being addressed by the current proposals.
12. The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.
13. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

Specific 'positive' proposals for how the site can be developed

- The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.
- Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.
- We note that in the planning documents for the 47-49 Acre Lane development (<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states *"The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road."* As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.
- There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.
- Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.
- Buildings to the southern and western sides of the site should be townhouses and not flats.
- We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.
- The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

Kind regards,

Maria Stalbow on behalf of Gaetano Cavaliere

Sent from my iPhone

**From:** Karolina Korol [REDACTED]  
**Sent:** 29 April 2024 22:28  
**To:** SADPD  
**Subject:** Response to Development Consultation: Site 20 - Tesco

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Lambeth Council Planning Committee,

I am writing to express my objections and concerns regarding the proposed development on Site 20 - Tesco. As a resident of the surrounding neighborhood, I am deeply troubled by the current proposal, which seeks to pack an excessive number of units into a massive complex that would drastically alter the character of our community.

1. **Density and Unit Numbers:** The proposed 210 housing units far exceed what is reasonable for the site, especially considering reports suggesting the potential for even greater density. This approach prioritizes profit over the well-being and harmony of the neighborhood.
2. **Deviation from Optimized Levels:** Previous consultations indicated an optimized range of 120-170 units, which was deemed suitable for the area. The significant increase in proposed units is alarming and indicates a departure from initial planning considerations.
3. **Height Concerns:** The proposed maximum height of 32m, and the potential for it to escalate to 45m, is unacceptable and would disrupt the visual harmony of the area, overshadowing adjacent streets and homes. The proposed height would also dwarf the Town Hall building that is so unique for the neighbourhood.
4. **Disregard for Policy and Community Input:** Concerns raised in previous consultations regarding overlooking, privacy, and impact on adjacent conservation areas and listed buildings have been disregarded, undermining the value of community input and existing policy frameworks.
5. **Parking and Access Issues:** The lack of consideration for parking pressures and unsafe service access to the supermarket further compounds the negative impacts of the proposed development on the neighborhood.
6. **Missed Opportunity for Family Housing and Green Spaces:** The absence of family-sized accommodations and inadequate provision of green spaces overlooks the needs of the community and contradicts stated ambitions for neighborhood improvement.

In light of these objections and concerns, I urge the council to reconsider the current proposal and explore alternative, more community-oriented development options.

**Positive Proposals for Development:**

1. **Height Reduction:** The highest point of the development should align with the Acre Lane skyline, gradually decreasing in height towards surrounding low-rise housing areas.
2. **Building Heights:** Implement a maximum peak height of 15m along Acre Lane, stepping down to 9m towards Baytree and Porden roads to maintain neighborhood aesthetics.
3. **Consistency with Nearby Developments:** Ensure that proposed building heights and massing align with the principles established in nearby developments to preserve visual coherence and neighborhood character.
4. **Minimum Separation Distances:** Enforce a minimum separation distance of 10m from existing property lines to mitigate the impact on neighboring properties.
5. **Focus on Family Housing:** Prioritize the development of low-rise, family-sized housing units to meet the community's needs and maintain neighborhood cohesion.
6. **Incorporation of Green Spaces:** Integrate green spaces along the boundaries of Baytree and Porden Roads to enhance the quality of life for residents and fulfil the council's ambition for open space provision.

I trust that you will consider these proposals and address the concerns raised by the community in a manner that prioritizes the long-term well-being and sustainability of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Karolina Korol  
Anthony Casagrande  
Clara Jane Casagrande

 Brixton

**From:** Maria Stalbow [REDACTED]  
**Sent:** 29 April 2024 22:55  
**To:** SADPD  
**Subject:** LAMBETH COUNCIL'S CONSULTATION ABOUT THE TESCO DEVELOPMENT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir or Madam,

I am writing this as the owner of [REDACTED] I wish to support the opposition to the current plans for the Tesco redevelopment.

**As a community we recognise that Lambeth does need more housing, and we are supportive in principle about developing the Tesco site, but the current proposals would pack too many units into a massive complex that will loom over the surrounding neighbourhood. The height and density should be scaled back, so that the height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.**

Specific objections to and concerns about the proposal for 'Site 20 - Tesco'.

- 1. The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number!**
- 2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised'**

level, so I am concerned that Lambeth Council now claim that it can almost double that.

3. I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.
4. Indeed, at the online stakeholder meeting on Saturday 27<sup>th</sup> April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.
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11. The current unsafe service access to the supermarket is not being addressed by the current proposals.
12. The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing

of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.

13. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

Specific 'positive' proposals for how the site can be developed

- The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.
- Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.
- We note that in the planning documents for the 47-49 Acre Lane development (<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states *"The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road."* As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.
- There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.
- Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.
- Buildings to the southern and western sides of the site should be townhouses and not flats.
- We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.

- **The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.**

Kind regards,

Maria Stalbow



**From:** Elisa [REDACTED]  
**Sent:** 29 April 2024 23:03  
**To:** SADPD  
**Subject:** Comments on site 18 - West Norwood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hi,

I am reaching out to ask for more information about the revised plans for site 18.

The whole neighbourhood had already flagged serious concerns in regards to the height of the buildings and housing plan for the site last year.

In the recent update, I can't see any intention to make this investment an opportunity to make West Norwood more desirable and attractive, while I can see the aim to still develop tall buildings for housing purposes.  
The crime level has increased in the area, hence more council houses are not what we need.

West Norwood has a vibrant community of local independent shops and artists and I would like to see the Council focusing on fostering this element rather than killing it.

We need more public realm which can attract independent cafes and shops, which can make people happy to have a walk and spend their money on this high street, not a conglomerate of council houses.

I appreciate the issue with housing, but I think this area already hosts quite an abundant amount of estates, while lacks of investments to improve the quality of life and make the area and its local economy grow.

Are you going to share more details in regards to the type of shops and amount of greenery you are planning for the site and are you open to seriously consult the public and involve those willing to contribute to a business and social plan for the area?

Thanks  
ELISA

Sent from my iPhone

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Beatriz Fernandez [REDACTED]  
**Sent:** 30 April 2024 09:35  
**To:** SADPD  
**Subject:** Objection to Tesco over development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hello,

I am writing to you to object to the massive development of Tesco.

I would support a development that keeps with the height of the houses at the back of it.

Careful measures should be taken to ensure that the spill over of the development (rubbish, trucks, parking etc) does not create more problems for the local community. We already have lots of issues with anti social behaviour and if not thought out carefully we could end up with a thing that fosters anti social behaviour and the accumulation of rubbish.

Traffic and parking is another issue that would need careful attention.

Best wishes  
Beatriz

[REDACTED]



**From:** Beatriz Fernandez [REDACTED]  
**Sent:** 03 May 2024 08:20  
**To:** SADPD  
**Subject:** Tesco development- Acre Lane

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hello,

In addition to my previous email. I would like to say that we would expect the development's height to be limited to only one floor above the houses on Baytree Road and Porden road. Adding greenery and space in between building to protect the gardens from overlooking at them.

It is Paramount that If Tesco will continue to be on site, the deliveries entrance of trucks and rubbish removal should be designed to be on the Acre Lane side.

Thank you for your consideration. Kind regards,  
Beatriz  
[REDACTED]



**From:** Veena Srirangam [REDACTED]  
**Sent:** 30 April 2024 09:45  
**To:** SADPD  
**Cc:** alexbell-  
**Subject:** Consultation response to Tesco development site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir/Madam

I'm writing to respond to the proposal to develop the Tesco site on Acre Lane.

My husband and I are residents of [REDACTED] and have a number of concerns about the current proposals.

Whilst we understand that Lambeth does need more housing, the current proposals would pack far too many units into a massive complex that will loom over the surrounding neighbourhood. We are concerned about the impact this would have on our neighbourhood.

It is very important that the height and density are scaled back, so that the height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

More specifically:

1. The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number! It is incredible to us that 210 units can be fitted in, let alone any more!
2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.
3. I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.
4. Indeed, at the online stakeholder meeting on Saturday 27<sup>th</sup> April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because **Tesco have said they wouldn't develop the land if it was only the**

**amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.**

5. As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage. Putting profit over the neighborhood would severely undermine quality of life for the residents around the development.
6. Even though the current proposals set out a maximum height of 32m, **there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building')**. But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing. This is imperative as the residents on Porden Road and Baytree Road still have their access to sunlight severely restricted by 30m building next door.
7. Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been **completely ignored**, despite clear policy on this in the Lambeth Local Plan.
8. The proposals aim to over-ride the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.
9. Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people). We already struggle to find parking on our own street. We need the car and parking on our street as we have a vulnerable family member who we need to visit by car. The idea that we'd be sharing this scarce space with any more residents is simply unthinkable.
10. The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road. It would undermine the character of the heart of Brixton seriously rendering it a less attractive place for residents and families to move into.
11. The current unsafe service access to the supermarket is not being addressed by the current proposals. We need a clear response to the concerns raised on this issue.
12. The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.
13. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

We need the following changes to be made to the proposals.

- The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads. Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.
- We note that in the planning documents for the 47-49 Acre Lane development (<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states "The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the

rear of existing properties on Sudbourne Road." As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.

- There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.
- Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.
- Buildings to the southern and western sides of the site should be townhouses and not flats.
- We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.
- The site must **provide green spaces**. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

I'd be grateful if you could please confirm receipt and let us know how you propose to take this forward.

Kind regards  
Veena & Alex



**From:** Joao Sousa [REDACTED]  
**Sent:** 30 April 2024 10:36  
**To:** SADPD  
**Subject:** Support for the proposal on Site 20 / Tesco development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir, Madam,

You must be getting many emails showing discontent with the plans to develop the Tesco site and build housing units. I am writing to you to register my strong **support** for the proposals outlined by the Site Allocations Development Plan Document Proposes Submission Version (SADPD PSV), submitted by Lambeth Council /Tesco.

I live close by, at [REDACTED]. A development built in [REDACTED] as part of the Brixton Centric. The Brixton centric project probably also received backlash from the local community. However, today it is my home.

Please ignore the NIMBYs. I fully support the re-development of the Tesco site.

Many thanks

**João Sousa**



**From:** Vinod Katri [REDACTED]  
**Sent:** 30 April 2024 12:09  
**To:** SADPD  
**Subject:** Concerned about Tesco over development

**Follow Up Flag:** Follow up  
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**Categories:** Red category

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2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.
3. I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.
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12.The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.

13. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to

Sent from [Outlook for Android](#)



[REDACTED]

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**From:** Fletcher, Dr Thelma C. [REDACTED]  
**Sent:** 30 April 2024 14:18  
**To:** SADPD  
**Subject:** Objections to TECO Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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I am objecting to the proposed development of the Tesco Acre Lane site , adjacent to my property in 16 Porden Rd.

I am objecting for the following reasons:

The site is too cramped.

Too many units are proposed.

The development should overlook Acre Lane, not Porden Road.

There is nothing green about this poroposal.

There will be dangers involving entrance to the supermarket property.

As owner of [REDACTED], I am representing my following.  
4 tenants:

[REDACTED]

Yours sincerely,

Thelma Cecilia Fletcher  
[REDACTED]

**From:** Jenny Ochera [REDACTED]  
**Sent:** 30 April 2024 17:47  
**To:** SADPD  
**Subject:** Response to proposed development site 18

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Lambeth,

I am writing to express my deep concern about the development of 'site 18' on Norwood Road.

I have lived in this area for over 50 years and have watched West Norwood become a thriving centre and very pleasant place to live with a strong and diverse local community and wonderful independent shops and cafes. I am therefore deeply concerned about the plans which you are making to change and 'develop' Norwood Road. I wish to make three major objections:

1. Why has there not been a more thorough and well publicised and organised consultation process with the local community about these proposed changes? Most people are not even aware of them and there have been no models or plans shown in the local library to demonstrate exactly how you are planning to change our town centre.
2. I am very worried about the effect these changes are going to have on small local businesses which do so much to give our community its character and enable and encourage people to shop locally. The BID project has put so much effort into supporting these businesses. Are you really going to just undermine all the work that has been done and drive them out? I don't want to see West Norwood changed into somewhere like Lewisham full of chain shops and cafes. I like its local and independent character.
3. I am concerned that the tall buildings which are proposed on the West side of Norwood Road will overshadow the road and make it into a canyon like Streatham High Road.

Please listen to these objections of a long term resident who loves this area as it is and give more people an opportunity to say what they think.

Kind Regards

Jenny Ochera  
[REDACTED]

**From:** Peter Gotke [REDACTED]  
**Sent:** 30 April 2024 19:47  
**To:** SADPD  
**Subject:** Opposition to the proposal on site 20/ Tesco Development

**Follow Up Flag:** Follow up  
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**Categories:** Red category

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Dear Sir, Madam,

I am writing to you to register my strong objections to the proposals outlined by the Site Allocations Development Plan Document Proposes Submission Version (SADPD PSV), submitted by Lambeth Council /Tesco.

1. The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number!
2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.
3. I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.
4. Indeed, at the online stakeholder meeting on Saturday 27th April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.
5. As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.
6. Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.
7. Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.

8. The proposals aim to over-ride the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.
9. Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).
10. The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.
11. The current unsafe service access to the supermarket is not being addressed by the current proposals.
12. The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.
13. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

I have been living in [REDACTED] for more than [REDACTED] years, so I would appreciate it if you could take these objections seriously.

Yours sincerely,  
Mrs Mary Santos

[REDACTED]

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Jules Ingleby [REDACTED]  
**Sent:** 30 April 2024 19:49  
**To:** SADPD  
**Subject:** Planning objection, SADPD Site 20 – Tesco, 13 Acre Lane, SW2

**Follow Up Flag:** Follow up  
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**Categories:** Red category

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Dear Sir or Madam,

Please register this objection to Lambeth Council's proposals in its latest Site Allocations Development Plan Document (SADPD) consultation, in respect of Site 20, the Tesco at 13 Acre Lane, SW2.

The proposals seem to maximise Tesco's profit from development, at the expense of Brixton, its people and our community. In the earlier SADPD consultation, the housing density suggested was already grossly excessive vs. the context in which it would sit – since when it has nearly doubled. In community meetings, Lambeth counsellors have suggested the size of the development in this second consultation was increased in response to demands from Tesco, who said they would not develop the land without more units (= more profit). The resulting proposals are even more disproportionate, unreasonable and unthinking of the needs of the community.

This kind of heavy-handed behaviour by large corporations like Tesco is precisely why planning consents are managed by counsellors, elected by – and hence answerable to – the local community. This is also why documents such as Lambeth's Local Plan require that new developments are well-designed and context-sensitive – respecting the character of the area, ensuring scale / bulk is proportionate, ensuring local housing is not unacceptably overlooked, and so on.

To accept these proposals without radical reworking, in the interests of the wider community and other local stakeholders, would be an abuse, allowing Tesco to place its profits ahead of the local community, failing to balance fairly London's need for more housing with the needs of that community.

This would be a massive opportunity lost. We do need development, as London does need more housing, urgently. Local residents (current and future) need to be supported with green space and community spaces. We need a more balanced use of the development space, which:

- delivers a reasonable and proportionate level of housing
- ensures the design is in keeping with the character of the area
- recognises the needs and respects the rights of our local community
- aligns to the key principles of the Local Plan, which was designed and approved to protect us against this kind of selfish, predatory and profiteering development
- contributes positively to space and amenities, to increase quality of life for the community.

Instead of this greedy mass-development, a more balanced approach is needed:

- delivering additional residential property but aligned with / sensitive to the existing character of the area – and indeed additive to it
- with scale / bulk that parallels (without exceeding) the surrounding terraced housing (i.e. 2-3 storey housing on Baytree and Porden Roads) and lower-rise developments (i.e. up to 5 storey, like Ivor House and the nearly-completed 41-45 Acre Lane development)
- designed to contribute actively to improving local amenities for all, such as green spaces and places for the community to come together.

This kind of more-considered, well-designed and context-sensitive development would support the area's community feel and could add real value economically, socially, and to health and wellbeing, helping combat the isolation and mental health problems that are all too common in today's society.

### **Some specific points of objection that I would highlight**

#### **1. *The buildings are much too tall***

At 32m maximum height (plus I can see how the wording might be stretched to permit later increases to up to 45m), the new buildings would loom over existing 2-3 storey homes, or even the taller 5 storey housing, completely out of character for the neighbourhood. By contrast, planning proposals for 47-49 Acre Lane provide for "proposed building heights... consistent with the local context", limited to at-most-five storeys tall, reducing to four, to three, and then to two storeys as the development approaches existing two-to-three storey houses on Sudbourne Road.

#### **2. *The development would unacceptably overlook neighbouring properties***

The proposed development would overshadow and overlook surrounding homes and gardens (such as our two-storey Edwardian terraced house on Baytree Road). The Lambeth Local Plan (Q2) recognises "the need to maintain acceptable standards of privacy" and "to avoid any undue sense of enclosure or unacceptable levels of overlooking (or perceived overlooking)". I note that, although on the 41-45 Acre Lane development Lambeth's Planning Officers overruled local concerns about unacceptable overlooking, the Local Plan refers to *perceived* overlooking – i.e. the perception and judgement of residents should be the deciding factor here, not Planning Officers.

#### **3. *Parking is already strained and the existing Tesco sight has access issues***

Parking is already strained; the availability of spaces on Baytree Road has significantly worsened in recent months. For other local developments, commitments not to issue permits to new residents have been breached. If that is the case for 41-45 Acre Lane then parking availability will likely reach a breaking point. Unsafe Tesco delivery access also needs addressing.

I suggest the following more-fitting parameters for any future development here:

#### **1. *Limit the height of new buildings to no more than that of neighbouring premises***

The same approach should be applied to the Site 20 development as at 47-49 Acre Lane. Development closer to terraced housing on Baytree and Porden Road should be townhouses rather than flats, no more than 9m tall, providing family homes fitting with the surrounding area. Building heights could then step up towards the tallest part of the development, along Acre Lane, no higher than 15m to match the existing streetscape.

#### **2. *Address concerns re: unacceptable overlooking / loss of privacy***

There should be at least 10m separation from any new buildings to the properties and gardens on Baytree Road, Porden Road and Arlington Lodge. Green spaces should be included along the Baytree and Porden Road boundaries to provide an appropriate distance between new homes and existing houses / gardens, as well as adding to local amenities. As stated earlier, any new buildings within 30m of the two-to-three story houses on Baytree and Porden should be no taller than 9m.

**3. Carefully manage parking and resolve Tesco access issues**

With parking already severely strained, no parking permits should be given to new residents (aside from disabled spaces). The new development should rework Tesco delivery access to address the challenges with the current access, which is unsafe.

A development within these parameters would meet the need for more residential housing but in a way that is well designed, context sensitive, and potentially additive to local amenities and our community.

I hope you will consider this response, and those of the wider community, and appreciate the constructive manner in which we are trying to approach this development.

Yours faithfully,

Mr Julian (Jules) Ingleby

London, [REDACTED]  
[REDACTED]



**From:** Katy Ingleby [REDACTED]  
**Sent:** 30 April 2024 19:50  
**To:** SADPD  
**Subject:** Planning Objection: Site 20 Tesco, 13 Acre Lane

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir/Madam,

I am writing to object in the strongest possible terms to Lambeth Council's planning consultation on Site 20: Tesco, 13 Acre Lane, SW2 as part of the Site Allocations Development Plan Document (SADPD).

While as a close knit community I think we all recognise the need for affordable quality housing in the local area and the need to use development space wisely, the proposals put forward for the Tesco site at 13 Acre Lane are incredibly concerning and do not reflect the needs or character of the local area.

The scale of the development is out of proportion to the surrounding buildings and historic development of Brixton. For those living around the boundaries of the site, the sheer height of the buildings - potentially between 32m and 45m at the highest point - would hugely overshadow and overlook surrounding homes and gardens, many of which are historic, two storey Edwardian terraced houses. This intrusion would represent a serious violation of privacy in contrast to the amenities guidance of the Lambeth Local Plan (Q2) which recognises "the need to maintain acceptable standards of privacy" and "to avoid any undue sense of enclosure or unacceptable levels of overlooking (or perceived overlooking)".

I note that by contrast, the planning proposals for the 47-49 Acre Lane development make clear that the "proposed building heights would be consistent with the local context" with tallest consented building at five storeys tall reducing from four to three to two storeys as the development approaches the existing properties on Sudbourne Road. It seems that, as a minimum, the same approach should be applied to local residents of the Site 20 development. Therefore buildings closer to Baytree and Porden Road properties should be limited to 9m tall and should be townhouses rather than flats.

More broadly, this proposal seems to value company profit over community cohesion. Since the original consultation, the density of housing units has nearly doubled and I am concerned to read that this could still increase further. Instead of mass development, a more thoughtful approach that builds on local school provision to appeal to families, with lower rise townhouses towards the middle of the site, combined with better local amenities, green spaces, and places for groups of all ages to come together - combatting social isolation and mental health problems rather than exacerbating them - would be in keeping with the community feel of the area and could add real value economically, socially, and in terms of health and wellbeing.

I do hope you will consider this response and that of the wider community and the constructive manner in which we are trying to approach this development.

Yours faithfully,

Dr Kathryn Ingleby



Sent from my iPad

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Céline et Nicolas [REDACTED]  
**Sent:** 30 April 2024 22:33  
**To:** SADPD  
**Subject:** objection to proposal on Site 20 / tesco development

**Follow Up Flag:** Follow up  
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**Categories:** Red category

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Dear Sir, Madam,

I am writing to you to register my strong objections to the proposals outlined by the Site Allocations Development Plan Document Proposes Submission Version (SADPD PSV), submitted by Lambeth Council /Tesco.

The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number!

In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.

I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.

Indeed, at the online stakeholder meeting on Saturday 27th April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.

As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.

Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.

Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.

The proposals aim to over-ride the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.

Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).

The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.

The current unsafe service access to the supermarket is not being addressed by the current proposals. The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.

Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

My proposals :

Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads. We note that in the planning documents for the 47-49 Acre Lane development (<https://moderngov.lambeth.gov.uk/.../PAC%20report%20...>), that in section 6.11.3 'Height, scale and massing', it states "The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road." As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.

There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.

Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.

Buildings to the southern and western sides of the site should be townhouses and not flats.

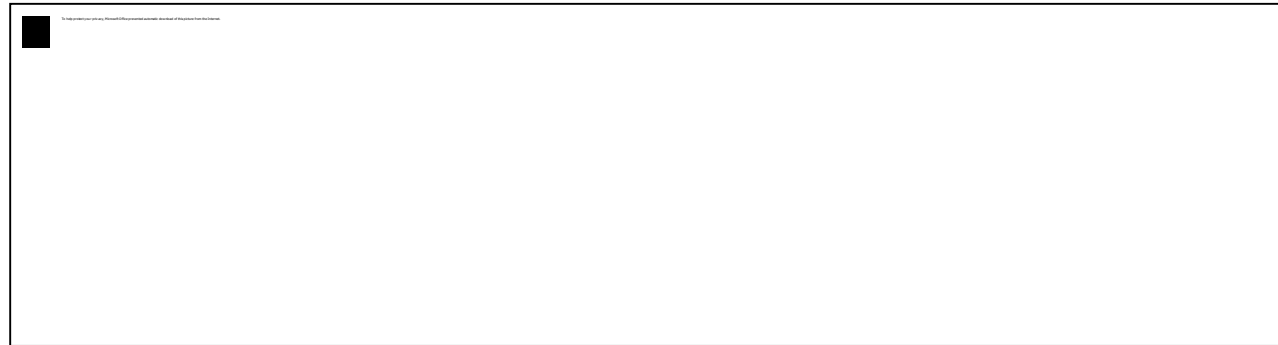
We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.

The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

Yours sincerely,

Celine Balleyguier and Nicolas Le Moigne

[Redacted signature]



**From:** Nico Lemonic [REDACTED]  
**Sent:** 30 April 2024 23:25  
**To:** SADPD  
**Subject:** Objection to the proposal on Site 20 / Tesco development

**Follow Up Flag:** Follow up  
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Dear Sir or Madam,

I am writing to express my deep concerns regarding the development plans proposed in the Site Allocations Development Plan Document Proposed Submission Version (SADPD PSV) by Lambeth Council and Tesco. The current proposal to construct 210 housing units on this site, potentially increasing to between 420-470 units, significantly exceeds the initial consultation's recommendation of 120-170 units, which was already considered to be optimized.

It appears that this substantial increase is driven by Tesco's stipulation that the development would not proceed without a larger number of units, as highlighted during the online stakeholder meeting on April 27. This approach seems motivated more by profit rather than sound urban planning principles, contradicting the earlier, more balanced proposals from the Regulation 18 consultation. The responses from the Reg.18 consultation suggest that HSBC, holding a 999-year lease on the Tesco site, supports this higher density, which is not grounded in sound, design-led principles but rather in maximizing site density for increased profit.

Furthermore, the proposed maximum building height of 32 meters could potentially escalate to 45 meters, which is out of character with the neighboring 2-3 story residential buildings and could lead to issues of overlooking and loss of light. This disregard for the existing neighborhood character and the potential overshadowing of adjacent conservation areas and listed buildings is unacceptable.

The current proposals also fail to address significant issues such as the inadequate servicing access to the supermarket, the lack of parking provisions for new residents (aside from those registered as disabled), and the pressing need for more family-sized, child-friendly housing options in Lambeth. The area is already deficient in open spaces, and the proposed density will further exacerbate this shortage.

In summary, I urge the council to reconsider the proposed plans in light of these objections. I hope that a development more in tune with the needs of the community and the character of the area can be achieved.

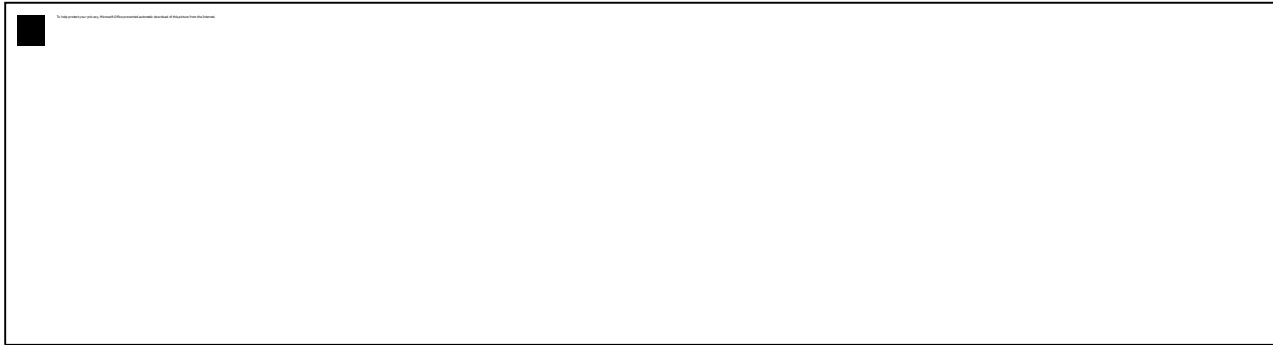
Thank you for considering these points.

Yours sincerely,

Nicolas Le Moigne

[REDACTED]

[REDACTED]



**From:** Maz Muller [REDACTED]  
**Sent:** 01 May 2024 08:47  
**To:** SADPD  
**Subject:** Acre Lane Tesco Site

**Follow Up Flag:** Follow up  
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We are responding to the current proposal by Lambeth Council for the redevelopment of the site occupied by Tesco Super Store in Acre Lane SW 2.

While acknowledging the need for some more housing in the borough we do not like the proposal because it will not meet the needs of current residents in the area future residents to the estate and visitors and shoppers to central Brixton.

The proposal crams in high rise (by standard of the surrounding area) building with no consideration for open spaces access and social life for those living on the site. It will have a negative impact on the lives of the people living in the surrounding roads and be a burden on local services.

Further it will do nothing (and probably make worse) the problems of crime and Anti-social behaviour in the area.

Paul Muller  
Marie Stewart-Muller  
[REDACTED]

**From:** Jan Falkingham [REDACTED]  
**Sent:** 01 May 2024 12:05  
**To:** SADPD  
**Subject:** Site 9 Coin Street Community Builders plan for residential care for the elderly

**Follow Up Flag:** Follow up  
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Dear SAPD team

I am writing to support Coin Street Community Builders (CSCB) proposal for a residential home for the elderly on Gabriel's Wharf (SAPD site 9). I am a local resident.

As I understand it, Lambeth Council have assessed the site and concluded that a residential care home would not be necessary. This has come as a rather a shock given that we are all very much aware of the chronic lack of current lack of care for the elderly; the press reports on it almost daily. Furthermore, both of the major political parties have stated that the care sector is in crisis and that massive development and investment is needed and will address this after the General Election later this year. Given that CSCB will pay all costs to build and run the home I am finding it difficult to understand why Lambeth Council are not agreeing to the proposal.

A local residential home would give essential support to our elderly who are unable to look after themselves and live independently. It would also release very much needed housing for those currently homeless or living in B&B type accommodation.

We have an aging population in this area with no supported accommodation for the elderly nearby.

I do hope Lambeth Council will reconsider their decision.

Many thanks

Jan Falkingham  
[REDACTED]

Sent from [Outlook for iOS](#)

**From:** [REDACTED]  
**Sent:** 01 May 2024 13:52  
**To:** SADPD  
**Subject:** Lambeth Council Consultation: SA7: 6-12 Kennington Lane and Wooden Spoon House 5 Dugard Way SE11

**Follow Up Flag:** Follow up  
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You don't often get email from tony.millson@googlemail.com. [Learn why this is important](#)

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Good afternoon

I understand that there is a deadline of 5 May to offer comments on proposals to develop the site currently occupied by Jewsons on Kennington Lane and Wooden Spoon House.

As I local resident, I want to express my strong opposition to the current proposals. Little if any account seems to have been taken of the affect of these proposals on local residents. The planned tall tower will overshadow local homes, blocking both sunlight and daylight. There could also be significant noise and privacy issues for local residents, particularly in the Old Fire Station and Limelight House. Though other residents to the north and west of the tower will also be affected.

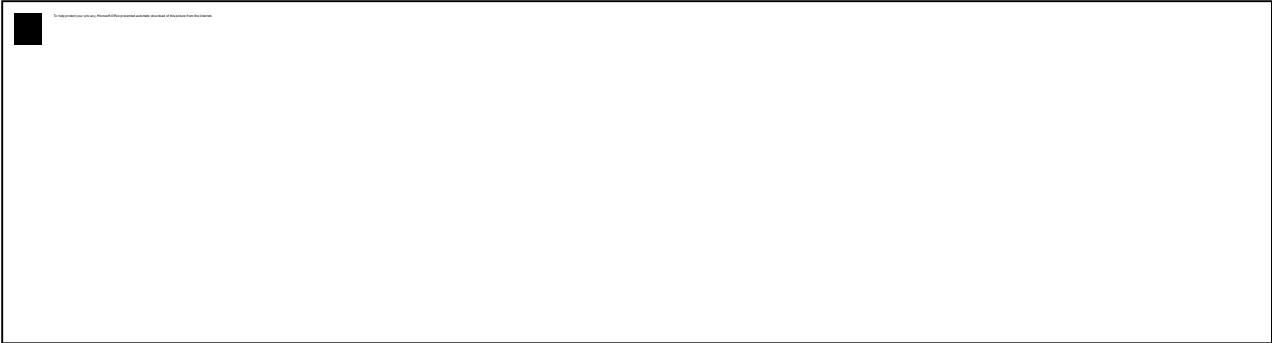
It is almost beyond belief that access to the site is intended to be from Kennington Lane. Kennington Lane is narrow and the entrance would be close to the junction with Kennington Park Road as it merges into Newington Butts. At many times of the day, Elephant&Castle bound traffic in Kennington Lane tails back as far as Kennington Cross; while there are frequently issues in the other direction caused by the narrowness of the road, with traffic backed up to Walworth Road, with the junction itself blocked. If the system cannot cope with current traffic levels, how can it make sense to make matters worse? How can it be possible, during a lengthy construction phase, to manage the entry to and exit from the site of the heavy vehicles which will need access? And yet there is no alternative. Dugard Way, to the rear of the site, is far too narrow and could not accommodate the heavy vehicles accessing and leaving the site.

Has any consideration been given to the impact on the local heritage assets and conservation area? The Old Fire Station and Jamyang Centre will be badly affected, as will the Renfrew Road Conservation Area.

Finally, I understand that the number of homes per hectare proposed is similar of those in recent developments at 130 Newington Butts and Knights Walk. Yet neither of these required tall towers to be built. So why should a tower be build on this site when the same result can be achieved without? I urge the Council to look again at these proposals. What is needed, and is clearly achievable, is a sensitive and proportionate development which will enhance and not seriously damage our community.

Yours sincerely

Tony Millson



**From:** Nico Watson [REDACTED]  
**Sent:** 01 May 2024 14:46  
**To:** SADPD  
**Subject:** Response to Tesco development

**Follow Up Flag:** Follow up  
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Hello,

I'm writing on behalf of Nicolas Watson, Dawn Watson and Maia Watson residing at [REDACTED]  
[REDACTED]

We want to phrase our concerns:

The proposals for the site attempt to accommodate 210 housing units, but there's concern that the site owners may intend to build even more, potentially doubling the initial estimate. Initially, Lambeth Council proposed a range of 120-170 units, which has since nearly doubled, prompting worries. HSBC, holding the Tesco site lease, is advocating for 420-470 dwellings, emphasizing profit over other considerations. The scale of the development has significantly increased between consultations due to Tesco's influence, driven primarily by profit rather than sound planning principles. This starkly contradicts earlier Council proposals, which aimed to balance development with community needs. While the maximum height is capped at 32m, there's a possibility it could eventually reach 45m, significantly overshadowing nearby family housing. Concerns regarding the impacts of the development, such as overshadowing and loss of privacy, have been largely disregarded. Moreover, planning conditions designed to protect privacy are being sidestepped in pursuit of maximising profits. The proposal suggests granting parking permits only to disabled individuals, aiming to alleviate existing local parking pressures. However, the overall size and scale of the development could have detrimental effects on adjacent Conservation Areas and Listed Buildings. Safety concerns regarding access to the supermarket remain unaddressed in the current plans. There's a missed opportunity to prioritize the development of family-friendly housing, which is urgently needed in Lambeth. Finally, the proposed overdevelopment threatens to leave little space for open areas, contradicting the Council's ambition to enhance such spaces within the community.

Our proposal:

The main focus of development should be along the Acre Lane line, gradually lowering in height towards Baytree and Porden Roads to minimise impact on nearby low-rise homes. Specifically, the tallest point of the development shouldn't be more than 15m by Acre Lane, in line with the local skyline, reducing to 9m towards Baytree and Porden roads. Referring to planning documents for the 47-49 Acre Lane

development, which stress consistency in height and scale with the area, we advocate for a similar approach. Lambeth Council should apply this principle when considering proposals for the Tesco site. Maintaining a minimum distance of 10m from existing property lines on Baytree Road, Porden Road, or Arlington Lodge is crucial, with any building within 30m of two-storey homes limited to 9m tall. Additionally, structures on the southern and western sides should be townhouses rather than flats, in line with the nearby low-rise family housing. Creating green spaces along the edges of Baytree and Porden Roads is vital to increase the distance between existing homes and new buildings.

Best regards,  
Nicolas Watson



**From:** Stephen Humphreys [REDACTED]  
**Sent:** 01 May 2024 15:18  
**To:** SADPD  
**Cc:** Cllr Maria Kay; Cllr David Bridson; Cllr Sarbaz Barznji; ICE  
**Subject:** Tesco development -SADPD objection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sirs,

I am writing on behalf of Stephen Humphreys and Deborah Humphreys who live at [REDACTED]  
[REDACTED]

Our objections are to the size and scale of the development and the inevitable issues resulting from this size of development if it proceeds as outlined in the SADPD. Our specific concerns are covered in the points mentioned below.

1. The proposals try to squeeze too many housing units (210) onto the site, and we're concerned that the site owners actually want to build more than twice that number.
2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so we are concerned that Lambeth Council now claim that it can almost double that.
3. Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.
4. Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.
5. Given the pressures on local parking already, it is imperative that NO PARKING PERMITS should be provided to residents of the new development (with the exception of registered disabled people). We are aware that permits have been given to other recent developments when it had originally been agreed that none would be allowed.
6. The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road where we live in Trinity Gardens.

7. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

We support the Baytree and Porden Rd development suggestions for a lower and more inkeeping and reasonably sized development.

Regards

Stephen & Deborah Humphreys

[Yahoo Mail: Search, organise, conquer](#)



**From:** Liz Emerson [REDACTED]  
**Sent:** 01 May 2024 16:56  
**To:** SADPD  
**Subject:** Full support for the regenerations of West Norwood High Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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As a local resident at [REDACTED], I want to submit my support for desperately needed new housing as part of the regeneration of West Norwood High Street. The high street is poorly designed both in terms of the B&Q development and the petrol station, with major traffic passing through. The ability to provide civic spaces, more retail outlets and new housing meets all the needs for younger and future generations.

Mrs Elizabeth Rowland, nee Emerson



**From:** Lucy Waitt [REDACTED]  
**Sent:** 01 May 2024 20:34  
**To:** SADPD  
**Subject:** SADPD site 18 West Norwood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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I am writing to inform you of my objections to the inclusion of site 18 in the west Norwood SADPD

I find the buildings will dominate and encroach on the high street, which is mostly attractive Victorian buildings. The proposed site is much taller and denser and blocky in appearance. It will totally change the welcoming community oriented feel of the high street and destroy its character which I've already discussed. The blocky additions will make the street look like other horribly developed areas like Elephant and Castle, there's no human feel to the scale of this.

I also object to the ousting of small local business that have struggled through the pandemic to survive . What will happen to them. We love our local high street and local shops. This development makes me feel depressed about going there and there will be less reason without these shops. I don't want more chains.

It feels very much like this is being pushed on us and forced through with very little awareness or opportunity for residents to have a say. I only saw this latest by chance, people have shown locally from the earlier response to the other site we do not want the character of our local area ruined. There's nothing I've seen on the street to advertise this so people know.

It's a disgrace.

I utterly oppose this. You'll ruin Norwood

[REDACTED] resident.

**From:** Sarah Bailey [REDACTED]  
**Sent:** 01 May 2024 21:06  
**To:** SADPD  
**Subject:** Site 18 - Not Fit for Purpose

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Response to the proposed site 18 plan.

I find the online questionnaire possibly the most complex form to fill in ever..

All the buildings are way to big for the surrounding environment. Building works along the highroad will cause so many long term disruptions to the travels of local residents I cannot understand how this will be done without significant longterm impact to West Norwood.

Not only the above but what happens to the current businesses and the impact of their loss during the building works.

I don't see any provision of extra schools, doctors, dentists or supermarkets for the extra number of residents that will live within West Norwood after completions. That an any other essential requirements that a resident might need to live in the area long term. I moved to West Norwood in [REDACTED], and it took me over 24 months to find a dentist, nhs or private, that was accepting new patients. What are any new residents supposed to do without extra services also being setup along with the housing.

I don't understand any housing plans that don't incorporated any of the normal services needed to live in a place that is already stretched for services. It seems so badly thought out. Housing is not the only thin needed for building cities, and high rise housing is definitely not fit for purpose in such a village luke part of London.

When will town planners learn to build to their environments with a bunch of services included! Just building flats is not acceptable!! Plan and don't just build!

Regards  
Sarah Bailey  
[REDACTED]

[REDACTED]

---

**From:** Maggie Bacon [REDACTED]  
**Sent:** 01 May 2024 21:48  
**To:** SADPD  
**Subject:** West Norwood redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Being a long term resident of West Norwood and utilise the town on a daily basis! I'm in disbelief reading about plans that would not only affect my daily life in activity and quality but also the heart of this community - the businesses and services that make up this community.

Where has the community consultation happened? I've seen no public notices or models in public spaces for the community that would be ravaged by these changes. Let alone the ravaging of historic buildings.

I look forward to action taken to involve the entire community in making decisions about this amazing community!

Sent from my iPhone

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Vicky Rapti [REDACTED]  
**Sent:** 01 May 2024 21:53  
**To:** SADPD  
**Subject:** Remove Site 18 from the SADPD policy document.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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V. Rapti - D. Lovelock  
[REDACTED]

To whom it may concern,

My name is Vicky Rapti. My husband (David Lovelock) and I are West Norwood residents and Lambeth leaseholders.

We absolutely love living here and being part of the amazing West Norwood community.

Our flat is situated on the ground floor of [REDACTED].

Lambeth's plans to raise a 7 storey (21m) building right outside our garden is going to have a very negative impact on our lives, as the building will obscure all the sunlight from our garden and consequently, our flat.

We are aware how Lambeth underlined their eagerness 'to engage the West Norwood and Tulse Hill community that has been instrumental in delivering numerous successes for the area in recent years', yet Lambeth did not adequately deliver on public consultation, especially as this is a plan that will change forever the heart of this community.

As far as we are aware, there was not even a public exhibition.

Having seen what went on in Brixton (and other areas), we know what happens to small businesses when redevelopment occurs.

Existing businesses have to close, redevelopment happens over years and when it finally completes, former business owners cannot afford to return. As a result, units remain empty, and any that are filled are filled with chains/franchises.

We do not think a Starbucks is what is missing from WN...

This policy offers local businesses no protection, on the contrary, it is a direct threat to their very existence.

Aside the negative impact on the community (as well as the aforementioned personal matter which is of great concern) , there is also the issue of heritage buildings. The current policy for Site 18 states: 'development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect'. (Quote taken from the current Local Plan which sets out the vision, strategic objectives and policies for development in Lambeth for the period 2020 to 2035).

This new policy is a step backward. Lambeth may claim that the SADPD proposals are for guidance only, however nevertheless are designed for the purpose of signposting to prospective developers what Lambeth has in mind for a particular location.

On Site 18, that means:

Totally out of scale buildings and a radical redesign of the heart of our town - without any community involvement

Overshadowing and domination of the neighbouring properties, especially the eastern side of Norwood Road: 'The Broadway' from Lancaster Avenue to Chatsworth Way

Damage to the setting of St Luke's Grade II\* listed church, the [West Norwood Conservation Area](#) and West Norwood Cemetery - all important heritage assets.

(Also- why are we are given a deadline for comment only a day out of the pre-election period, when Cllrs should have been heavily involved in all this?)

For all the reasons stated above, personal and community wide concerns, we request Site 18 is removed from the SADPD policy document.

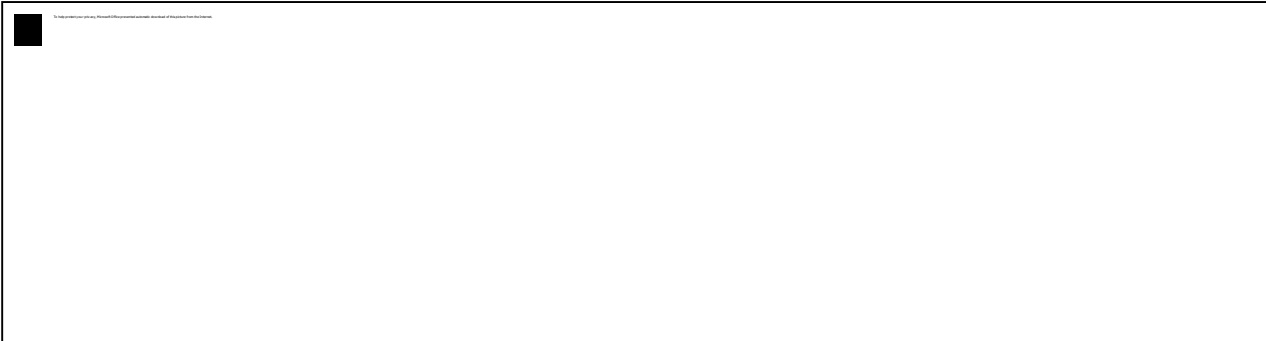
We are of course pro-development, recognising the need for genuinely affordable housing, but as was said as far back as December 2022, it is imperative that:

Lambeth Council consults and engages the wider community; working in partnership to develop a holistic vision for the whole of West Norwood and Tulse Hill, including Sites 18 & 19.

The community really does want to be part of the solution going forward; to deliver a plan that achieves council objectives but also fulfils the aspirations of our thriving community of residents and businesses.

Sincerely,

Vicky Rapti- David Lovelock



**From:** Claudia Senese [REDACTED]  
**Sent:** 01 May 2024 23:00  
**To:** SADPD  
**Subject:** Objection to Site 18 development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi there,

I'd like to object to the proposed developments for Site 18 in West Norwood. Having considered the plans I'm afraid the buildings are too tall and completely out of character with their surroundings. The community needs to be involved in the next steps and have a say.

Can you please acknowledge receipt of this email.

Best wishes,  
Claudia

[Yahoo Mail: Search, Organize, Conquer](#)



**From:** Julia Finlay [REDACTED]  
**Sent:** 01 May 2024 23:08  
**To:** SADPD  
**Cc:** Kim Hart  
**Subject:** Site 18 West Norwood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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I wish to object to the proposed height of the buildings in this development. I note heights of 3x21m, 3x 25m and one 31m building. These will permanently distort and unbalance the character of the area, and negatively affect light levels for surrounding buildings, residents and businesses. It's a nonsense. It will permanently change the landscape, built environment, atmosphere and sense of cohesion and community in this town.

Additionally, a sudden influx of many hundreds of new residents will also disturb the existing community, and take some years to settle, with likely social unrest in the meantime.

It needs rethinking and replanning in consultation with the existing community.

Sincerely

*Julia Finlay*

[REDACTED]



**From:** Karen John-Pierre [REDACTED]  
**Sent:** 02 May 2024 01:10  
**To:** SADPD  
**Subject:** Objections to Site 19 and Site 19 in West Norwood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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To whom it may concern,

I am writing to raise my objections to the proposal for Site 18 in West Norwood on the SAPD.

My objections are as follows

### **1. Lack of any public consultation**

Why, when Lambeth have previously praised the: *'strength and willingness to engage of the West Norwood and Tulse Hill community that has been instrumental in delivering numerous successes for the area in recent years'*, have Lambeth not adequately delivered on public consultation, especially as this is a plan that will change forever the heart of our community. There was not even a public exhibition.

### **2. Failure to protect local businesses**

The council has failed to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our 15min neighbourhood. They stood by the community during Covid, and our high street thrives because of its unique make-up. We have all witnessed what happens to small businesses when redevelopment occurs:

- Existing businesses have to close - where do they go, how do they survive?
- Redevelopment takes years with all that entails
- The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains.

This policy offers our local businesses no protection what so ever.

### **3. Scale of development and loss of heritage buildings**

The current policy for Site 18 states: '*development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect*'. (Taken from the current Local Plan which sets out the vision, strategic objectives and policies for development in Lambeth for the period 2020 to 2035 - [find it here](#))

This new policy is a step backward. Whilst Lambeth continue to say that the SADPD proposals are for guidance only, they nevertheless are designed for the precise purpose of signposting to prospective developers what Lambeth has in mind for a particular location. In our case on Site 18, that means:

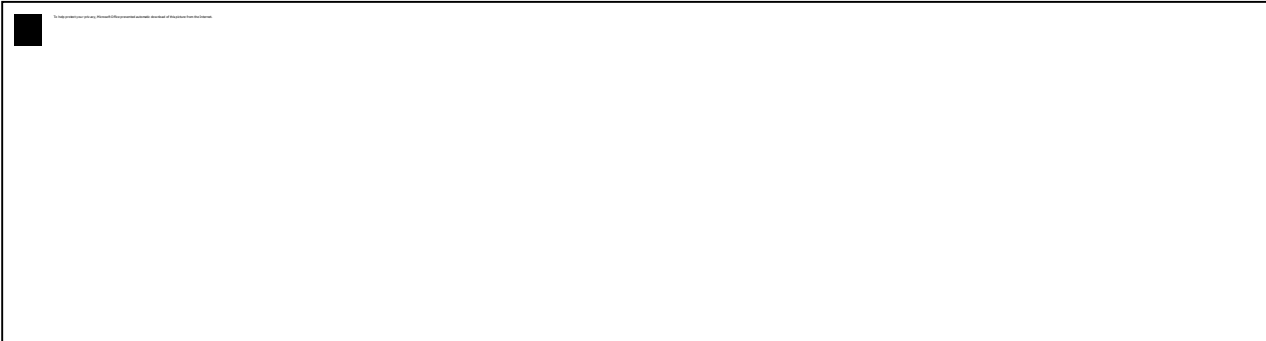
- Totally out of scale buildings and a radical redesign of the heart of our town - without any community involvement
- Overshadowing and domination of the neighbouring properties, especially the eastern side of Norwood Road: 'The Broadway' from Lancaster Avenue to Chatsworth Way
- Damage to the setting of St Luke's Grade II\* listed church, the [West Norwood Conservation Area](#) and West Norwood Cemetery - all important heritage assets.

I would appreciate it if my objections are logged as part of your consultation process which ends on 3rd May.

bw

Karen John-Pierre

West Norwood Resident



**From:** Manda Glanfield [REDACTED]  
**Sent:** 02 May 2024 07:39  
**To:** SADPD  
**Subject:** Objection to Site 18 - regulation 19

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear sir or madam,

Please register my objection to the proposals for site 18 in the centre of West Norwood.

I am objecting for the following reasons:

1. Lack of proper community consultation - residents, businesses, users.
2. Destruction of existing small businesses who will be unable to return. These businesses are what makes West Norwood what it is, they are part of its heritage. We don't want that destroyed.
3. Totally out of scale building design and a radical redesign of the heart of our town. Too tall! Overshadowing the beautiful parade of shops on the other side of Norwood Road.

I am a local resident, consumer, small business owner and participant in all aspects of this wonderful community. Please do the right thing and help us protect it.

Yours faithfully  
Manda

Manda Glanfield  
[REDACTED]

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** James Tate [REDACTED]  
**Sent:** 02 May 2024 09:40  
**To:** SADPD  
**Subject:** re: Site 18 and Site 19 Lambeth development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hi,

I am a Lambeth resident and I think this development is a fantastic idea, and you shouldn't listen to angry NIMBYs objecting against it.

Absolutely proceed with planning permission for Site 18 and 19.

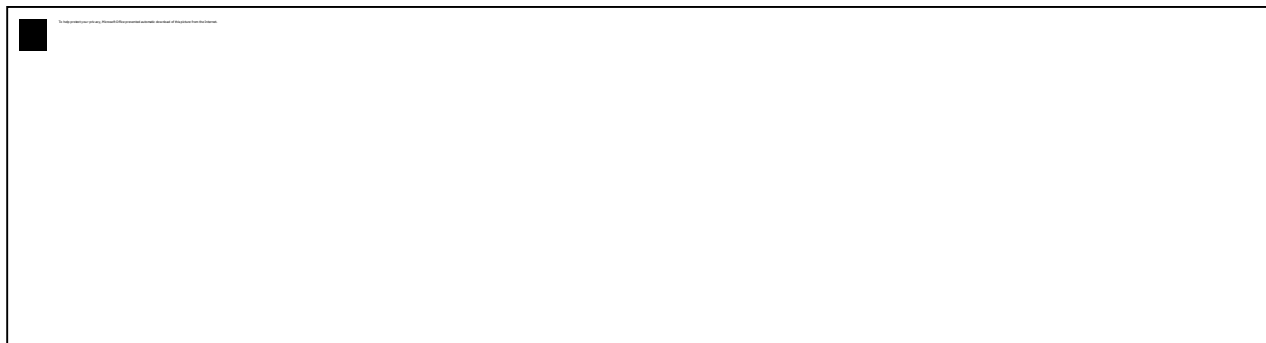
They are mostly greedy people who don't care about the development of much needed homes for people to live in, and all they really care about is the potential for their inflated property prices to fall.

People forcing consultation after consultation after consultation is why nothing gets built in this country, and if it does, it is extremely expensive and over budget and behind schedule. They'll throw every spurious reason to not develop at you - remain strong and let it be built.

You have an opportunity to defy these people who have sent the UK down the river for the last few decades, all for the sake of their own greed. Almost all the problems in the UK can be traced back to extremely low and poor housing stock, and having a consultation culture that stops anything happening.

In a time when councils are burning money on temporary accommodation, can we really be affording to block housing?

Best regards,  
James



**From:** Thibault Scalbert [REDACTED]  
**Sent:** 02 May 2024 10:09  
**To:** SADPD  
**Subject:** Strong Objections to Lambeth Council / Tesco Site Allocations Proposals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir or Madam,

I strongly object to the plans outlined in the Lambeth Council/Tesco SADPD PSV.

Here are the main reasons.

**Previous consultation feedback was not addressed:**

- There was 0 response and 0 update to the previous feedback we addressed years ago. This is really concerning and I cannot understand how this is possible when it is called a consultation"
- Although I filled feedback on the first consultation, I was not aware of that second consultation. I did not get any message from you or any notifications which shows that there is no interest in listening to the Lambeth local population.

**Objections to Development Density and Scale:**

- The plan is overloaded with units (210) onto the site, potentially exceeding 420 units as desired by the leaseholder.
- The initial Lambeth Council consultation proposed a lower, "optimized" range of 120-170 units and it was already too many. This significant increase prioritizes profit over sound planning.
- The proposed height of 32m is excessive and lacks safeguards to prevent exceeding 45m. It would overshadow nearby 2-3 story homes.

**Missed Opportunities and Local Needs:**

- The plan overlooks the need for more family-sized housing, a growing concern in Lambeth. This site should prioritize low-rise family accommodations.
- The proposal fails to create new open space despite the area's lack of it, contradicting the Council's stated goal.

#### **Disregard for Neighboring Properties:**

- The plan disregards concerns about overlooking, enclosure, and outlook on adjacent properties, despite Lambeth Local Plan policies.
- It seeks to override the planning condition protecting the privacy of residents on Baytree Road and Arlington Lodge.

#### **Parking and Local Infrastructure:**

- New development residents should be excluded from parking permits due to existing parking strain.
- The current unsafe service access to the supermarket remains unaddressed.

#### **Proposed Mitigations:**

- Align the development's apex with the Acre Lane axis, gradually reducing height towards Baytree and Porden Roads.
- Limit the pinnacle height to 15m on Acre Lane, descending to 9m near Baytree and Porden Roads.
- Maintain a minimum 10m distance between new buildings and existing property lines on Baytree Road, Porden Road, and Arlington Lodge.
- Restrict buildings within 50m of two-storey Baytree and Porden Road properties to a maximum height of 9m.
- Design structures on the southern and western perimeters as townhouses, not apartments.
- Prioritize low-rise, family-sized housing throughout the development.
- Incorporate green spaces strategically along Baytree and Porden Road borders to maximize distance between existing homes and new constructions.

As a resident of Brixton for over 8 years, I urge you to seriously consider these objections.

**From:** John Mason [REDACTED]  
**Sent:** 02 May 2024 10:27  
**To:** SADPD  
**Subject:** Lambeth Site Allocation Development Plan (SADPD)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear sir or madam

Why, when Lambeth have previously praised the: *'strength and willingness to engage of the West Norwood and Tulse Hill community that has been instrumental in delivering numerous successes for the area in recent years'*, have Lambeth not adequately delivered on public consultation, especially as this is a plan that will change forever the heart of our community. There was not even a public exhibition.

The council has failed to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our neighbourhood. This policy offers our local businesses no protection what so ever.

The current policy for Site 18 states: *'development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect'*. This policy is a step backward. In the case of Site 18, I fear this means:

- Totally out of scale buildings and a radical redesign of the heart of our town - without any community involvement
- Overshadowing and domination of the neighbouring properties, especially the eastern side of Norwood Road: 'The Broadway' from Lancaster Avenue to Chatsworth Way
- Damage to the setting of St Luke's church, the local conservation area and West Norwood Cemetery - all important heritage assets.

I look forward to your response and reconsideration of this awful section of the proposal and call for site 18 to be removed from the SADPD policy document. .

Yours,  
John Mason  
Resident West Norwood

[REDACTED]

---

**From:** regina.manicom [REDACTED]  
**Sent:** 02 May 2024 14:45  
**To:** SADPD; Cllr Claire Holland; Cllr David Bridson; Cllr Maria Kay; Cllr Sarbaz Barznji  
**Cc:** [REDACTED]  
**Subject:** Tesco Site Development  
**Attachments:** Tesco Development.docx

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Good Afternoon,  
Please see attached document...

Regards  
Regina Manicom



## OBJECTION TO THE DEVELOPMENT OF THE TESCO SITE/CONSULTATION WITH LAMBETH

The project that was developed to incorporate two tower blocks a few meters from the perimeter wall of Arlington Lodge and completed in 2018/19 was later named Somerset Maugham.

When construction was complete, Somerset Maugham bore little resemblance to the model on view at the Town Hall and this 'aesthetic mock up' designed to appease the many opponents of this high rise eye sore had Lambeth Council and Councillors firmly on board AND I HAVE THE FEELING THAT HISTORY IS ABOUT TO REPEAT ITSELF.

Lambeth had played its trump card 'desperately needed homes for lower income families within the Borough' and despite the well grounded objections the project received the green light. The fact that the majority of the flats were for sale on the open market with an added proportion of part rent part buy, the remaining percentage allocated for low income families to rent was hardly worth the mention. Thus it was sold and thus it was an already done deal well before the emails inviting residents to lodge their objections had reached the send button!

Thus it was sold and thus it was done could well apply again if the proposal to build high rise blocks of flats on the site of the TESCO car park gets planning permission! AGAIN THIS IS A FEW METERS FROM THE PERIMETER WALL OF ARLINGTON LODGE! Clandestine meetings and the usual sweeteners could have already produced a done deal and all that remains is the farce of going through the bureaucratic process in order to assure residents that protocols will be observed but the end result is in no doubt is it?.

Over the two year period that it took to build the Somerset Maugham estate, residents of Arlington Lodge suffered unacceptable levels of noise pollution, air pollution, loss of light and air and severe disruption to their lives. Our prize winning lawns and gardens were destroyed never to recover due to wind and lack of sun light generated by the rise of the tower blocks. Six days a week for over two years and Lambeth Council cared little apart from nudging the Developer to pay a pittance in compensation to residents whose homes were now enveloped in permanent gloom. So It beggars belief that Lambeth should condemn AL residents to endure all this for a second time!

The development of the Tesco site will result in residents of AL facing further decline in living standards and further destruction of their immediate environment with yet more tower blocks engulfing half of the estate in a polluted dark wind tunnel. Bearing in mind that there is just the width of a narrow driveway between us and the 'Tesco' site at which point does this become subject of a complete environmental and health study and not just an agenda item for the planning committee to rubber stamp? To dispel the myth of this Tesco development providing much needed housing for a Borough desperate for housing, I would point out that it is not being built for that at all but to sell expensive accommodation to anyone who can afford to buy! To hell if the infra structure already groaning under the weight of its burdens cannot support this added influx of people, this is all about profit!

*Are the owners of the Tesco site aware that the perimeter wall of Arlington Lodge due to age and period is a protected structure and cannot be tampered with or altered in any fashion? This needs to be respected before the bulldozers move in.....*

REGINA MANICOM



**From:** Susan Osborn [REDACTED]  
**Sent:** 02 May 2024 17:03  
**To:** SADPD  
**Subject:** Sadpd

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Dear Sir/ Madam,

Draft Site Allocation Development Plan Document

I am writing to comment on the above as a local resident of West Norwood of almost [REDACTED] years; a member of the Norwood Forum; a member of Norwood Action Group, and Chair of Governors for a local school for young people with autism.

Despite the amendments to the SADPD in relation to Site 18 in West Norwood since the first draft was published, very serious concerns remain. As detailed below fundamental question remain regarding its soundness in terms of the National Planning Policy Framework and its compliance with legal requirements. In addition it fails to take account of the need to protect and sustain a vibrant local community; its active and successful local businesses and the existing local built environment. All these factors have ensured the community has the ability to support the most vulnerable as shown by the support given to the elderly and disabled during the pandemic and the ongoing support for example to the school community for whom I am responsible.

All parts of our community wish to support the development of additional affordable housing but this needs to be achieved whilst protecting what works so successfully locally. The plans as presented do not achieve this. I include an analysis below:

Issue	Comply with national and local planning requirements or existing local policies	Evidence	Compliance	Outcome

Community involvement and consultation	Failure to appropriately involve the local community in developing the plans. Requirements of Regulation 18 not met as failure to consult at key parts of the process. Inaccurate information given to Cabinet members when making the decision re Site 18.	Significant gaps in paperwork re consultation and incorrect information given to Cabinet.	Failure to comply with consultation requirements. Cabinet members/ policy decision makers not fully informed of all facts in order to make informed decision	Failure by Borough to follow due process therefore decision making unsound
Economic viability	As set out in the economic assessment in the draft SADPD document, the plans as presented are not economically viable unless Lambeth removes the requirements for affordable housing -a key local and national policy objective, or agrees to density and massing of buildings outside its own planning framework. This will either lead to the building of multistorey apartments solely for sale on the private market, or planning blight.	Viability assessment in papers	Lambeth's own viability assessment demonstrates that affordable housing cannot be achieved and states that viability cannot be achieved with out significant rise in property values.	Failure by Borough to take cognisance of its own economic analysis. Only way economic viability can be achieved is by low or no affordable housing or greater density. The assertion that the plan is economically viable is unsound.
Business sustainability and growth	The plans as presented will result in a number of existing businesses closing. Evidence from similar projects in the Borough shows that such businesses do not return at the end of such a development period. Most successful business communities have an 'anchor store' that increases local footfall and sustains viability. B&Q acts as the anchor store for West Norwood. The lack of a recognition of how local High Streets operate; no reference nor acknowledgement as the owner of the freehold by Lambeth BC of the key role played by B&Q, and no outline plans as to how the local business community will be sustained during the proposed transformation period is likely to	No evidence that Lambeth has considered that the regeneration modelled will lead to the demise of many local businesses. There is no sustainable model presented	The plans do not consider sustainability of local businesses.	Failure by Borough to address business viability and sustainability. Their assertion that a sustainable vibrant community can be maintained is unsound.

	<p>permanently and irrevocably damage the viability of whole High Street.</p>			
Affordable housing	<p>As stated above the proposals identify a significant number of new affordable homes. The economic analysis demonstrates that this proposal is not economically viable due to land values etc, and additional housing will only be achieved by either significantly reducing/eliminating the number of affordable housing units or further increasing the density and or height of the proposed buildings</p>	<p>Economic evaluation by the Borough that very unlikely that the stated number of new affordable housing will be achieved, if any.</p>	<p>One of the major policy objectives of the SADPD is to increase the amount of affordable housing in West Norwood. This is very unlikely to happen.</p>	<p>Failure by Borough to demonstrate it can deliver affordable housing through this plan. Housing plan is therefore unsound</p>

Built environment	<p>West Norwood is a predominantly residential area with 3-4 storey buildings with the exception of, for example, notable buildings such as local churches. The plans will fundamentally change the nature of the community with the imposition of multi storey apartment blocks. Lambeth opposed the building of high rise buildings south of the South Circular to preserve local built environments. The proposals, in contravention of national, London and local guidelines, create canyon effect and cliff edge demarcations between the existing built environment and the proposed new buildings. This is explicitly identified in all guidance as to be avoided. Due to the slope on the land to be developed, visually this disparity will appear to be even more marked and have a greater negative impact.</p> <p>The proposals would also result in the destruction of our local heritage, such as the Victorian shops. It was stated by the Local authority that these buildings were of little value. When challenged to provide the evidence it was reported the evidence was the professional judgement of a single officer. No report was provided to the Cabinet.</p>	<p>The SAPD plans show increased density; significant increase in building heights above the surrounding buildings and destruction of the local heritage. No report or evidence presented of the 'worth' of the Victorian buildings. Cliff edge and canyon effect development will occur.</p>	<p>SADPD in contravention of national, London and local guidance and proposes buildings that are explicitly recommended to be avoided. No regard to local heritage</p>	<p>Failure by Borough to follow national, London and Borough guidance, and local policies regarding the built environment. Such failures show the plan is unsound in relation to the built environment</p>

As the above tabulation demonstrates Lambeth has failed spectacularly to deliver a effective, deliverable, and sound plan for West Norwood. The likelihood of the plan delivering the required affordable housing ranges from 0 -1 on a scale of 10.

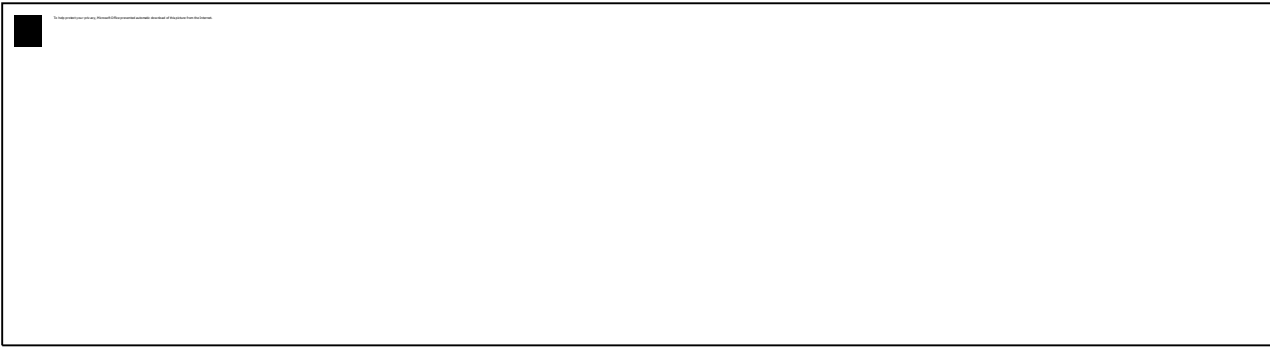
I would wish to make representation to the Inspector.

Please acknowledge receipt of this email.

Yours sincerely

Sue Osborn

Local resident and active member of the community.



**From:** Margaret Munns [REDACTED]  
**Sent:** 02 May 2024 19:55  
**To:** SADPD  
**Subject:** Site 20: Tesco, 13 Acre Lane SW2

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**Categories:** Red category

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Hello,

We are writing regarding the proposed development of the Tesco site in Brixton on Acre Lane.

While we are supportive of the development of the site, which should aim to improve the pedestrian walkways and traffic safety, increase both greenspace and local housing options, and enhance the current retail offerings, we are concerned that the site may be overdeveloped as outlined in the Design Evidence Papers. My core concerns are:

- The owners are trying to squeeze too many inhabitants onto the site. In the original Lambeth Council consultation, a lower figure of units was proposed (between 120-170), which was considered an 'optimised' level. It is unclear how the Lambeth Council now claims that up to 210 units would be suitable. We are also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who holds a 999-year lease of the Tesco site believes that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit. Indeed, at the online stakeholder meeting on Saturday 27th April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by the developer's profit motive, rather than by sound planning principles. As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage. If the site were to be developed, it would be in the interest of the local population and future inhabitants to moderate the number of units.
- Objections made to the original proposals about the impacts on neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan. The proposals aim to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.

- The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road. We STRONGLY object to the developed height being up to 9 storeys, especially if able to view from Trinity Gardens ( View 7 – Trinity Gardens at no. 47), which we find most upsetting.
- The current unsafe service access and vehicle entrance to the supermarket are not being addressed by the current proposals.

Again, we support the development, especially since this is an opportunity to provide family-sized and child-friendly housing, which Lambeth desperately needs, but this is being missed. As local parents, we are particularly adamant that this site should focus on low-rise family-sized accommodations that will enhance the local area with lush green space and pedestrian-friendly design.

Thank you,  
Maggie & Oliver Munns



**From:** Adele Steward [REDACTED]  
**Sent:** 02 May 2024 20:34  
**To:** SADPD  
**Subject:** Objection to the Proposal on Site 20/Tesco Development

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Dear All

I would like to add my concerns and object to the above development. I endorse the following sentiments:

As residents of the vibrant Brixton community, we are deeply concerned about the proposed Site Allocations Development Plan Document (SADPD) development on the Tesco location site. This development, currently planned as 210 flats which could be increased by a developer is not only unsound but also poses significant threats to our local community.

The scale of this high-rise building development is potentially going to be even higher than the illustration provided. The overwhelming size of this structure will drastically impact residents' lives around the site, threatening to overshadow our homes and disrupt our peaceful neighbourhood with increased noise and traffic. Moreover, it will strain local services that are already stretched thin.

Furthermore, this development risks damaging the unique character of central Brixton's residential area. Our community is defined by its low-rise buildings and open spaces - introducing such a large-scale structure would destroy our landscape.

Most importantly, Lambeth Council have failed to adequately consider these impacts or listen to the concerns raised by us - their constituents - after the 2022 consultation process, after which they ignored our requests for a smaller development and instead increased the proposed size. In addition, they did not directly contact residents who commented during that process to inform us this second stage was happening.. The decision-making process must be transparent and inclusive; we deserve a say in developments that shape our lives and communities.

Kind regards

Ms A Steward

Resident of [REDACTED]

Sent from my iPhone



[REDACTED]

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**From:** Jon Barker [REDACTED]  
**Sent:** 02 May 2024 21:35  
**To:** SADPD  
**Subject:** Response to SPD Reg 19  
**Attachments:** 240503 Response to SPD Reg 19 FINAL.pdf

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Dear Sir/Madam

Attached is my representation in relation to Site 7 in the SADPD. Should you have any questions please let me know.

Regards

Jon Barker



[REDACTED]  
[REDACTED]  
[REDACTED]  
London

[REDACTED]  
3 May 2024  
[REDACTED]

London Borough of Lambeth  
Planning  
PO Box 734  
Winchester  
SO23 5DG

[sadpd@lambeth.gov.uk](mailto:sadpd@lambeth.gov.uk)

Dear Sir/Madam

### **Draft Lambeth Site Allocations Development Plan Document (SADPD)**

#### **Proposed Site Allocation 7**

1. I would like to begin by stating that I do not object in principle to the development of the Jewson site and the Wooden Spoon House site. A site such as this with the potential for the provision of new homes should be more intensively used.
2. However, I do **object strongly** to the type and form of the proposals set out in the draft Site Allocations Development Plan Document for the following reasons:
  - **Tall building:** the proposed development of a tall tower on this site is not current policy and is not in an area identified in the Lambeth Local Plan 2021, or its supporting documents, as a site suitable for a tall tower. A tall tower will be out of character with the rest of the Kennington area, as confirmed by a planning inspector in a previous appeal case (Woodlands). It would have significant effects on the amenity of existing homes, including daylight and sunlight and loss of privacy. It will also completely obscure the views of the Grade II listed Old Fire Station watchtower to the rear, which is one of the elements which marks the building out as having been a fire station.
  - **Inappropriateness of the built form and overdevelopment of the site:** the proposed 50m tower is substantially out of scale compared with its immediate context which is 2 to 5 storey buildings. As identified in the appeal for the Woodlands site, Site 7 is also virtually next door to the area designated in the Elephant and Castle Opportunity Area Framework as being suitable for lower rise development. This should be given greater weight in considering proposed uses for Site 7.
  - **Precedent developments:** No tower developments currently built in the Elephant and Castle Opportunity Area have had existing homes on their north side in such close proximity to the development site. Homes, and the people in them, to the north, northeast and northwest of Site 7 will be most affected by loss of daylight and sunlight.
  - **Alternatives not considered:** There are more suitable high density, lower rise development precedents in the vicinity, including Lambeth Council's own Knight's Walk, 130- 138 Newington Butts (now known as 2 Kennington Lane and 3 Holyoak Road) and Manor Place Depot (which is located within the Elephant and Castle Opportunity Area).

- **Effects on amenity:** the proposed development would have significant effects on existing surrounding homes in terms of loss of daylight and sunlight and loss of privacy.
- **Heritage:** there is likely to be harm to heritage assets both immediately adjacent to the development site and more distant. These harms will be predominantly from the proposed tower and its adjacency to, and effect on, the setting of the Old Fire Station, the Old Courthouse and the associated Renfrew Road Conservation Area, and on the Water Tower and the Master's House.
- **Transport and servicing:** Access to the proposed development is dismissed in couple of lines in the Evidence Report (para 4.3). However this is a site located at the junction of two TfL Red Routes, one of which is the London inner ring road and the boundary of the Congestion Charge zone. Traffic regularly backs up along Kennington Lane well beyond the pedestrian crossing and, in peaks particularly, is often queuing northbound well back past Cottington Street. Based on evidence from the "Uncle" development, the number of deliveries per day will be substantial and will need to be accommodated.
- **Lack of realistic development considerations:** Many of the "asks" within the Evidence Report would affect the viability of the site and would push the development of a tall tower even higher to achieve developer returns:
  - requiring the re-provision of an element of light industrial floorspace will affect the viability of the site and push developers to a taller building to make what they consider a realistic return
  - the inclusion of a "public square" will reduce significantly the developable area and likewise push the tower higher
  - the inclusion of basement parking and servicing would also substantially increase build cost and push the tower even higher to recover the cost.
- **Lack of detailed study:** This proposal has been put forward in with no detailed consideration of the potential effects of a tall building on this site. There are likely to be significant effects on amenity, on daylight and sunlight and on heritage assets (listed building and conservation area). Whilst the latter is acknowledged in the consultation material, no detailed study appears to have been undertaken. The potential for effects on amenity of neighbouring homes is barely mentioned at all. In a dense urban areas such as this, these effects could be significant. The daylight and sunlight report prepared to support the Regulation 19 submission did not include diagrams showing potential impacts of the proposed development on immediately neighbouring properties to the north and east of the site (Goddard House, properties on Holyoak Road). Proposing a tall tower which, if this policy is approved will effectively be "baked in" to the plans for the site, is reckless without that more detailed study of the likely effects on people's homes and lives.
- **Sustainability issues:** tall buildings have poor embodied carbon footprints compared with lower rise buildings. There are particular issues for tall buildings associated with embodied carbon in building materials and in the construction methods. When combined with overshadowing of neighbours homes, causing them to use more artificial light, and affecting existing sustainable heating systems, causing them to use more

energy to heat their homes, the sustainability of the proposed development is likely to be poor.

3. The reasons underpinning my summary points above are set out in more detail in the remainder of this letter.

#### **Plan test of soundness**

4. In accordance with the NPPF, paragraph 35, plans are required to be:

**(a) Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs 19 ; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

**(b) Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

**(c) Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

**(d) Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

5. I have no comment to make on point a) except to say that clearly new housing is required in Lambeth. I also agree that site 7 presents an important opportunity to provide some of that housing. I am absolutely not objecting to development per se. However I respond under headings b) to d) below.

**Test (b) Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence

6. The Evidence Report make several references to the Elephant and Castle Opportunity Area Planning Framework (2012) (E&C OAPF) and to the Pullens character area which covers the area of Southwark immediately next to the Lambeth boundary.
7. As the barrister acting for the residents in the appeal on the Woodlands site, which is immediately to the north of the Water Tower development (Appeal Decision APP/N5560/W/20/3248960) identified to the Inspector, within the Elephant and Castle Opportunity Area Planning Framework (2012) (E&C OAPF), the extents of Holyoak Road, the north side of Longville Road and Dante Road to its junction with Brook Drive, including the student residences on the east side, but excluding the Uncle building, are covered by the Pullens character area (section 5.6). Under E&C OAPF Policy SPD 43: *Built form and the public realm*, within the Pullens character area,

*“development should :*

- Conserve or enhance the significance of the Pullens estate conservation and its setting area by:*
- Maintaining the established or historic building line.*
- Relating to existing building heights which are generally 4 storeys.*
- Ensuring that the form, massing and plot widths of development reflects the historic character”.*

8. The Inspector for the Woodlands appeal accepted this (appeal decision, paragraph 28) and noted that this OAPF policy was relevant to the appeal site as it seeks to maintain the low rise character of the area immediately adjacent to the site of the proposed development. Due to this low rise policy in the OAPF, as referenced in paragraph 28 of the appeal decision, the proposed tall tower on the Woodlands site would be set well apart from the developing cluster in the Elephant and Castle Opportunity Area and would be a standalone feature. As identified by the Inspector in the appeal decision for the Woodlands site, in views from the south-east, north and north-west, from within the Pullens Character Area, and from the south and south-west within Lambeth, a tall tower *“would be set well apart from the developing cluster and would be a standalone feature. As the cluster of tall buildings increases in density and expands the incongruity of the proposed tower would only increase”* (paragraph 28 of the appeal decision). This assessment of the incongruity of a tall tower away from the Elephant and Castle cluster applies as much to the Lambeth SADPD proposal for a tall tower on Site 7, which is immediately to the south of the Water Tower development, as it did to the 29 storey tower subject of the appeal, the site of which is immediately to the north of the Water Tower development. It is noted that the consultation documentation, including the Evidence Report, identifies this policy constraint but Lambeth is still proposing a tall tower on Site 7.
9. The Inspector also noted in paragraph 29 of the appeal decision that *“There is a cluster of three 23 storey buildings at Cotton Gardens Estate on Kennington Lane about 250 metres to the south-west of the site. This scheme contributed to post-war reconstruction and was completed in 1968. Neither this scheme nor other individual tall buildings in the city establishes a precedent for the proposed 29 storey tower on the Woodlands Nursing Home site”*. Again this applies equally to Site 7.
10. Nowhere in the supporting information for the Local Plan 2021, *including TP 08 Topic Paper 8: Tall buildings, 2019, B 82 Lambeth Tall Buildings Study, 2014 and EB 84 Vauxhall & Albert Embankment Tall Buildings Assessment, 2018*, all of which supported the Local Plan 2021 is anywhere other than Waterloo, Vauxhall and Brixton identified as locations suitable for tall buildings.
11. Annex 10 of the Lambeth Local Plan 2021 contains maps showing locations appropriate for tall building, in Waterloo, Vauxhall and Brixton. Kennington is not identified as being suitable for tall buildings. As discussed below, the character of the area of Kennington around Site 7 is not one that would support a tall building and the SADPD lacks a *“convincing justification”* and does not *“demonstrate the appropriateness of the site for a tall building having regard to the impact on heritage assets, the form, proportion, composition, scale and character of the immediate buildings and the character of the local area (including urban grain and public realm/landscape features)”*. The text in italics is the test set by Lambeth Local Plan policy Q26 which does not seem to have been applied to the Council’s own draft DPD.

### **Sunlight and daylight**

12. Unlike for the initial consultation the supporting daylight and sunlight report gives a truer picture of the effects on surrounding residents. The diagrams on page 30 and 31 of the assessment indicate that there will be some significant effects to properties north and west of the site.
13. As shown on the information in Appendix A taken from the Daylight and Sunlight report prepared for Lambeth Council there will be some substantial effects on the residents to the Old

Fire Station building. The effects on 130 Newington Butts, 1-10 Kennington Lane and 9 Kennington Lane appear to have only been considered on the north side, and not on the south side of the northern blocks.

14. It is also noted that the residents of Limelight House, a social housing block, will suffer a severe loss of daylight and sunlight. As ever those with the least, whose voices are seldom heard and often ignored by those in power, are the ones who are affected significantly.
15. The effects on Goddard House were omitted from the report. Whilst Lambeth eventually provided this information it was only two weeks from the date of close of consultations. This meant residents of Goddard House had little time to understand the implications of the proposals. As it is the information provided (see Appendix C as Lambeth does not seem to want to provide this to the for examination) shows that some homes have a forecast severe reduction in daylight.
16. An email from [REDACTED], Principal Planning Policy Officer, dated 15/4/24 (Appendix B), provided a quote from Lambeth's consultant on daylight:

*'The property in question experiences minor change to its VSC from the existing and proposed scenario based on our façade study. Whilst there is some change, retained levels are circa 15% and above which is considered reasonable for this location.'*
17. My home (not my "property") does appear to experience less loss than that many others. However that does not mean that I am not concerned about the substantial loss of daylight for my neighbours.
18. BRE Report BR 209 'Site Layout Planning for Daylight and Sunlight: a guide to good practice', covers loss of daylight and sunlight to existing properties. The BRE Report sets out two guidelines for vertical sky component:
  - If the vertical sky component at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window.
  - If the vertical sky component with the new development is both less than 27% and less than 0.8 times its former value, then the area lit by the window is likely to appear more gloomy, and electric lighting will be needed for more of the time.
19. The 15% quoted as an alternative target value for the vertical sky component by Lambeth's consultants appears to arise from the Whitechapel Estate Appeal ref. APP/E5900/W/17/3171437. However, whilst the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' acknowledges that the numerical target values in the BRE Report "are purely advisory and different targets may be used based on the special requirements of the proposed development or its location", there are visible differences in site context and building heights between Whitechapel Estate and the proposals at Site 7. The target value of 15% used corresponds to a 45 obstruction angle and this is significantly different from, and therefore not representative for, the characteristics of the proposed development site context.
20. As demonstrated from the assessment undertaken in behalf of Lambeth, many of the existing homes will suffer a reduction in daylight, some to below even the spurious 15% threshold.

21. It is clear from extrapolating the results of daylight and sunlight reports undertaken for the Woodlands site that properties on Renfrew Road and Dugard Way (including Goddard House and Limelight House), are likely to lose very significant amounts of sunlight should a tall tower be included in Site 7, particularly in the winter months when solar gain is most needed to supplement ever growing heating bills.
22. In seeking to be environmentally sustainable, the Water Tower development blocks have a heating system (Nilan VP 18) that is based on heating using heat recovery from ambient heat, including, where it is possible, solar heating. In winter when the heating is needed most, the sun is low in the sky and only provides heat for part of the day as it is. Any tall building on the Jewson site will further block the sun in winter when it is most needed. This will be a particular issue for the residents of Limelight House which is mostly social rent accommodation but will also affect Goddard House and could affect other flats on the development.
23. For the residents of Limelight House particularly, the loss of winter sunlight will have a significant effect on their ability to heat their homes efficiently, without resorting to expensive electric heaters. I presume Lambeth council isn't going to pay the additional heating bills?
24. **The likely adverse effects of the Site 7 proposal on daylight and sunlight of existing homes in the vicinity are likely to be contrary to policy**, in particular London Plan 2021 policy D6, Lambeth Local Plan 2021 policy Q2 and Kennington Oval and Vauxhall Neighbourhood Plan Draft for Consultation, March 2018 policy KOV11.

#### **Site context**

25. I consider that the built environment context of the development site is particularly important. The site is surrounded by lower rise development, immediately adjacent to Grade II listed buildings (The Old Fire Station and the Old Courthouse), and located adjacent to a conservation area (Renfrew Road Conservation Area). The impacts on heritage assets are likely to cause a high magnitude of less than substantial harm. The impacts of the proposed development will include increased overshadowing, loss of daylight and sunlight, loss of privacy, increased overlooking of existing homes. **The Site 7 proposal is shoehorning in an over development of the site which is very constrained by existing homes, and has poor access.** Whilst in principle I am in favour of housing development at this location, the Council has not demonstrated that the impacts on neighbouring homes justify the proposed development, the densities proposed or the tall building.
26. The Evidence Report references the Cottington Close buildings (NB not Cottingham as repeatedly incorrectly referenced in consultation material) on the south side of Kennington Lane which are 10 storeys and the Cotton Gardens estate which are higher. However, these are outliers in Kennington and, as the Inspector set out in in paragraph 29 of his decision on the appeal scheme for the Woodlands site (located on the north side of the Water Tower development - Appeal Decision APP/N5560/W/20/3248960): *"There is a cluster of three 23 storey buildings at Cotton Gardens Estate on Kennington Lane about 250 metres to the south-west of the site. This scheme contributed to post-war reconstruction and was completed in 1968. Neither this scheme nor other individual tall buildings in the city establishes a precedent for the proposed 29 storey tower on the Woodlands Nursing Home site"*. The same approach should therefore be taken for Site 7.

27. The typology of the whole of the neighbourhood between Kennington Road, St George's Road and Kennington Lane is lower rise, with buildings generally of 2 to 4 storeys, with the exception of Cotton Gardens towers, Cottington Close and the Imperial War Museum. The neighbourhood of Kennington has a human scale which isn't apparent in areas with significant tall buildings. **The character of the area between Kennington Lane and Kennington Road is therefore "urban" in nature, generally consisting of terraced houses, mansion blocks, medium building footprints and typically buildings of two to four storeys.**
28. As also set out in the precedent section below, the taller developments in Kennington, and the ones currently extant in the Elephant and Castle Opportunity Area are all set back substantially from neighbouring properties to the north, either by being in parkland settings, or by other development or significant road junctions, thus mitigating to some extent their impacts on the existing amenity of people and their homes.

### ***Inappropriateness of built form***

29. Site 7 is not one identified in any development plan policy or document as being suitable for tall buildings. It is not in a designated area such as Central Activities Zone or the Elephant and Castle Opportunity Area, neither is it in a designated area of intensification or a town centre. Therefore, there are no designations in place to suggest the site is suitable for a tall building. Site 7 is not a site identified as suitable for tall buildings and as set out elsewhere in this letter has significant adverse effects on the existing community around it.
30. As set out above, the site is not within the "central" area as defined in the London Plan. The site of the proposed development is defined as having a PTAL rating of 6b. I recognise that this type of location is suitable for high density development. However, whilst London Plan 2021 Policy GG2 Making the best use of land seeks to promote *"higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling"*, paragraph 3.9.1 of the London Plan 2021 states that ***"...high density does not need to imply high rise..."***.
31. Further the London Plan in paragraph 3.9.3 defines *"Tall buildings are generally those that are substantially taller than their surroundings and cause a significant change to the skyline"* it also says that *"Boroughs should define what is a 'tall building' for specific localities"* and that once tall is defined, *"This does not mean that all buildings up to this [Borough defined] height are automatically acceptable, such proposals will still need to be assessed in the context of other planning policies, by the boroughs in the usual way, to ensure that they are appropriate for their location and do not lead to unacceptable impacts on the local area"*.
32. The proposal for Site 7 is a 50m tower squeezed onto a very constrained site in amongst lower rise (2 to 6 storey) properties. It is seeking to cram in as many units as possible, along with retaining light industrial floorspace into a small, cramped and constrained site and clearly does not have any regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass. The proposal is about as far from human scale in the immediate context as one can get. The proposed development pays no respect to the existing lower rise context, nor to the proximity of existing homes, the character and grain of the area, or the physical context of the site. This would be contrary to policy D3 of the London Plan 2021 and policies H1 and Q5 of the Lambeth Local Plan 2021.

33. The built form of the proposed development is overbearing compared to the immediate lower rise surroundings. It is immediately south of many existing homes, which would suffer the consequences of increased overshadowing and loss of daylight and sunlight whilst still more homes would also suffer from loss of privacy, and increased overlooking. The bulk, scale, height and massing are completely at odds with the existing nature of the area. The proposed development is a 50m storey tower squeezed onto a very constrained site immediately amongst lower rise (2 to 6 storey) properties. It is seeking to cram in as many units as possible into a small, cramped and constrained site and clearly is not respecting local distinctiveness.
34. The proposal has no relationship to existing urban block and grain or patterns of space and relationship and will be massively prominent in a lower rise area – it would be nearly double the height of the highest Cottoy Close buildings. **The proposal by Lambeth Council pays no respect to and does not adequately preserve or enhance and the existing prevailing local character which is lower rise and urban in nature.** The proposal is of a city centre type development which is inappropriate in such a small site, surrounded by other homes which are much smaller in scale.
35. The proposal would pay no respect to the existing homes in the area and their function as ‘home as a place of retreat’. This is contrary to policy D3 of the London Plan 2021 and policies H1 and Q5 of the Lambeth Local Plan 2021, Article 8 of Schedule 1, Part 1 of the Human Rights Act 1998, *Right to respect for private and family life* and Article 1 of Schedule 1 Part 2 of the same Act, *Protection of property* which states that “*Every natural or legal person is entitled to the peaceful enjoyment of his possessions*”.
36. The Site 7 proposal will lead to a significant reduction in the quality of the amenity environment for people living in homes around the site. The proposed development will not interface in any meaningful way with surrounding land. As set out above the development will cause detriment to existing residents ability to live healthy lives, affecting the health and well-being of residents of existing homes in the area. Impacts include increased overshadowing, loss of daylight and sunlight, loss of privacy, increased overlooking. These have the potential to cause increasing stress levels for residents of existing homes. The proposals is likely to be predominantly small flats which will add to and entrench a feeling of transience in the area, rather than promoting community diversity, inclusion and cohesion. Ironically the proposed developments here and at the Woodlands site have engendered significant community spirit and inclusion in the community seeking to oppose the type of developments proposed. The Site 7 proposal will significantly erode existing residents’ sense of place, safety and security. The design of the building will do nothing to reinforce or enhance the existing lower rise character of the neighbourhood.
37. The Site 7 proposal has not sought to reflect and “*understand what is valued about existing places*” nor does it strengthen “*London’s distinct and varied character*” (London Plan Policy GG2). **Instead the Site 7 proposal runs roughshod over the local lower rise character of the area, trying to squeeze a large footprint development into too small a space.** It will place an unacceptable burden on poor access points.

#### ***Precedent development***

38. The proposed development site is not in the opportunity area. The text below emphasises the distance from existing tall towers to the nearest residential properties to the north as placing a

tower south of residential properties has the most potential to disrupt daylight and sunlight. The more distant a tall tower is from other homes and amenity areas, the less time a tower will obscure sunlight from those other homes and amenity areas.

39. The tall tower known as 'Uncle' is located within the Elephant and Castle Opportunity Area and the Central Activities Zone. It is on the site of a former 7 to 9 storey building, Rowton House, latterly the London Park Hotel, which was large in footprint and bulky in nature. The site has student flats to the west and south and the 'Uncle' tower is significantly distant from what was the nearest existing residential property located 100 m to the north on Longville Road.
40. The tall tower 'One the Elephant' is immediately to the south of the Metropolitan Tabernacle, east of the Castle leisure centre and is adjacent to St Mary's Churchyard and thus the nearest existing residential property to north is 195 m away (Perronet House).
41. The tower 'Strata' is immediately to the south of the Walworth Road (A215) and the Elephant and Castle Shopping Centre, whilst it is close to Draper House, the nearest existing residential property to the north is 228 m (Fleming House).
42. Cotton Gardens was completed 1968 and included as part of the design a significant area of open space around it, along with the very low rise properties on Knight's Walk. The nearest residential properties to the north is 43 m (Vanbrugh House and Sheridan House) which were completed in the 1970s, post-dating Cotton Gardens. Also, as identified in paragraph 26 above, the Inspector in the Woodlands site appeal dismissed Cotton Gardens as a precedent for current development.
43. Thus, unlike the proposed development precedent tower development is on larger sites, significantly distant from any existing residential properties to the north of the towers which could be affected by loss of daylight and sunlight.
44. **A tall tower on Site 7 would be around 30m to the south of existing homes at the Water Tower development and much less than that from the Old Fire Station. These are homes which will, as demonstrated by Lambeth's own supporting information, be significantly adversely affected by changes in daylight and sunlight.**

#### **Alternatives have not been considered**

45. The supporting information gives no indication that a lower rise, higher density development has been considered.
46. The Site 7 site is approximately 0.65 hectares. The draft DPD policy indicates a minimum of 115 to 125 self-contained residential units. This would give 208 dwellings per hectare at 125 units. The following assessment is based on those figures.
47. As set out in paragraph 6 above, it has been clearly identified in the appeal for the Woodlands site (Appeal Decision APP/N5560/W/20/3248960, paragraph 28), that the area immediately to the east of the appeal site within the London Borough of Southwark sits in a part of the OAPF that "*does not support the development of tall buildings*" as it is within the Pullens Character Area and that the tall buildings within the OAPF that are either built, under construction or approved are predominantly in the Central and Heygate Street Character Areas of the OAPF.

48. More relevant precedent of lower rise but still dense developments are the developments, in the London Borough of Lambeth, at Knight's Walk and 130-138 Newington Butts and, in the London Borough of Southwark, The Manor Place Depot development.
49. The development in Knight's Walk (17/05992/RG3, approved in 2019), the first phase of which has been recently completed, is immediately opposite the junction between Dugard Way Renfrew Road, is a Homes for Lambeth (Lambeth Council's own development company) development of 84 residential flats in blocks of up to 7 storeys, with associated parking, landscaping, access and ancillary works on a site of 0.39 ha. It should be noted that the site is adjacent to an existing medium rise building in the form of the 6 storey Gilmour Section House (see Figure 1).
50. **The ratio of residential units to site area on the Knight's Walk development (215 dwellings per hectare (dph)) compared to the plan proposal of 208 dph, would appear to demonstrate a lower rise scheme (up to seven storeys) accommodating the target number of residential units, whilst still having a reasonable set back from the Water Tower development, would be possible on Site 7.**



***Figure 1: Knight's Walk development for Homes for Lambeth is a good example of the type of low rise but dense development that could be achieved on the Woodlands site.***

***Figure 1 is taken looking from the location of gates on Dugard Way. The narrow road access via Dugard Way to the Water Tower development due to the parking bays on both sides of Dugard Way should also be noted.***

51. The development at 130-138 Newington Butts (12/00054/FUL), also including the addresses 2 Kennington Lane and 1 - 9 Holyoak Road, consists of 73 residential units together with the ground floor gym use on a 0.23 ha site fronting Newington Butts, immediately adjacent to Site 7. The site also backs on to the Water Tower development and existing low rise properties on Holyoak Road. The development steps back in height from 6 storeys on the main road to 5 storeys opposite the Water Tower development, with two 3-storey townhouses at the most

immediate interface with the two storey homes on Holyoak Road (see Figures 2 and 3). This development has a 32m separation distance between it and the existing Water Tower development homes.

52. **The ratio of residential units to site area on the 130 – 138 Newington Butts development (317 dwellings per hectare (dph)) compared to the plan proposal of 208 dph, would appear to demonstrate a lower rise scheme (up to seven storeys) accommodating the target number of residential units, whilst still having a reasonable set back from the Water Tower development, would be possible on Site 7.** It should also be noted that there are no residential units on the majority of the ground floor of this development in order to provide for a retail unit, servicing and limited parking. This would be a good read across to the industrial and community space that Lambeth is keen to include, thus providing evidence that the density is still possible, including providing for these other uses, without a tall building.
53. I would note that sunlight and daylight information for these properties was also omitted from the supporting report, despite as can clearly be shown in Figure 3 below, the 'gap' between the 130 -138 Newington Butts block and the 1 - 9 Holyoak Road block being infilled by the proposed development.





***Figures 2 and 3: Two views of the 130-138 Newington Butts development, SE11, located within Lambeth and immediately adjacent to the Water Tower development (figure 2 is the elevation fronting A3 Newington Butts and Figure 3 is the elevation fronting Holyoak Road. This is another good example of the type of low rise but dense development that could be achieved on the Woodlands site (and includes two town houses on the right of the picture)***

54. The Manor Place Depot development (Figure 4) in the London Borough of Southwark (15/AP/1062, approved in 2016) is approximately 600m to the southeast of the Woodlands site and **is located within the Elephant and Castle Opportunity Area**. The site is located in an “urban” area similar in nature to Site 7 in that it has a mix of two storey houses, some 4 to 5 storey buildings, including the Pullens estate referenced in the E&C OAPF policy quoted in paragraph 6 above, and some higher buildings of between 8 and 10 storeys in the vicinity.
55. The Manor Place Depot development also contains two Grade II listed buildings including 17-21 Manor Place (former Coroner’s Court) and Manor Place baths buildings. The Manor Place Depot development consists of 270 residential units over an application area of 1.7 ha. However it should be noted that the site is bisected by a four track railway viaduct (approximately 0.24 ha) and includes the former Manor Place Baths (approximately 0.17 ha) which do not provide any residential accommodation. This amounts to a developable area of approximately 1.29 ha.
56. This provides a development of 209 dwellings per hectare, whilst still providing a significant amount of useable amenity space. However, unlike the Lambeth proposal for Site 7, the buildings only range from 2 to 6 storeys in height, and are sympathetic to the existing listed buildings on site, reusing them, and, in the case of the former Coroner’s Court, fully integrating it into the development, whilst not over-powering these listed buildings.
57. **The ratio of residential units to site area development (209 dwellings per hectare (dph)) compared to the plan proposal of 208 dph, would appear to demonstrate a lower rise scheme (up to seven storeys) accommodating the target number of residential units would be possible on Site 7.**



**Figure 4: Manor Place Depot development, Occupation Road, SE17, located within the Elephant and Castle OAPF policy area and yet another good example of the type of low rise but dense development that could be achieved on this site**

## Heritage

58. There is likely to be harm to heritage assets both immediately adjacent to the development site and more distant. These harms will be predominantly from the proposed tower and its adjacency to, and effect on, the setting of the Old Fire Station, the Old Courthouse and the associated conservation area, and on the Water Tower and the Master's House.
59. The Old Fire station is Grade II listed and the Historic England listing description states:
 

*"This is a rare example of a fire station of 1868 in London, given added interest by its recasting with a fine Jacobean-style centrepiece and tower. It is a distinctive, strong example of a London fire station. It also forms a strong group with the adjoining former court house".*
60. The watchtower is still, after more than 150 years, a distinctive feature on the rear of the Old Fire Station building, visible clearly on the skyline from Renfrew Road, from Dugard Way and from Kennington Lane. At a proposed 50m height, the tall tower proposed for Site 7 would be approximately 5 times as high as the Old Fire Station watchtower. As demonstrated in the assessment of TVIA view 12 in Appendix 1 of the Evidence Report, the tower is not visible from the front of the building and therefore will no longer be visible except perhaps in very oblique views
61. The Historic England listing description for the Grade II listed Old Courthouse, states that *"This is the earliest surviving example of a Criminal Magistrates Court in the Metropolitan area"*.
62. Both the Old Fire Station and the Old Courthouse form part of the Renfrew Road conservation area.
63. **Given the apparent harm that to heritage assets the proposed development would cause, this would appear to be contrary to the NPPF para 206 which requires London Borough of Lambeth to place great weight on the assets' conservation and NPPF para 200 that any harm (including harm to settings) requires "clear and convincing justification".** I do not consider

that there is a clear and convincing justification for the harm to the significance of heritage assets that results from the scheme as proposed for Site 7. The proposal is also therefore contrary to policy HC1 in the London Plan 2021 and Lambeth Local Plan 2021 policies Q20, Q22 and Q23.

### **Sustainability**

64. Embodied energy contained in the building's structural materials and the energy consumed during the construction process need to be considered. Tim Snelson of Arup has calculated that the average skyscraper will have double the carbon footprint of a lower building of equivalent square footage. A tall building is more structurally challenging to build, requiring deeper foundations - especially when built on London clay - and greater rigidity for stability, to prevent sway. All of this requires extra materials, which add to the building's embodied energy. The suggested basement for parking and servicing would further increase the embodied energy.
65. As set out by Aecom in the article 'To meet net zero carbon targets, we may need to rethink building height and mass'<sup>1</sup>, *"Embodied carbon typically rises with building height and taller buildings generally need more carbon-intensive materials to support the weight, to resist wind loadings, and to meet current fire regulations. This reduces the potential to use timber products and lighter-weight raft/pad foundations. Basements are particularly carbon-intensive as it is virtually impossible to avoid pouring tonnes of concrete to construct them to meet strict design criteria imposed by warranty providers"*.
66. When combined with overshadowing of neighbours who would have to use more artificial lighting, and many of whom, as set out above, already have sustainable heating systems which would be adversely affected, the sustainability of any tall building on this site is questionable.

**Test (c) Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground

### **Viability**

67. With regards to deliverability a basement is mentioned in Design Evidence "for disabled parking, plant and other back-of-house uses" (para 4.3) but there is no mention of this in the viability report.
68. Lambeth Council appears to want to have its cake and eat it on this site, retaining the community use which hasn't existing for nearly a decade (the Christ the Redeemer building), and making the site suitable for retention of light industrial use. Lambeth Council also wants the development to have a "generous public realm" (wider footway and new circulation space) and urban greening. However these multiple, conflicting aspirations cannot be achieved without additional expenditure to "hide" servicing underground. With such an underground structure, the costs of development rise, and so will the developer's height aspirations. As demonstrated by Lambeth Council's dealing with the application on the Woodlands site, the Council is poorly equipped to resist developers who game the system to get the highest development density and heights possible.

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<sup>1</sup> <https://aecom.com/without-limits/article/to-meet-net-zero-carbon-targets-we-may-need-to-rethink-building-height-and-mass/>

69. Based on the average cost to build of such a basement area for car parking etc, if only half the site 0.66 ha area were to be occupied by such a basement area, the build cost (at BCIS March 2024 prices) would be approximately £4.29 million. Clearly the cost of such underground space would increase the more as it extends across more of the site area. The basemen would appear to be fundamental to providing a scheme that meets other aspirations at ground level, particularly in providing acceptable proposals in relation to ground level urban design. However, given the viability report indicated this site would generate a £3.27 million surplus, the addition of £4.29 million additional cost for a basement would remove that surplus.

## Access

70. The site is located at the junction between Kennington Lane and Kennington Park Road. Both roads and part of the Transport for London strategic road network (TLRN). Kennington Lane is also part of the inner ring road and forms the boundary of the congestion charging zone. The site sits within the congestion charging zone.
71. The section on 'Transport, movement and public realm' is not explicit but indicates that vehicle access should be from Kennington Lane. It should be noted that this part of Kennington Lane has significant congestion issued running south from the traffic lights. This is over most of the day and every day. Traffic is almost always queueing back across Renfrew Road and is regularly queueing nearly to Kennington crossroad (with Kennington Road). I have included traffic data from Google maps in Appendix D to demonstrate this. Servicing off road by vehicle is going to be extremely difficult for much of the day.
72. The SPD states "No vehicular access or servicing should be provided from Dugard Way, although pedestrian access is required". Whilst we welcome the commitment that there should be no vehicular access via Dugard Way, this should also include the construction phase, including the event that the development be phased and Wooden Spoon House is not part of the first phase. It should also be noted that the access road between Wooden Spoon House forms part of the Water Tower development demise. We are not aware that Lambeth Council has liaised with either the Water Tower Management Company or the freeholder in making this requirement for pedestrian access. It should be noted that the development proposals on the Woodlands Development the other side of the Water Tower development also initially included such access but this request was refused and no such linkage is provided.

**Test (d) Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

73. The NPPF requires local plan policy to enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.
74. Chapter 11 of the NPPF "11. Making effective use of land" requires that "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions" (paragraph 123).
75. In paragraph 124, the NPPF states, inter alia, "*Planning policies and decisions should... (e) support opportunities to use the airspace above existing residential and commercial premises for*

*new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene,...”.*

76. As I have set out above, this proposal is not consistent with the prevailing height and form of neighbouring properties. The alternatives I have set out, that have not been considered as part of this assessment, would be consistent.

77. Chapter 12 of the NPPF deals with “Achieving well-designed and beautiful places”. Paragraph 135 of the NPPF sets out criteria for planning policy in this regard. Inter alia, policy should ensure that developments:

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*

78. As I have set out above, this proposal is not sympathetic with the prevailing height and form of neighbouring properties. The alternatives I have set out, that have not been considered, would be sympathetic.

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development...*

79. As demonstrated above paragraph 3.9.1 of the London Plan 2021 states that “...*high density does not need to imply high rise...*”. Optimise does not mean get the highest number of units possible on the site in the highest building. It means get the best use of the site, taking into account all factors, including the amenity of existing adjacent homes. This proposal has not considered alternatives which are lower rise and potentially less disruptive to amenity.

*f) create places that are safe, inclusive and accessible...*

80. I have demonstrated above the traffic issues mean that there are significant issues with vehicle accessibility due to existing congestion on Kennington Lane.

81. I wish to appear at the examination of this plan.

Yours faithfully

Jon Barker

## Appendix A

Information provided in the Consultants report on daylight and sunlight

The diagrams below taken from *Lambeth: Site Allocations Development Plan Document (DPD) - Daylight Amenity* report, page 31. No assessment of Goddard House, or Holyoak Road was included.

[lambeth.gov.uk/sites/default/files/2024-03/sadpd-psv-daylight-and-sunlight-assessment.pdf](https://lambeth.gov.uk/sites/default/files/2024-03/sadpd-psv-daylight-and-sunlight-assessment.pdf)



Figure 29 Existing VSC values



Figure 30 Indicative VSC values

gia

14 February 2024

31

## **Appendix B**

Email dated 15/4/24 from [REDACTED] with additional daylight information not included in Lambeth's consultation documents

----- Forwarded message -----

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** "SADPD", [REDACTED]  
**Sent:** Mon, 15 Apr 2024 at 12:35  
**Subject:** FW: Site allocations DPD - request for further information

Dear

Further to your query in relation to the Daylight and Sunlight Report and Goddard House, we have have received the below response from our consultants -

*'The property in question experiences minor change to its VSC from the existing and proposed scenario based on our façade study. Whilst there is some change, retained levels are circa 15% and above which is considered reasonable for this location.'*

I trust this helps clarify the impact and look forward to receiving your representations.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

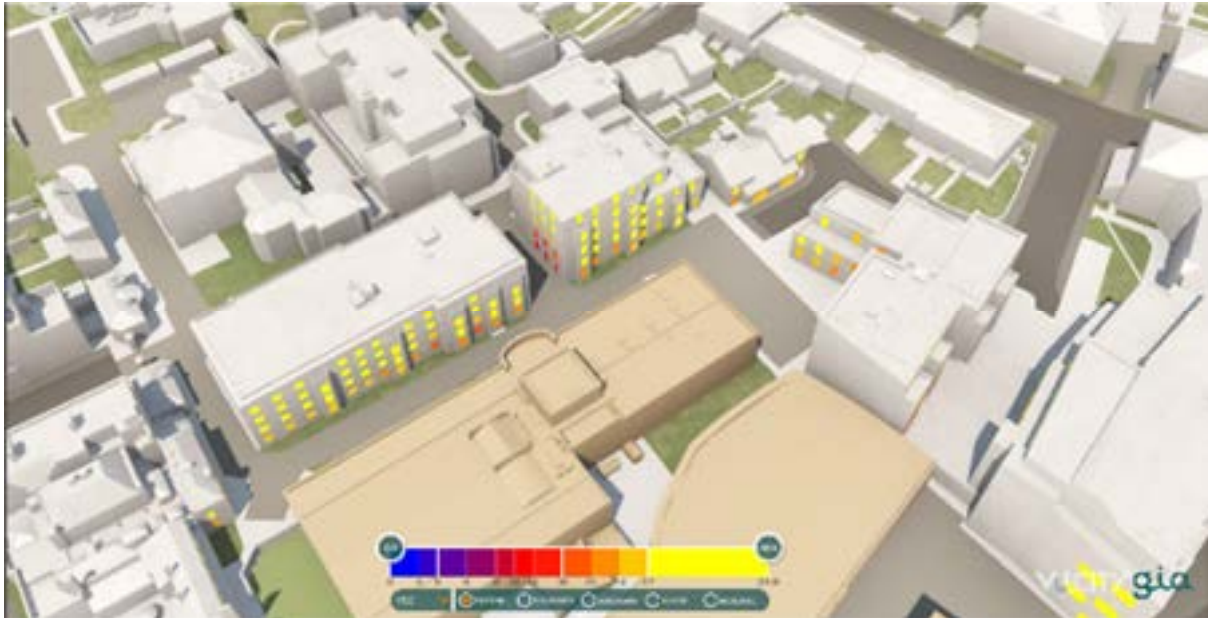
[REDACTED]

London Borough of Lambeth

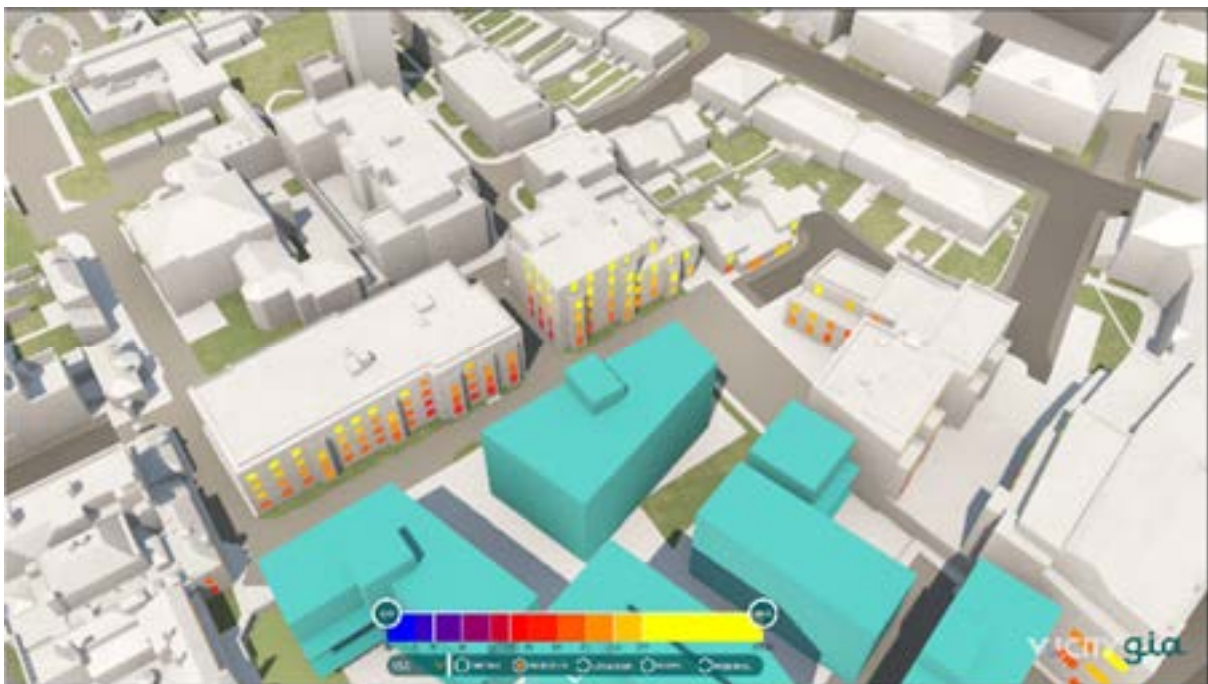
## Appendix C

Further information supplied in email dated 15/4/24 from [REDACTED] in daylight loss from adjoining homes

### Goddard House and Holyoak Road existing

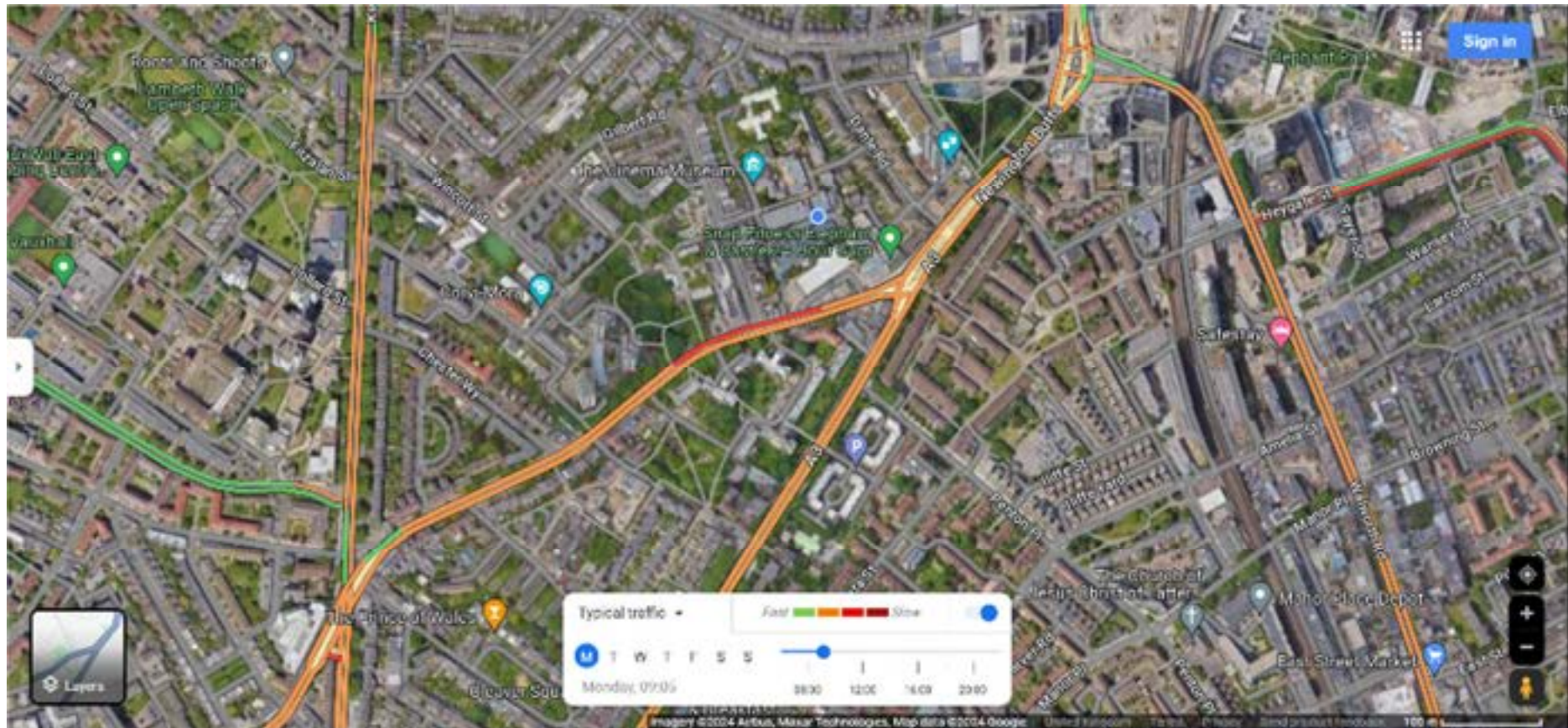


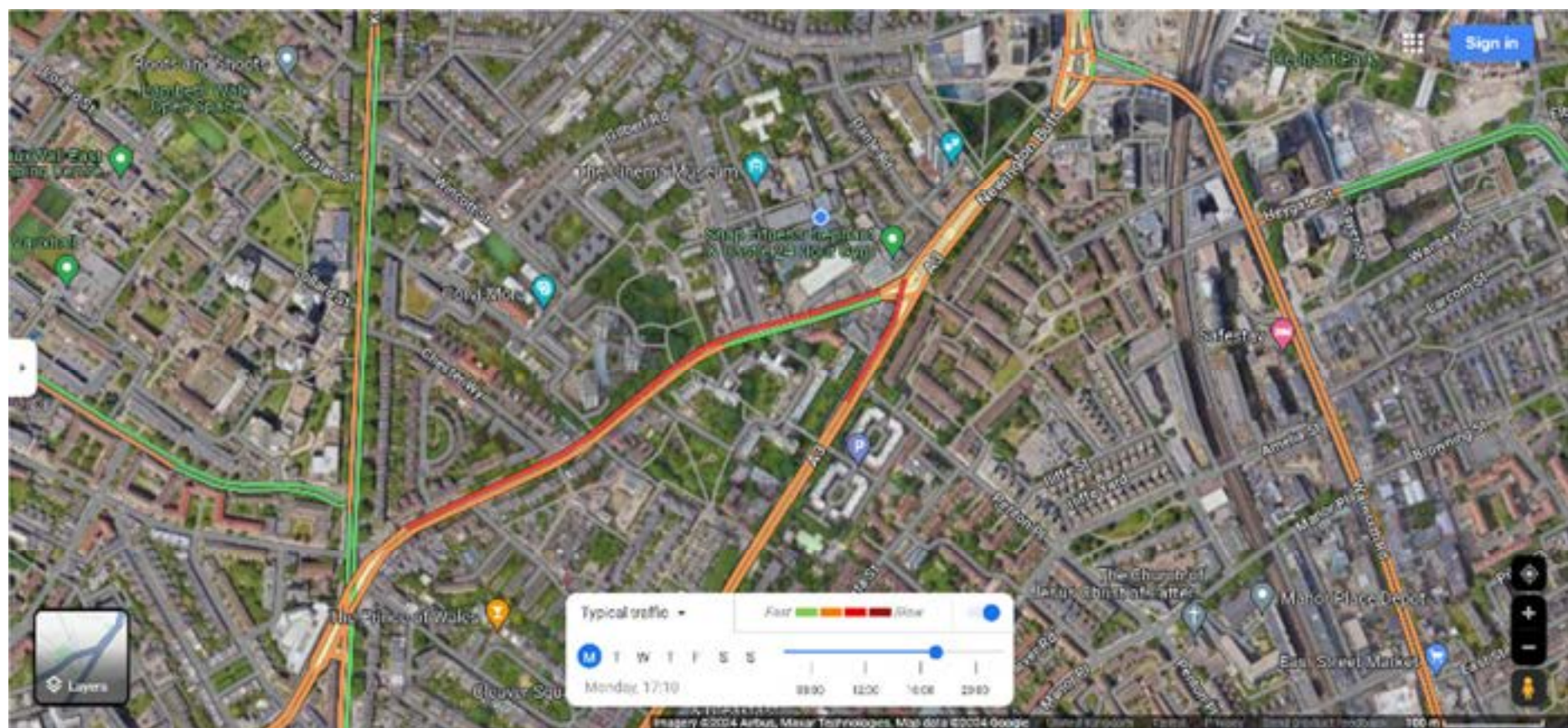
### Goddard House and Holyoak Road with Lambeth Council's development proposal

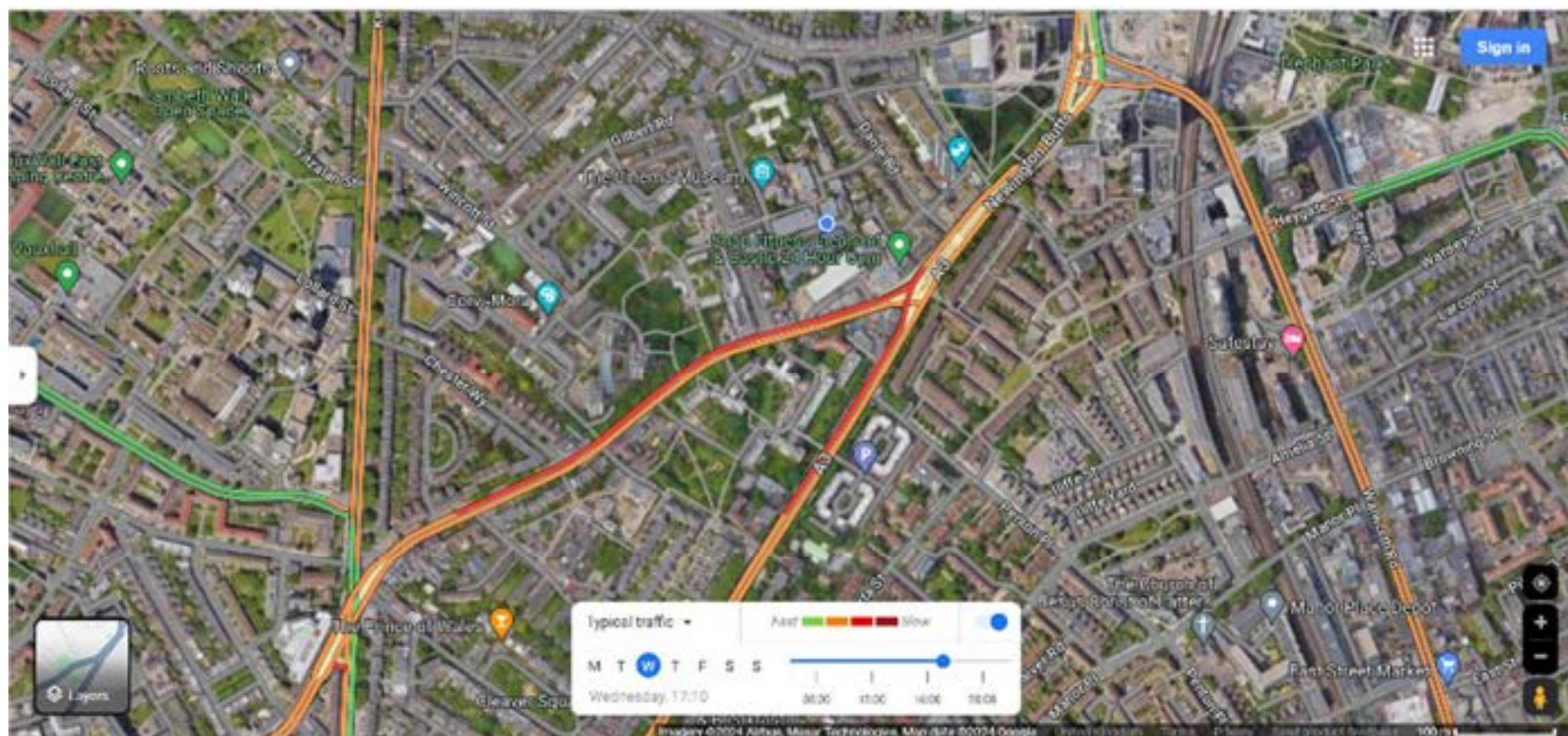


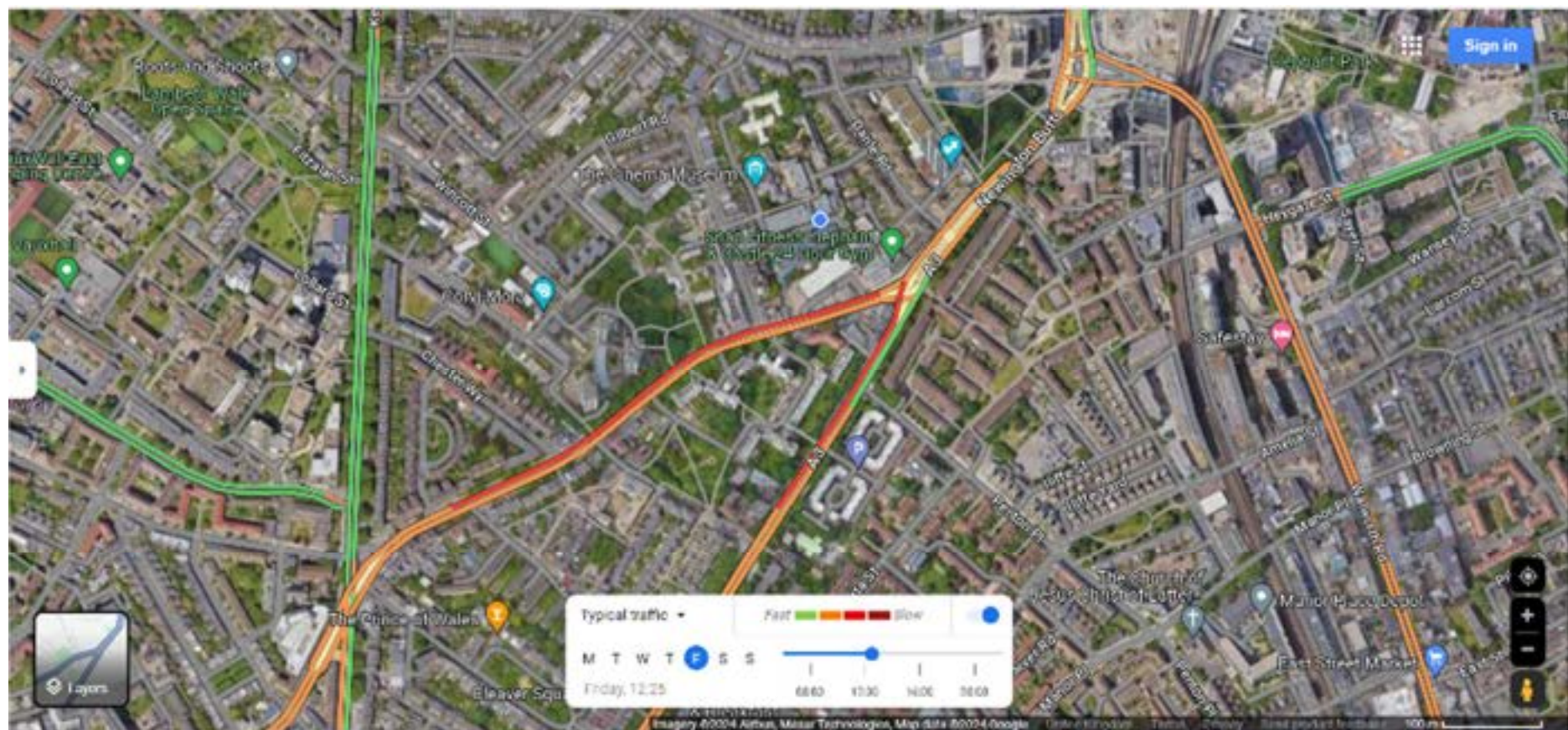
## Appendix D

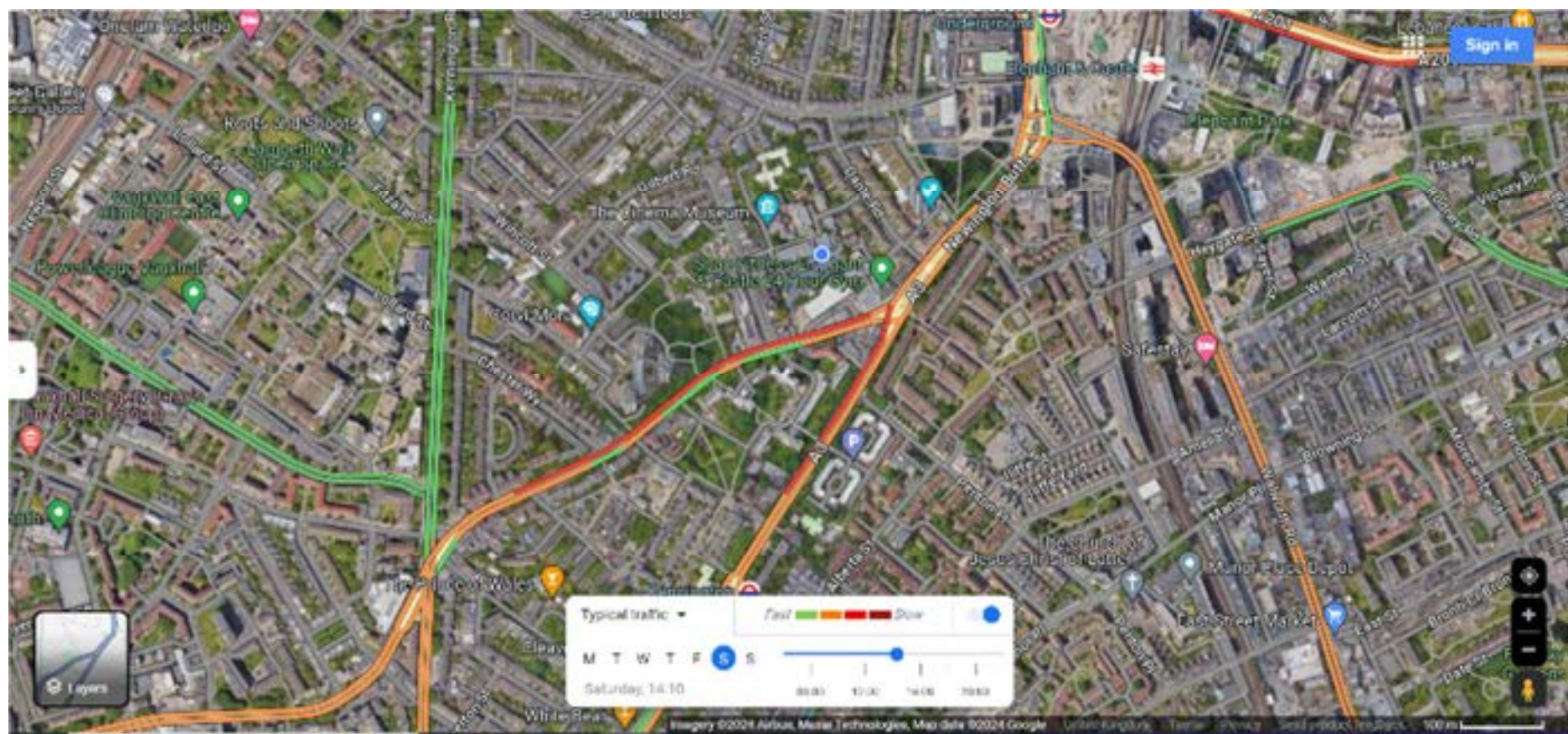
Typical road traffic

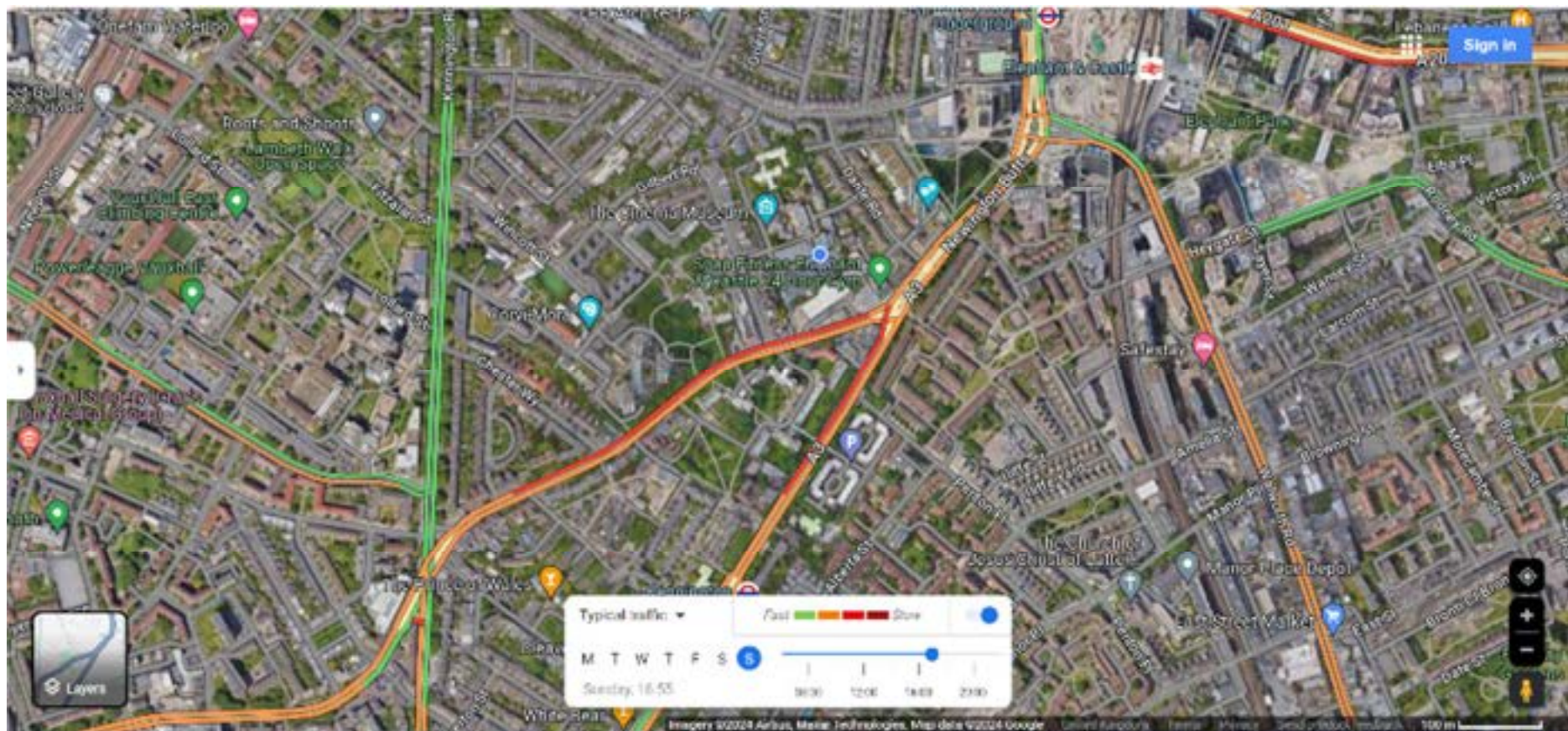












**From:** alison gibbs [REDACTED]  
**Sent:** 02 May 2024 21:59  
**To:** SADPD  
**Subject:** Site 18 Boundaries: Local Resident Feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Hello - I am writing to give my feedback on the Site 18 redrawn boundaries in West Norwood, as I am a local resident in the [REDACTED]

My main feedback points, following the representation which I know has been made by local organisations such as Norwood Forum and Station to Station, is as follows:

- Disruption to high street businesses and loss of amenity and heritage:

The existing buildings along Norwood Road which are proposed to be removed have many successful businesses in them, many established for a long time, and whilst the buildings themselves could do with sympathetic renovation, I do not see any reason to remove these businesses or remove the buildings. There is no need for these hard working businesses to lose their income and regular footfall - I believe the main focus of this project should be on the derelict land behind, not the existing high street which is currently thriving after years of disruption from Thames Water and Covid.

I am relieved that the parade of shops closer to Lansdowne Hill and Iceland have been reprieved, but the parade of shops further along has clear potential to be a local heritage asset - one of the longest-standing local shop parades in the area, and with a historic 'Brymay' ghost sign on one wall. To lose this parade of shops would be to deprive West Norwood of one of its most iconic views, towards St Luke's Church with the ghost sign visible in the foreground. The buildings may not be worthy of listing, but as something which contributes to the character of our historic area, this parade is worth preserving, I feel.

- Removal of B&Q: this shop is a key anchor site on the road and its presence in the area alongside Floral Hall's garden centre and London Decorators Merchant makes Norwood Road a key destination for people wanting to get DIY or gardening supplies. B&Q is a huge draw to the area and the loss of this store will be a huge blow to the footfall of the area.

- Scale of development:

Whilst I am very keen to see the derelict land behind Norwood Road developed, I believe the 21 - 31m high scale is not in keeping with the character of the area. High rise developments on such a cramped site do not suit the suburban character of the area, and the views from Chatsworth Way, and from St Lukes and the cemetery will be heavily affected. It is particularly disappointing to see a proposal for such dense housing which will tower over existing properties, when we have examples of low-rise apartments in the area which are stylish without being intrusive - the flats about Iceland - and the very sympathetic development of a historic building with residential property above at Sainsburys. Both of these are good examples of a development which can positively enhance the high street without intruding over it.

- Lack of community focus:

West Norwood has a strong community ethos, and residents keen to support their local and independent traders, and the care and attention which the local community feels towards their area has been fostered and supported by

the growth of Feast, The Norwood Forum, and the work of Station to Station. I would say that West Norwood residents have a far better awareness than others of how special our area is, because many of us have been volunteers for local organisations or events, or have participated in community events, etc. Many of us went out of our way to continue supporting local and independent shops through Covid, and we have also seen how local shops and long-established traders were pushed out of business in Herne Hill when the railway arches were redeveloped. Everyone, I am sure, wants to see the derelict land redeveloped; no one wants to see local businesses forced out of their premises.

I urge you to redraw this line to remove Norwood Road shops from the plan, and please revisit the development height to something more in keeping with the area.

Many thanks,  
Alison Gibbs



[REDACTED]

---

**From:** Kathryn Ellinger [REDACTED]  
**Sent:** 02 May 2024 22:05  
**To:** SADPD  
**Subject:** Objection to the proposal on Site 20 / Tesco development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir or Madam,

I am writing to voice my objection to the proposal on site 20 (Tesco Development) in Brixton, for the following reasons.

My young family lives in [REDACTED] straight across Acre Lane from site 20 and this work will hugely affect our lives, the local neighbourhood, as well as all of Brixton.

Losing Tesco - the main supermarket for most of Brixton - will be hugely problematic for us as well as countless local neighbours who rely on it hugely. The necessity to shop further afield will force people to drive clogging up the local roads and also adding to the already worrisome emissions.

With so much work going on this will no doubt cause months, if not years, of traffic issues and this will affect cars, pedestrians, and cyclists alike. Increased traffic will further lead to more idling cars, once again knocking up Lambeth's already high emission levels. These emission levels have been proven to have a lasting impact on health, especially to children. Increased traffic will also make the roads less safe, which for a neighbourhood with many young families is a huge concern.

The proposed development is going to be bigger than anything else in Brixton and is going to be an eyesore right outside our front door, affecting house prices and the general neighbourhood feel of the area.

These new flats will also put a strain on local surgeries, which are already struggling to cope, and on schools/nurseries too, which are already operating on a waitlist system to deal with the large number of growing families in the area.

In all, this development will have wide ranging and long lasting repercussions for the local community making Brixton a less appealing place to live, putting a strain on its already groaning services, and generally affecting the quality of life in the area.

I would humbly ask you to reconsider such a development, and sincerely thank you for your time.

Kathryn Ellinger-Gane  
[REDACTED]

**From:** Neesha Gopal [REDACTED]  
**Sent:** 02 May 2024 22:20  
**To:** SADPD  
**Subject:** Tesco redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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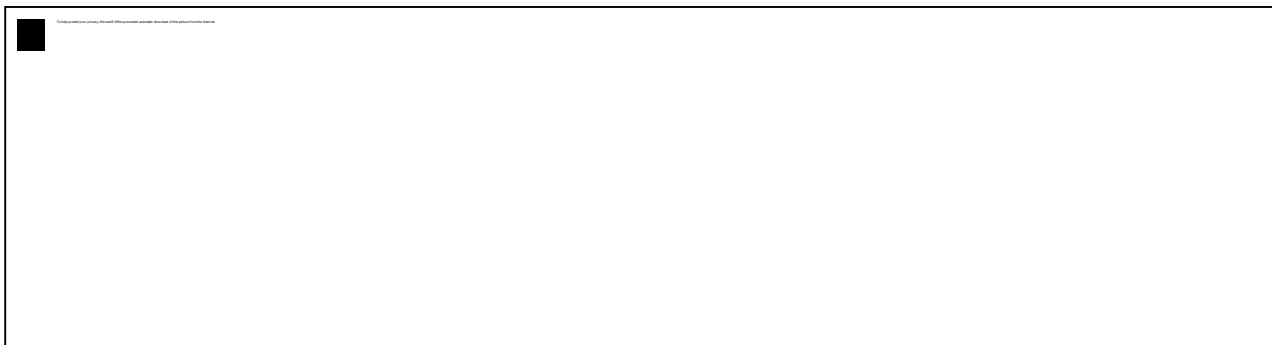
Dear Lambeth

I am writing to object as a [REDACTED] resident to the proposed redevelopment for the Tesco site.

The proposed plans are an overdevelopment of the site. The size of the buildings will totally over bear the surrounding area.

Yours sincerely

Neesha Gopal  
[REDACTED]



[REDACTED]

---

**From:** andrew [REDACTED]  
**Sent:** 02 May 2024 23:13  
**To:** SADPD  
**Subject:** Lancaster Road and chestnut road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I supportive of the housing development in the West Norwood area.

However I would not support the development if the new businesses did not support the thriving new West Norwood community or the new inhabitants.

Thanks

Andrew Harrison

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Rob Blakemore [REDACTED]  
**Sent:** 02 May 2024 23:26  
**To:** SADPD  
**Cc:** [REDACTED]  
**Subject:** SADPD Specific objections to and concerns about the proposal for 'Site 20 - Tesco'.

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In my capacity as

- Chair of the Baytree Road Residents Association [see our website at [www.baytreeroad.co.uk](http://www.baytreeroad.co.uk)]
- And on behalf of: the two residents who live at [REDACTED] (Rob Blakemore and Verity Owers)

I (and we) are writing to provide my specific objections to and concerns about the proposal for 'Site 20 - Tesco'.

I (and we) would like to make the following two main requests:

1. The peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.
2. Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.

Although we understand the need for new housing in the area - we don't believe this site is not the location for it - for the reasons given further below. Development needs to be in keeping with the area. Here are the chief concerns:

- 1. The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number.**
- 2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council are planning to almost double that.**
- 3. I am also concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings. Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.**
- 4. At the online stakeholder meeting on Saturday 27<sup>th</sup> April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first**

**proposal. So, this indicates that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.**

- 5. As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.**
- 6. Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.**
- 7. Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.**
- 8. The proposals aim to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.**
- 9. Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).**
- 10. The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.**
- 11. The current unsafe service access to the supermarket is not being addressed by the current proposals.**
- 12. The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.**
- 13. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.**

IF the proposed site development takes place, I and we suggest the following as sensible and proportionate proposals:

- 1. The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.**
- 2. Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.**
- 3. We note that in the planning documents for the 47-49 Acre Lane development (<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states "*The proposed building heights would be consistent with the local context. Existing buildings around the Site range***

***between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road."*** As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.

4. There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.

**5. Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.**

6. Buildings to the southern and western sides of the site should be townhouses and not flats.

7. We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.

8. The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

I am available to discuss the above on email or phone - please find details below.

Regards,

*Rob*

*Rob Blakemore, Chair of Baytree Road Residents Association*

Mob:

Email:

Connect with me on etc. via these icons



**From:** Paul Field [REDACTED]  
**Sent:** 03 May 2024 06:44  
**To:** SADPD  
**Subject:** Nursing home provision for Gabriel's Wharf in the future

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Dear Sir / Madam

I am the Chair of Palm Housing Co-operative, a housing facility on the South Bank just a few minutes south east of Gabriel's Wharf. Palm has 26 housing units with over 50 members, including families and older people. I have canvassed residents on their views regarding a local nursing home, which I summarise below.

There are many reasons why we think a nursing home provision should be included:

- 1) there aren't any nursing homes close to the South Bank so residents have to move to nursing homes in South Lambeth which takes them away from their community,
- 2) we have an aging population so we'll need more nursing facilities on 10+ years' time,
- 3) the Council argues that housing should be a priority but nursing homes *are housing* and can free up homes for those in housing need,
- 4) we have the support of South Bank and Waterloo Neighbours, Waterloo Community Development Group and the local Elders action group,
- 5) Southwark Council recognises the need for more nursing home facilities,
- 6) Coin Street will assume all the costs to build and run the nursing home.

Without unduly lengthening this letter, I would be grateful if you could ensure that Palm Housing Co-op views on this matter are conveyed to the appropriate officials and committees. Thank you for your help in this matter.

Yours faithfully

Paul Field  
Chair Palm Housing Co-operative  
[REDACTED]

**From:** Alex Biddle [REDACTED]  
**Sent:** 03 May 2024 08:12  
**To:** SADPD  
**Subject:** RESPOND TO LAMBETH COUNCIL'S CONSULTATION ABOUT THE TESCO DEVELOPMENT

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To Whom it may concern,

I am writing the below letter on behalf of my self, Alex Biddle, owner of [REDACTED], with regards to the consultation about the potential housing development on the current Tesco site.

As a community I recognise that Lambeth does need more housing, and I am supportive in principle about developing the Tesco site, but the current proposals would pack too many units into a massive complex that will loom over the surrounding neighbourhood. The height and density should be scaled back, so that the height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Road.

Further Concerns are:

1. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.
2. I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.
3. Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.
4. The proposals aim to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.
5. Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).

6. The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.
7. The current unsafe service access to the supermarket is not being addressed by the current proposals.
8. The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.
9. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

In order to provide more housing but minimise the negative impact on existing residents I propose the following:

1. The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.
2. Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.
3. We note that in the planning documents for the 47-49 Acre Lane development (<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states "The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road." As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.
4. There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.
5. Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.
6. Buildings to the southern and western sides of the site should be townhouses and not flats.
7. We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.
8. The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

Kind Regards,  
Alex

**From:** Mark Gordon [REDACTED]  
**Sent:** 03 May 2024 11:34  
**To:** SADPD  
**Subject:** Consultation regarding Tesco site development

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To whom it may concern

I am a resident nearby to Tesco. I have read through the plans on the Lambeth council website and have strong concerns as follows:

1. Whilst Lambeth needs to do its bit in the face of the housing crisis, what is being proposed here is a complex of such height and density that it will negatively effect the lives of me, my household and neighbours, particularly in [REDACTED]. The highest point of the development must be along Acre Lane and from there it should taper down to low-rise on Porden Road. There should also be a gap between the development and the houses and gardens there. Otherwise life for my friends there will become awful.
2. The height and density of housing being proposed is yo-yo-ing around between the original Lambeth Council consultation (120-170 dwellings) to 210 units currently whilst the leaseholders of the site (HSBC) believe it can yield 420 to 470 dwellings. Who are we to trust? A mini Canary Wharf risks being built with buildings as high as 45 metres which would be completely out of keeping with what is a conservation area.
3. I live in a block with no parking and no access to parking permits, which I accept totally on environmental grounds. This is Lambeth policy. Why then is there a proposal for underground parking to be built for this development? The Tesco car park is never more than half full. It should be scrapped.
4. I live in a development with flats geared towards households with no children. If I am not mistaken that demographic is being targeted again here which risks further driving families out of the area, the literal lifeblood of London.

Just more background on me:

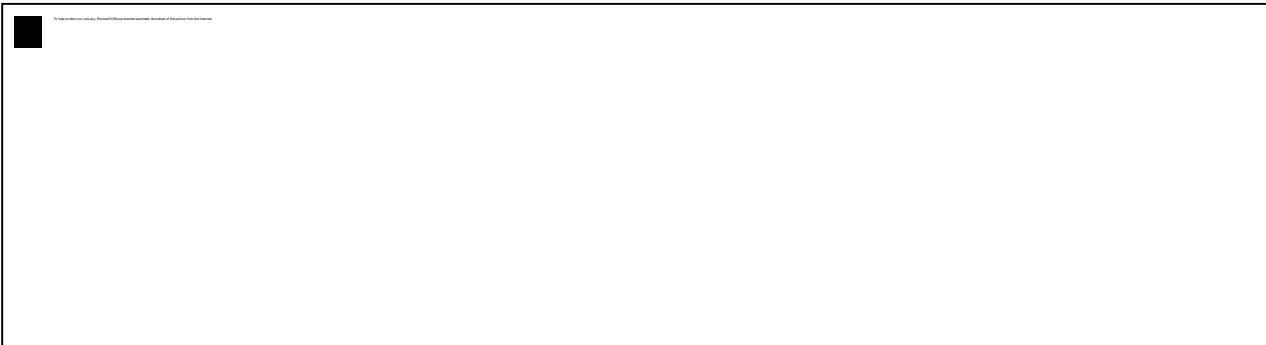
- I live in [REDACTED] at the foot of Brixton Hill and have done so since that development opened. I have lived in central Brixton for [REDACTED].

- I volunteer at Brixton Windmill, where I have also been a trustee and where I have worked with Councillor David Bridson. I also volunteer at Brixton Orchard. I consider myself a ‘community elder’.
- I speak also for my partner who lives with me, Corinne McGee.

Please don’t hesitate to contact me if you have further questions about my objections. I am keen to stay involved.

Regards

Mark Gordon



[REDACTED]

---

**From:** Ali Craggs [REDACTED]  
**Sent:** 03 May 2024 11:56  
**To:** SADPD  
**Subject:** Tesco Acre Lane Development.

**Follow Up Flag:** Follow up  
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**Categories:** Red category

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Hi,

While I recognise the need for more housing in Lambeth and London, this development is too large and will have excessive negative effects.

- The huge buildings are too tall. They would tower over, and block light from, the rest of Acre Lane and Baytree Road. It's completely out of kilter with the generally attractive, low and medium rise buildings on Acre Lane.
- The building work of a project of that size will be incredibly disruptive to local residents for months or even years.
- it will add to the serious parking congestion already experienced on Acre Lane.

For these reasons we are strongly opposed to this development.

Kind regards,

Alastair Craggs and Jessye Sutton

[REDACTED]

Sent from my iPhone

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**From:** Leon Kreitzman [REDACTED]  
**Sent:** 03 May 2024 12:07  
**To:** SADPD

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## Response to Lambeth May 2024 Tesco Consultation

I recall attending in about 2010 or 2011 a meeting at Lambeth Town Hall which discussed a plan to integrate the Tesco store along with the Town Hall and Iver House into a civic complex incorporating offices ; homes; and commercial activity. This imaginative proposal never saw the light of day and instead the panicked YNTH proposal was implemented . under the laughable, pretext that it somehow would be a "Civic Quarter" - Lambeth's words not mine.

I trust you will make a better fist of the Tesco site.

**I recognise that Lambeth does need more housing, particularly social, housing, and am supportive in principle about developing the Tesco site, but the current proposals would pack too many units into a massive complex that will loom over the surrounding neighbourhood. The height and density should be scaled back, so that the height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Road.**

**Like others I have specific concerns**

- 1. The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number!**

- 2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.**
- 3. I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.**
- 4. Indeed, at the online stakeholder meeting on Saturday 27<sup>th</sup> April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.**
- 5. As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.**
- 6. Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.**
- 7. Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.**
- 8. The proposals aim to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.**
- 9. Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).**
- 10. The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.**
- 11. The current unsafe service access to the supermarket is not being addressed by the current proposals.**
- 12. The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.**
- 13. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.**

Furthermore, the planning for the site should include

- The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.
- Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.
- In the planning documents for the 47-49 Acre Lane development (<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states "*The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road.*" As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.
- There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.
- Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.
- Buildings to the southern and western sides of the site should be townhouses and not flats.
- We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.
- The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

--

I note the comments in Draft Lambeth Site Allocations DPD, Site 20 Tesco, 13 Acre Lane, SW2 namely "The indicative approach reintroduces a strong building line and a welcome sense of enclosure." What is meant by sense of enclosure and why is it to be welcomed?

Leon Kreitzman



[REDACTED]

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**From:** Jessye Sutton [REDACTED]  
**Sent:** 03 May 2024 12:14  
**To:** SADPD  
**Subject:** Consultation response

**Follow Up Flag:** Follow up  
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Dear Lambeth Council,

I am writing regarding the Tesco (Site 20) Consultation (SADPD), I live opposite the Tesco on [REDACTED] and have been surprised that no one has consulted us on this development.

A big concern for me is that our home will be over looked and have our right of light blocked and the scale and mass of the development would damage the settings of our home in the adjacent Conservation Areas and Listed Buildings which is just across the road.

I recognise that Lambeth does need more housing, and am supportive in principle about developing the Tesco site, but the current proposals would pack too many units into a massive complex that will loom over the surrounding neighbourhood. The height and density should be scaled back, so that the height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Acre Lane, Baytree and Porden Road.

In the the proposals you try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number!

In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.

I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.

Indeed, at the online stakeholder meeting on Saturday 27th April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by developer's profit motive, rather than by sound planning principles.

As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.

Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing including our [REDACTED]

Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.

The proposals aim to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.

Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).

The current unsafe service access to the supermarket is not being addressed by the current proposals.

The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.

Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

I understand this site is likely to be developed but have some proposals for this:

The peak height of the development should be no more than 15m/the same height as our flats on Acre Lane, in keeping with the Acre Lane skyline, stepping down to 9m towards Baytree and Porden roads.

I note that in the planning documents for the 47-49 Acre Lane development (<https://modern.gov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states "The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road." As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.

There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.

Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.

Buildings to the southern and western sides of the site should be townhouses and not flats. Ideally this should be the same on Acre lane too.

We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.

The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

Thank you for taking my views into consideration and look forward to your response.

Kind regards,

Jessye

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[REDACTED]

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**From:** Thomas Schiller [REDACTED]  
**Sent:** 03 May 2024 12:32  
**To:** SADPD  
**Subject:** Site 20 - Tesco

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**Thomas Schiller & Daniel Schiller**

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir or Madam

I am writing to have my say on the proposed Tesco development on Acre Lane.

In general I am supportive of new homes and recognise there is a shortage of housing in Lambeth and London more widely.

However, I believe it is important that any new development respects the buildings and homes that already exist in an area.

In particular, I am concerned about the height of the proposed buildings and whether the development would tower over existing homes. I have seen that the new proposed could be up to 32m high. This is much too high. Therefore, I would be in favour of a lower rise development.

I am also concerned that the new development and the number of new residents would create significant extra demands for parking. Therefore, I believe no parking permits should be provided to residents of the new development (with the exception of registered disabled people).

Thank you

Thomas Schiller, Daniel Schiller

[REDACTED]

---

**From:** Paddy Harrower [REDACTED]  
**Sent:** 03 May 2024 12:33  
**To:** SADPD  
**Subject:** Re Plan On BRIXTON Tesco site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear SADPD

We recognise that Lambeth does need more housing, and we are supportive in principle about a new development on the Tesco site.

However, the current proposals would be an overly intensive development, both in terms of height and density. It would loom over the surrounding neighbourhood. While we know that this is a central Brixton, which might be considered suitable for larger developments, the inconvenient fact for Lambeth Council is that the surrounding area is made up of low-rise family sized homes. Given the exodus of families from Lambeth, and the crisis of school mergers and closures because of this, it's imperative that Lambeth Council protect the family sized accommodation that does exist, and indeed focus on providing further low-rise family sized homes in the new development.

Ultimately, whatever the tenure mix (we know that the London Plan requires developments of mixed tenure), overall we want to see a development that is scaled down both in terms of height and density, so that it's height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

Yours sincerley

Owner for [REDACTED] and son who lives at this address [REDACTED]  
[REDACTED]

Sent from my iPhone

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Yogi Sutton [REDACTED]  
**Sent:** 03 May 2024 12:55  
**To:** SADPD  
**Subject:** Tesco development on Acre Lane

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**Categories:** Red category

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We recognise that Lambeth does need more housing, and we are supportive in principle about a new development on the Tesco site.

However, the current proposals would be an overly intensive development, both in terms of height and density. It would loom over the surrounding neighbourhood. While we know that this is a central Brixton, which might be considered suitable for larger developments, the inconvenient fact for Lambeth Council is that the surrounding area is made up of low-rise family sized homes. Given the exodus of families from Lambeth, and the crisis of school mergers and closures because of this, it's imperative that Lambeth Council protect the family sized accommodation that does exist, and indeed focus on providing further low-rise family sized homes in the new development.

Ultimately, whatever the tenure mix (we know that the London Plan requires developments of mixed tenure), overall we want to see a development that is scaled down both in terms of height and density, so that it's height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

Adi Luxmi Sutton (Yogi)  
Patrick Joseph Sutton



**From:** Chris McCullagh [REDACTED]  
**Sent:** 03 May 2024 12:55  
**To:** SADPD  
**Subject:** SADPD Acre Lane response

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Written on behalf of Chris and Jess McCullagh and our family. [REDACTED]

We are generally supportive of the combined responses submitted on behalf of the Baytree Road Residents Association. We have also been kept completely in the dark on these proposals through a complete lack of communication from the council.

We recognise that Lambeth does need more housing, and we are supportive in principle about developing the Tesco site, but the current proposals would pack too many units into a massive complex that will loom over the surrounding neighbourhood. The height and density should be scaled back, so that the height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number!

In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.

I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit. The scale of the proposal is led by developer's profit motive, rather than by sound planning principles.

As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.

Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.

Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.

The proposals aim to over-ride the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.

The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.

The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.

Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.

Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.

We note that in the planning documents for the 47-49 Acre Lane development (<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states "*The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road.*" As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.

There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.

Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.

Buildings to the southern and western sides of the site should be townhouses and not flats.

We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.

The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

Sent from my iPhone



[REDACTED]

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**From:** kambo [REDACTED]  
**Sent:** 03 May 2024 12:55  
**To:** SADPD  
**Cc:** Cllr Danny Adilypour; Cllr Maria Kay; Cllr Sarbaz Barznji; Cllr David Bridson; [REDACTED]  
**Subject:** Response to Lambeth Council's Site Allocations Development Plan consultation, re development of Site 20  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Red category

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Dear Lambeth Council,

This email is our response to Lambeth Council's consultation re the potential development of Site 20 (The Tesco site). We and others in our community want to actively and positively engage with Lambeth Council on a sensible development of this site.

As such, we fully support and endorse the joint community response that you will be receiving today submitted on behalf of residents groups on Porden Road, Baytree Road, Arlington Lodge, Trinity Gardens and others. That community response puts forward well thought out concerns and objections to the current proposals, and crucially also makes sensible and positive suggestions about how the Tesco site can and should be developed.

Below we both echo some of the points raised in that community response, and also raise some additional points and concerns.

### **Our overall view**

We are not NIMBYs. We recognise that Lambeth does need more housing, and we are supportive in principle about a new development on the Tesco site.

However, the current proposals would be an overly intensive development, both in terms of height and density. It would loom over the surrounding neighbourhood. Porden Road already feels partially hemmed in because of both Somerset Place and the Lambeth Council building looming over us. The sheer scale of the Site 20 proposals would enclose us on all sides. We're very concerned that this won't just impact on the value of our homes, but could potentially make our homes (particularly on the Tesco facing side of Porden Road and Baytree Road) virtually unsellable. While we know that we live in central Brixton, which is considered suitable for larger and taller developments, the inconvenient fact for Lambeth Council is that Porden Road and Baytree Road are made up of low-rise family sized homes. Given the exodus of families from Lambeth, and the crisis of school mergers and closures because of

this, it's imperative that Lambeth Council protect the family sized accommodation that does exist, and indeed focus on providing further low-rise family sized homes in the new development.

Ultimately, whatever the tenure mix (we know that the London Plan requires developments of mixed tenure), overall we want to see a development that is scaled down both in terms of height and density so that it's height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

### **Specific observations and criticisms of the current proposals**

1. The current proposals are squeezing too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number.
2. But to be clear, even 210 units seems to be an overly intense and unsustainable number, given that there seems to be little if any outdoor space for the residents of these new homes. We need more homes in Brixton, but we need good homes and more green space.
3. It's interesting that In the original Lambeth Council Regulation 18 consultation in 2022, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level. For Lambeth Council to now claim that you've looked at it again, and now think you can 'optimise' it at a much higher number doesn't seem like a credible position to us.
4. I am also really concerned that the published responses to the Regulation 18 consultation revealed that HSBC, the site owner, believes that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit. We don't see any evidence from HSBC that this kind of vast number of units would respect the amenity of the existing neighbourhood.
5. At the online stakeholder meeting on Saturday 27<sup>th</sup> April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the proposal is led by a site owner's profit motive, rather than by sound planning principles.
6. As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.
7. While we understand that Lambeth Council have got to work positively with site owners to make a site viable for a development, that should not and cannot mean that Lambeth Council can abandon its policies, and abandon sound design principles. Lambeth Council must not just give a developer what they want. The Council doesn't just have a responsibility to create new homes, it also has a responsibility to those that already have homes in this community.
8. Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.
9. Many people in the community made objections to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook. These concerns seem to have been completely ignored, despite clear policy on this in the Lambeth Local Plan.
10. We have noticed that there are no visualisations presented from the vantage points most heavily impacted by the new development, namely the homes on Porden Road and Baytree Road that are immediately facing the site. Instead, visualisations are presented from positions on these streets where the new site would be barely visible! This comes across to us as an egregious omission in terms of both Lambeth Council properly assessing the impact, and indeed in showing us how

much we'll be impacted. Why are no such visualisations included? Is it because it would show how severely impacted houses closest to the site will be?

11. The proposals aim to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.
12. We recognise and endorse the need to reduce car usage across London. And given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).
13. The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.
14. The current service access to Tesco is unsafe. We find it disappointing that an opportunity to rectify this is not being addressed by the current proposals. All access to and from the supermarket should be from Acre Lane.
15. There is an opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging and closing of local schools). Looking at the scale and massing of the current proposals, it seems this opportunity is being missed. We think this particular site should focus on low-rise family-sized accommodation.
16. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

### **Our suggestions for how the site should be developed**

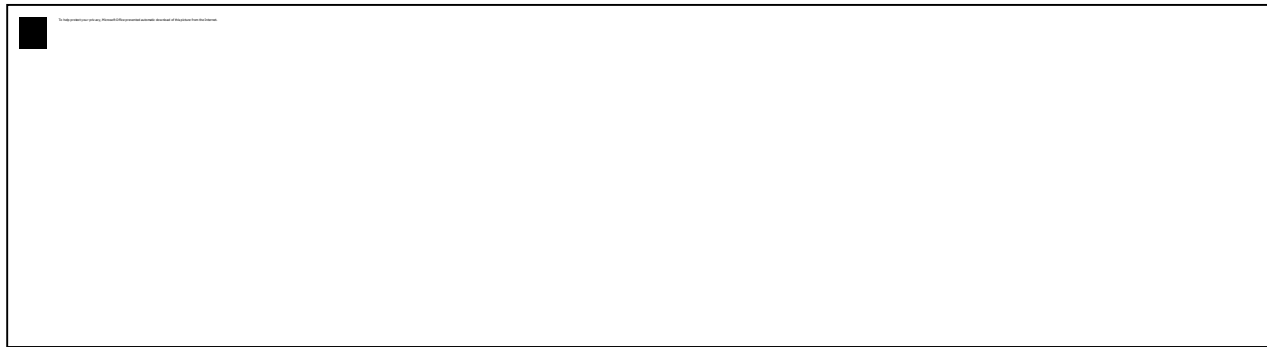
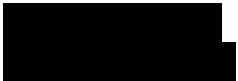
1. The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.
2. Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.
3. We note that in the planning documents for the 47-49 Acre Lane development (<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states *"The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road."* As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.
4. There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.
5. Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.
6. Buildings to the southern and western sides of the site should be townhouses and not flats.

7. We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.
8. The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.

Please do work with us and treat us as allies in the objective we as a community share with Lambeth Council, which is to make better use of the Tesco site, and bring forward a good development that works for the existing community and provides good homes for new residents.

Yours sincerely,

Harmit & Anita Kambo



[REDACTED]

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**From:** Elizabeth Burton [REDACTED]  
**Sent:** 03 May 2024 13:03  
**To:** SADPD  
**Subject:** Consultation on Tesco Development

**Follow Up Flag:** Follow up  
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I am writing as a resident of Lambeth Borough since [REDACTED] of which were spent in the Acre Lane area.

I understand the need for provision of more council housing in Lambeth. However, i object to the current proposals on the grounds of their height and density, they are massively out of scale with the current buildings and will loom large over the surrounding neighbourhood. The new development should focus on providing more low rise family sized accommodation.

I moved within Lambeth to an area of lower density population and of more green space in the area. Now when I return to the Acre Lane area, I am aware of the difference. I would therefore support any new development of being on a scale that fits in better with the surrounding area and also allows for some green spaces as well.

Elizabeth Burton  
[REDACTED]

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[REDACTED]

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**From:** amar chudasama [REDACTED]  
**Sent:** 03 May 2024 13:18  
**To:** SADPD  
**Subject:** Tesco acre lane consultation

**Follow Up Flag:** Follow up  
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We recognise that Lambeth does need more housing, and we are supportive in principle about a new development on the Tesco site.

However, the current proposals would be an overly intensive development, both in terms of height and density. It would loom over the surrounding neighbourhood. While we know that this is a central Brixton, which might be considered suitable for larger developments, the inconvenient fact for Lambeth Council is that the surrounding area is made up of low-rise family sized homes. Given the exodus of families from Lambeth, and the crisis of school mergers and closures because of this, it's imperative that Lambeth Council protect the family sized accommodation that does exist, and indeed focus on providing further low-rise family sized homes in the new development.

Ultimately, whatever the tenure mix (we know that the London Plan requires developments of mixed tenure), overall we want to see a development that is scaled down both in terms of height and density, so that it's height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

Regards

Amar, [REDACTED]  
[REDACTED]

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**From:** HELEN WEBB [REDACTED]  
**Sent:** 03 May 2024 13:26  
**To:** SADPD  
**Cc:** [REDACTED]  
**Subject:** Proposed Nursing home in North Lambeth

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**Categories:** Red category

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Good afternoon

I am the Chair of a small housing co-operative in Waterloo, where I have lived since [REDACTED]

During the 70s a number of Housing Co-ops were formed to satisfy the accommodation needs of people in the area. Many of the members were young couples or individuals who wanted to remain in the area which had been designated for offices buildings and which was, in places, targeted as a slum clearance area. North Lambeth now has a significantly ageing population. For example, in our Housing Co-operative, out of our 33 tenants exactly one third have disabilities or life-threatening illnesses. I am sure other Co-operative would report the same.

In addition, our local GP Practice, Lambeth Walk has a significantly ageing population.

To say there is no call in North Lambeth for a nursing home is disingenuous. Since the nearest Nursing Homes are in Streatham or Brixton this makes it very difficult for elderly partners or friends to maintain contact with their close ones. My husband and I, both in our [REDACTED] dread what is to come.

Coin Street Builders have the community at heart. Based on many years experience setting up co-ops and community centres, I strongly recommend that you, at least consider their application for planning permission.

Kind regards  
Helen Webb  
Pearman St Co-operative Ltd

[REDACTED]

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**From:** Richard Marsh [REDACTED]  
**Sent:** 03 May 2024 13:44  
**To:** SADPD  
**Cc:** Office of Bell Ribeiro-Addy MP; Cllr Maria Kay; Cllr Sarbaz Barznji; Cllr David Bridson; Cllr Danny Adilypour  
**Subject:** SADPD response – site 20 – Tesco Acre Lane site

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Dear Bell, Maria, Sarbaz, David, Danny and SADPD officers,

Brixton is a fantastic place to live. Let's keep it that way.

I am a [REDACTED] resident writing to object to the revised SADPD plans for the Tesco Acre Lane Brixton site (site 20). I and many of my neighbours responded in detail during the previous process in 2022. Not only were our suggestions ignored, the size of the development actually increased in size – expressly against our wishes. Furthermore, none of us were informed about this second stage of the process, which is unfortunate given you have our contact details. Please don't ignore us again this time.

I agree Lambeth needs more housing, but the nature and amount of housing suggested in the current proposals is very worrying indeed. The current proposals are far too high and would tower over the surrounding low-level houses. Environmental concerns have seemingly been ignored. There is almost no green space – there should be more, particularly near Baytree and Porden Roads. The height and density must be reduced. There must be provision for family houses, rather than one or two bed flats, particularly given the current exodus of families from Lambeth and the fact many local schools are undersubscribed – in large part due to people being forced to move out of Lambeth due to the lack of suitable family accommodation. The whole thing should be reduced in size, there should be more green space and more family accommodation, for example townhouses on the sides bordering Baytree Road, Porden Road and Arlington Lodge.

### **Specific objections and concerns**

#### **1) Number of units**

The proposed 210 units is far too many. The original Lambeth consultation adjudged 120-170 to be the optimised amount. How can that have increased so much in two years?

Furthermore, the responses to the Reg. 18 consultation think it could be even more – 420 to 470 units! Councillor David Bridson, speaking in the Teams meeting on 27.4.24, stated that this increase was due to Tesco refusing to develop the site unless it was bigger, with more units – and so more

profitable for them. This demonstrates that Lambeth have not followed a 'design-led assessment of capacity' as it is stated they must in Lambeth Policy H1: 'Maximising housing growth.'

## **2) Maximum height**

Although the current proposals outline a maximum height of 32m (already far too high), there's nothing to prevent structures rising up to just under 45m (the height at which Lambeth classifies a building as 'tall'). But 32m is much too high, as Lambeth acknowledges in its Design Evidence Document (September 2023), which describes surrounding building heights as follows:

"Building heights in the immediate locality of the site range from two to four storeys. Ivor House, Acre Lane (east of the site) stands at five storeys and so does Arlington Lodge (southeast of the site)."

## **3) Boundary Walls**

The proposals aim to overturn the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy.

The SADPD PSV document states in the Neighbour relationships section of the Site Allocations Policy (p.80) that:

"There may be benefits to future occupiers in reducing the height of the boundary wall shared with Arlington Lodge".

However, the PSV Evidence Paper refers to constraints in para. 2.23, which include:

"The high wall condition along the east and south boundary presents amenity issues for occupiers". Neither document sets out what these benefits and issues are. No issues with the height of the wall have been identified by Baytree Road residents, nor by residents of Arlington Lodge.

The height of the wall provides substantive shielding for residents from Site 20, as was intended by the condition applied to the permission granted by Lambeth for the supermarket development in 1985 (02.09.1985 Ref. DC/1057/85/GM/17646). The condition (no.3) states:

"...new brick boundary walls shall be a minimum of 3 metres in height and shall be erected before the use of the supermarket is commenced... To safeguard the amenities of adjoining residential properties".

Whatever benefits there might be to reducing the height of the wall for future occupiers of site 20, it could only have a severe detrimental effect on existing residents around it.

Lambeth should uphold the foresight it showed almost forty years ago and leave the walls as they are. Reducing their height is contrary to the PSV's stated policies and intentions on neighbour amenity.

## **4) Family housing**

There's a huge missed opportunity here. Families are leaving Lambeth because they can't find affordable housing as their children grow. My children's school is undersubscribed, as are most Lambeth schools. What Lambeth needs is \*family\* housing. Located where it is near to several primary and secondary schools, Site 20 should focus on low-rise family housing.

## **5) Ignoring residents' wishes**

Responses from local residents to the 2022 consultation regarding the impacts vis-à-vis enclosure, outlook and overlooking have been flatly ignored, in contravention of clear guidance in the Lambeth Local Plan.

## **6) Servicing**

All Baytree residents know the problems with the servicing of the existing Tesco store, which requires large delivery lorries to cross right over Baytree Road (and block both pedestrian and vehicular access when they do) in order to reverse into the loading bay. This regularly damages the gateposts since the margins for error are so small. The construction of a new residential block at the corner of Baytree Road/Acre Lane, directly opposite the delivery exit, increases risks significantly. The officers'

comments that there will be only office/commercial use on the ground floor of this block does not address the concern. There will also be a residential amenity issue due to anti-social hours deliveries causing noise and vibrations.

The environmental aims set out in the SustA include at 12.7 “Promote high quality, appropriate design and sustainable construction methods” and the social aims include at 5.7 “Create inclusive, safe, resilient and sustainable development”. The PSV states that proposals must comply with the Lambeth Local Plan T7 which deals with servicing and includes in para. 8.38 that “...vehicles must be able to pull clear of the highway without causing obstruction...”

However, the PSV proposes to make no change to the current servicing arrangements for the new supermarket (i.e. entry to the servicing yard will be from Acre Lane, exit will be to Acre Lane via Baytree Road). This does not meet the stated aims because it does not address the significant problems with these current arrangements, which are inherently unsafe and barely practicable.

The opportunity offered by a comprehensive redevelopment of the whole site should be taken to design a safe, resilient and adequately sized delivery entrance for the supermarket.

Furthermore, retail service areas must be enclosed, to allow noisy servicing operations to take place overnight.

## **7) Listed buildings and conservation areas**

The PSV Site Allocations policy, in the section on Heritage Assets, states the principle that “development should preserve or enhance the significance (including setting) of heritage assets”. These include the adjacent Conservation Areas as well as the listed buildings on the north side of Acre Lane such as the Trinity Almshouses. Similarly, the SustA section on Environmental Aims 8.6 refers to the aim to “protect valued views” which are defined elsewhere to include views from the nearby Trinity Gardens and Brixton Town Centre Conservation Areas and along Acre Lane. The scale and height of the proposed development would break Lambeth’s own guidelines on Heritage Assets.

Furthermore, the boundary of the Trinity Gardens conservation area runs along the middle of Acre Lane. In 2003 the Planning Inspectorate turned down an appeal by T-Mobile against the refusal of planning permission for the erection of a mobile phone mast on the pavement outside Tesco (18.09.2003 APP/N5560/A/04/1141658) due to “its effect on the character and appearance of the area and adjoining Conservation Area”. The mobile mast would have been only 14.2m high, rather than the up to c32m of the Reg.19 Indicative Approach at its highest point.

## **8) Green space**

The current proposal would overdevelop the site, with very little space for parks or other open areas, even though Lambeth has stated it wants to make more green spaces. Of all wards in Lambeth, Brixton Acre Lane ward ranks second lowest for tree canopy cover, trailing only Waterloo. This deficiency would exacerbate pollution issues, leading to heightened health concerns. Moreover, the scarcity of trees and green spaces allows the developers to build even more housing units, further compounding the problem.

## **Positive proposals**

1) The highest point of the development should be along the Acre Lane line, peaking at no more than 15m (thus in keeping with the Acre Line skyline) and stepping down from there to a maximum of 9m bordering Baytree and Porden roads. Any building within 30m of the largely two-storey (or three-storey with loft conversions) properties on Baytree and Porden Road should be a maximum of 9m tall.

- 2) There should be a distance of no less than 10m from any existing property line on Porden or Baytree Roads or Arlington Lodge to any new buildings.
- 3) The site should be low rise family sized housing, in harmony with the low-rise family housing immediately surrounding it.
- 4) Buildings to the western and southern sides of the site (i.e. bordering Arlington Lodge, or Porden or Baytree Roads) must not be flats but rather townhouses.
- 5) There must be adequate green spaces and space for young children to play on the site. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to utilise the 10m separation between the existing houses and the new buildings.

## **Summary**

I am not against housing on site 20, but it should be in keeping with its immediate surroundings and should furnish the kind of homes Lambeth families need.

I am just one voice, but 775 people at the time of writing have signed our change dot org petition regarding this development – please see <https://www.change.org/p/no-brixton-tesco-massive-development>

In addition, there is a more formal joint response co-signed by 123 residents, including me, plus Baytree Road Residents' Group, Porden Road Residents' Group, Arlington Lodge Garden Association, Marlborough Mews Residents' Group, Trinity Gardens Residents' Group, The Brixton Society and the Brixton Neighbourhood Forum.

That is a very large number of residents and your electorate asking for change.

Please listen to your constituents on this. We responded in 2022 and do not wish to be ignored a second time.

Thank you for taking the time to read this. I hope you can work together with local residents to preserve what is great about Brixton while providing the family housing necessary to keep it a viable community for existing as well as future residents.

Yours sincerely,  
Richard Marsh



[REDACTED]

---

**From:** Alexandra Hulme [REDACTED]  
**Sent:** 03 May 2024 13:46  
**To:** SADPD  
**Cc:** [REDACTED]  
**Subject:** Tesco redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Lambeth

We are writing to object to the Tesco site development as currently proposed. We live in [REDACTED].

The proposed height, number of units, lack of green space and density of intended inhabitants is wholly inappropriate, in general, but specifically for the site. The surrounding streets are, for the vast majority, low rise buildings and houses. The proposed building will loom over central Brixton.

We are a family and would like to raise our children here in Brixton. However, we note that the constant push towards building accommodation only suitable for young professionals who will only live here for a short period of time there are fewer families staying and fewer families coming leading to school closures and intake reductions. (The quality of local secondary education is already lamentable and a huge push factor for Brixton families.) We need more housing that is suitable for families - low rise, with gardens and more than 3 bedrooms. We ought to be trying to attract people with a view to them staying, raising their families and being part of and contributing to the community.

Alexandra Hulme  
[REDACTED]

Sent from my iPhone

[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

[REDACTED]

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**From:** Sue Williams [REDACTED]  
**Sent:** 03 May 2024 14:37  
**To:** SADPD  
**Subject:** West Norwood Redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Sir

As a local resident I wish to object most strongly to the proposed plans.  
There has been very little local consultation, in fact I have had no direct correspondence re this issue.  
The plans are out of context with the existing Victorian buildings and seem to take no account of local streetscape.  
Would the council not be better served offering grants to update the existing shops and flats ?'  
Yours faithfully  
Sue Williams

Sent from my iPhone  
[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Francis Howcutt [REDACTED]  
**Sent:** 03 May 2024 14:40  
**To:** SADPD  
**Subject:** Site Allocations Development Plan Document Proposed Submission Version (SADPD PSV) - Site 18

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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I am a resident of West Norwood and have these comments on Lambeth Council's plans for Site 18.

I do not consider the plans to be legally compliant and meeting the test of soundness as set out in National Planning Policy Framework, paragraph 35, for these reasons.

1. There has been a lack of public consultation – in particular, an exhibition of the current proposals with opportunity for face-to-face discussion and to put questions to Council representatives. This lack of effective consultation is not justified in terms taking into account the reasonable alternatives referred to in paragraph 35 b).
2. The plan involves damage to local businesses and services - The scale of redevelopment would put many shops out of business and remove (at least for a few years) the services they provide that local people use extensively. This is not justified in terms taking into account the reasonable alternatives referred to in paragraph 35 b).
3. Destruction of housing – The immediate effect of demolition would be removal of housing with no assurance that its current residents could afford to live in new housing completed a matter of years later. This is not justified in terms taking into account the reasonable alternatives referred to in paragraph 35 b).
4. No evidence that the Fire Service has approved the indicative layout as providing suitable access to evacuate residents and fight fire if necessary. This is not justified in terms taking into account the reasonable alternatives referred to in paragraph 35 b), the reasonable alternative being to ensure at this stage (rather than pass the buck to others) that the layout and height of developments would be safe.
5. Destruction of the historic shopping parade at 336-346 (even) Norwood Road would remove an important element in the identity of West Norwood. There is no evidence that the monolithic replacements and wider pavement would compensate for the negative effects of destroying the existing building and evicting its businesses and residents. This is contrary to national policy for the delivery of sustainable development which is referred to in paragraph 35 d) and is not justified in terms taking into account the reasonable alternatives referred to in paragraph 35 b).
6. Destruction of the relatively newly-constructed building at 348-352 (even) Norwood Road would be a gross waste of resources. This is contrary to national policy for the delivery of sustainable development which is referred to in paragraph 35 d).

Lambeth should address these shortcomings by the following actions:

- A – Consult the Fire Service and ensure that the access arrangements proposed for the tall buildings are approved as completely adequate for fire-fighting and evacuation from all floors.
- B - Remove 348-352 (even) & 336-346 (even) Norwood Road from the redevelopment proposals.
- C - Carry out and publicise a full cost-benefit analysis comparing options for redevelopment or upgrading of the existing properties.
- D - Arrange adequate public consultation on the proposals when they have been revised and clarified as above.

Francis Howcutt



**From:** Jane Pickard [REDACTED]  
**Sent:** 03 May 2024 15:01  
**To:** SADPD  
**Cc:** Kim Hart  
**Subject:** Site 18  
**Attachments:** Site 18 S19 comment.docx

**Follow Up Flag:** Follow up  
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I am enclosing my comments under Regulation 19 of the SADPD, concerning Site 18. I am commenting as a resident of West Norwood for [REDACTED], a former councillor and a current member of the Norwood Forum committee, although these are my personal views.

I tried to make these comments online by filling in the form provided two days ago. However, the IT failed and I lost the entire document when I tried to submit it.

If by some miracle the original comments online were somehow submitted without my knowing about it, I apologise, since I have not intended to send two different submissions.

If you want me to re-send with the text in the body of the email, do let me know.

Regards

Jane Pickard



### **Comment on SADPD - Site 18**

From Jane Pickard, local resident

03/05/2024

#### Context

There is a long history of attempts to redevelop this site on the west side of West Norwood shopping centre. Proposals going back around 25 years have reflected the economic drivers and architectural fashions of the times, from the pitch for a medium-sized supermarket with carpark in the early 2000s to the current vision for a tall residential building at the centre of the site and routes for pedestrians and cyclists.

There has never been any opposition from local people like myself to regeneration of the site, parts of which are very run down and unattractive. However, our starting point has been the needs of the community rather than the commercial interests of potential investors.

#### Regulation 19 questions

Under Regulation 19, you ask the questions: are the proposals in line with national policy and do they comply with the requirements of “soundness” and the duty to co-operate.

I do not consider that they are sound or have been developed in full co-operation with local businesses and residents.

#### Soundness

I consider that the present proposals will not be effective in meeting the most urgent housing needs of the area or in generating businesses that draw more people into the town centre.

Although I can see some merit in widening the pavement, I fear that in practice the wholesale demolition and reconstruction of this section of the town centre will drive the current thriving shops and cafes out by disrupting their trade during rebuilding and causing rents to rise beyond their ability to pay.

The result is likely to be the loss of the small, independent traders which are highly valued by local people (as cited in the West Norwood and Tulse Hill Manual for Delivery, 2016) and their replacement by franchised retail and take-away food or cafe chains. There is no provision in the SADPD for helping these independent businesses, many of which are run by black and ethnic minority traders, to stay or return to the town centre during or after construction work.

There is no evidence provided to show that widening pavements will increase the footfall or commercial success of the town centre.

Also, there is no evidence for the viability of the 31m tower block of flats which would, under council policy and if built on council-owned land, need to provide 50% affordable housing. Lambeth has an enormous waiting list for social housing and more than 3,000 families in

temporary accommodation, as well as a significant problem of over-crowding in many of its existing flats. As a former councillor for Knight's Hill ward in West Norwood, which incorporates Site 18, I am familiar with the pressing housing needs in the area. I would be delighted if a future Government was able to finance a new social housing development on Site 18. But under present economic condition and in the light of housing policies from both major parties likely to be in government in the next decade, it is more likely that social housing will make up less than half of the 150-170 new residential units – and quite possibly only a tiny fraction.

Meanwhile, a block of nine or 10 storeys would be visually out of place in the context of our suburban setting in West Norwood where most buildings in the town centre are less than four storeys in height. The SADPD document asserts that the adjacent York Hill estate rises to five storeys. This is incorrect. Most of the flats are three or four storeys in height.

### Duty to cooperate

The council has failed in its duty to cooperate because there has been insufficient local engagement over the SADPD. The last time there was a major engagement exercise by the council was back in 2016, resulting in the West Norwood and Tulse Hill Manual for Delivery. At the time, people asked to contribute to a visioning exercise may well have had slightly different priorities to their concerns today. The town centre was less well developed as a centre for independent cafes and restaurants and the evening economy was almost non-existent, while the mounting housing crisis and climate emergency had a lower public profile. The 2016 document did not include a high-rise block and even if it had, those taking part in the consultation were not aware that their “visioning” exercise might be set down in tablets of stone as planning guidelines for the long-term development of the town centre.

For example, a suggestion from the facilitators of this exercise that there should be east-west pedestrian routes from Site 18 to York Hill estate was agreed as ostensibly “nice-to-have”, but is now written into every subsequent plan for the site even though some residents of the estate have expressed serious concerns about it and a deeper discussion among local people reveals that few feel such pathways are necessary or a priority.

In the light of this, the failure to hold a full engagement exercise over the SADPD proposals for Site 18, the fact that the proposals have not been driven by current local need and the particular failure to engage residents of York Hill estate who will be most impacted, adds up to an overall failure to cooperate.

There was an evening consultation meeting over the original SADPD site 18 proposals and some changes were made as a result, which are welcome. However, I don't feel that there has been the full engagement that such a major change to our town centre calls for.

### The Alternative

What would overcome these problems of unsoundness and lack of cooperation? In my view, there needs to be a major face-to-face engagement exercise, with outreach to certain sections of the community including local traders and residents of York Hill estate, including detailed maps of the plans visible in several locations and events where people can ask

questions and provide comments. There also needs to be more evidence to convince local people of the efficacy of these changes. As we do not wish to hold up the other, less controversial elements of the SADPD, I would urge the inspector to remove Site 18 from the SADPD so it can be treated as a separate exercise.

Why I would like to contribute to the oral examination of the proposals

It would give me a chance to go into more detail on the problems with the proposals for Site 18 and pick up points made in response to the criticisms. I have lived in the area for [REDACTED] and been a local councillor for Knight's Hill from 2010 to 2022.

**From:** Barbara Melrose [REDACTED]  
**Sent:** 03 May 2024 15:12  
**To:** SADPD  
**Subject:** SADPD re Tesco Site, Acre Lane

**Follow Up Flag:** Follow up  
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**Categories:** Red category

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In the SADPD report you state that

“in accordance with Local Plan Policy Q2, the scheme should be designed to cause no unacceptable impacts on the amenity of existing neighbours adjacent to the site, including overlooking, loss of daylight, overshadowing and noise pollution. Particular regard should be paid to the relationship with sensitive residential neighbours on Baytree Road, Porden Road, Arlington Lodge and 41–45 Acre Lane.”

We believe

- this list of affected residential neighbours should also include [REDACTED].
- A 45m high building on the Tesco's site will overlook, overshadow and block sunlight for [REDACTED].
- The proposed design will therefore cause unacceptable impact on the neighbours. It should be reduced in height and scale, in order to be in accordance with your above policy.

Barbara/Peter Melrose  
[REDACTED]



[REDACTED]

---

**From:** Tamsin Marsh [REDACTED]  
**Sent:** 03 May 2024 15:15  
**To:** SADPD; bell.ribeiroaddy.mp@parliament.uk; Cllr Maria Kay; Cllr David Bridson; Cllr Sarbaz Barznji; Cllr Danny Adilypour  
**Subject:** SADPD Consultation Response - Site 20

**Follow Up Flag:** Follow up  
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**Categories:** Red category

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Dear Bell, Danny, David, Maria, Sarbaz and SAPDP Officers,

My name is Tamsin Marsh and I live at [REDACTED]

I am writing in response to the revised SADPD plans on the proposed housing development on the Tesco site on Acre Lane (site 20). I strongly object to the consultation in its current form.

I, and many of my neighbours objected to the previous proposal as part of the consultation in 2022, with detailed reasons why the development is inappropriate for the area. To our astonishment, between the first and second consultations the development has significantly increased in size. Our points were completely ignored. What's more, despite having the names and email addresses of all those who commented on the first consultation, we were not informed about the second consultation. None of us was emailed, the consultation was not widely publicised, no letters were sent to tell residents – neither those who had already commented, nor others who may have been unaware about the proposal were informed that the consultation was underway. For many of us, our time to respond was restricted because we didn't know about the consultation until it was already open. A consultation cannot be meaningful if the people it affects do not know it is happening.

Thanks to the tireless efforts of the Baytree Road Residents' Group, Porden Road Residents' Group, Arlington Lodge Garden Association, Marlborough Mews Residents' Group, Trinity Gardens Residents' Group, The Brixton Society and The Brixton Neighbourhood Forum, residents have been made aware of the proposal. And they are extremely unhappy about it. As of 3<sup>rd</sup> May, 777 people have signed our [change.org](#) petition objecting to the size and scale of the development. And around 100 people have co-signed our formal joint response to the consultation.

Like the majority of others in my community, I do not object to developing the site in principle. There is an undeniable need for more social housing in Brixton but this development will pack far too many units into an enormous development that will dwarf the surrounding two to three storey residential homes and loom over the conservation area in Trinity Gardens. Councillors have informed me that only 35% of the development will

be affordable – but ‘affordable’ is defined as shared ownership and intermediate rent (80% of market value) which is still out of financial reach to the vast majority of people. Only a proportion of the 35% of affordable homes will be social housing and therefore genuinely affordable to the people who need them. This is not the development Brixton needs.

The height and density of this development should be significantly scaled back so that it fits with the surrounding neighbourhood. Furthermore, the plans do not appear to show enough green spaces and the density of the units suggests it is aimed at young professionals and not the families who desperately need homes and are deserting our borough and our schools in droves. It is vital that green open spaces are included in the development near to the boundaries of Baytree and Porden Roads and the provision is made for townhouses which can accommodate families who can fill our undersubscribed (and consequently underfunded) schools.

Before I outline my specific objections to the proposal, I would like to make you aware of one further concerning point. During a Teams call on 27<sup>th</sup> April, which councillors offered to discuss any questions residents may have about the proposal, Councillor David Bridson said that a ‘copy and paste’ response from residents was in danger of being ignored, ie. that if residents emailed identical objections to the proposal their comments would be disregarded. This is completely unacceptable. Responding to a proposal like this takes specialist knowledge. As residents we have come together and pooled our knowledge and we have paid for consultants to help fill in the gaps where we don’t have detailed planning expertise. Prior to responding to this consultation, I emailed Cllr Bridson on 29<sup>th</sup> April for clarification on his point about copy and paste responses. Unfortunately he did not reply. To suggest that copy and paste responses will be ignored is fundamentally undemocratic and shows a flagrant disregard for residents’ opinions. If anyone has taken the time to email a response to the consultation it must be read and considered on its own merit, regardless of any other responses.

### **Specific objections:**

#### **1.) Number of units**

The current proposal refers to 210 units, a significant increase since the previous consultation which referred to 120-170 units. Despite residents objecting previously to the size of the development, it has increased in two years. Why? Moreover, the responses to the Reg 18 consultation suggest that it could be even more – a staggering 420-470 units.

During the Teams call on 27<sup>th</sup> April, Councillor Bridson stated that as the land is owned by Tesco, they will only develop it if it is ‘worth their while’ financially. According to Cllr Bridson, Tesco were unhappy with the first proposal (120-170 units) and it was one of their ‘red lines’ that the number of units should be increased. Why are Tesco’s red lines being taken more seriously than residents’ red lines? Why is Tesco’s desire to make money being prioritised over residents’ needs? This demonstrates that Lambeth have not followed a ‘design-led assessment of capacity’ as it is stated they must in Lambeth Policy H1: ‘Maximising housing growth.’

#### **2.) Maximum Height**

The current proposals outline a maximum height of 32 metres which is much too high. But there is nothing to stop structures rising to just under 45 metres, which is the height at which Lambeth classifies a building as ‘tall’. Even 32 metres is much too high, as Lambeth acknowledges in its Design Evidence Document of September 2023, which describes surrounding building heights as follows: ‘Building heights in the immediate locality of the site range from two to four storeys. Ivor House, Acre Lane (east of the site) stands at five storeys and so does Arlington Lodge (southeast of the site). 32 metres would tower over the existing skyline,

blighting views from all surrounding residences and detrimentally affecting the Trinity Gardens conservation area.

### **3.) Boundary Walls**

In 1985 a planning condition was applied to the site boundary wall with Acre Lane and Arlington Lodge to protect residents' privacy. The Site 20 proposal aims to overturn this planning condition. In the Neighbourhood relationships section of the Site Allocations Policy on p80 of the SADPD PSV document states that: 'There may be benefits to future occupiers in reducing the height of the boundary wall shared with Arlington Lodge.' However, the PSV Evidence Paper refers to constraints in paragraph 2.23 which include: 'The high wall condition along the east and south boundary presents amenity issues for occupiers.' Neither document expands on this to explain what these benefits and issues are. No issues with the height of the wall have been identified by residents of Baytree Road or Arlington Lodge.

The height of the wall provides substantive shielding for residents from Site 20, as was intended by the condition applied to the permission granted by Lambeth for the supermarket development in 1985 (02.09.1985 Ref. DC/1057/85/GM/17646). The condition (no. 3) states: '...new brick boundary walls shall be a minimum of 3 metres in height and shall be erected before the use of the supermarket is commenced... To safeguard the amenities of adjoining residential properties'. Any benefits there may be to reducing the height of the wall for future occupiers of Site 20 will come at the cost of a severe detrimental effect on residents already living around the site. Lambeth should keep the promise they made almost 40 years ago and leave the walls as they are. Reducing their height contradicts the PSV's stated policies and intentions with regard to neighbour amenity.

### **4.) Lorry access to Tesco**

The existing Tesco store has major problems with servicing. Currently large delivery vehicles must cross Baytree Road, blocking both pedestrian and vehicular access in order to reverse into the loading bay. The margins for error are incredibly small, meaning that gateposts are frequently damaged. The new residential block at the corner of Baytree Road and Acre Lane directly opposite the delivery access point significantly increases risks. There is also a residential amenity issue due to anti-social hours deliveries causing noise and vibrations. The officers' comments that there will only be office and commercial use on the ground floor of this block is not relevant to these concerns.

The environmental aims set out in the SustA include at 12.7 'Promote high quality appropriate design and sustainable construction methods' and the social aims include at 5.7 'Create inclusive, safe, resilient and sustainable development'. The PSV states that proposals must comply with the Lambeth Local Plan T7 which deals with servicing and includes in para 8.38 that '...vehicles must be able to pull clear off the highway without causing obstruction...'

However, the PSV proposes to make no change to the current servicing arrangements for the new supermarket (ie. entry to the servicing yard will be from Acre Lane, exit will be to Acre Lane via Baytree Road). This does not meet the stated aims because it does not address the significant problems with these current arrangements, which are inherently unsafe and barely practicable.

The opportunity offered by a comprehensive redevelopment of the whole site should be taken to design a safe, resilient and appropriately sized delivery entrance for the supermarket. Furthermore, retail service areas must be enclosed, to allow noisy servicing operations to take place overnight.

### **5.) Green space**

Green space is widely known to be vital for mental and physical health. The current proposal overdevelops the site, with very little space for parks or other open areas and a lot of mature cherry trees would be cut down to make space for the units. This goes against Lambeth's stated aims of creating more green spaces. Of all wards in Lambeth, Brixton Acre Lane ward ranks second lowest for tree canopy cover, trailing only Waterloo. This deficiency would exacerbate pollution issues, leading to heightened health concerns. The scarcity of trees and green spaces would allow the developers to build even more housing units, further compounding the problem.

## **6) Family housing**

As a governor at [REDACTED] Primary School I am keenly aware of falling numbers of pupils on roll in our school and across the borough. The threat of school closure and amalgamation is very real, destroying communities and destabilising our children at such a critical time in their development. Families are leaving Lambeth in droves because they can't find affordable housing or green space. There is a real opportunity to develop Site 20 to cater to these families, focusing on low-rise family housing with green spaces around it. There are several good and outstanding primary and secondary schools in the vicinity of the site. It would be an ideal place for family homes but it appears the money-making opportunity to pack in 210 (or more) residential units supersedes the need for genuinely affordable family homes. These units are in danger of being entirely occupied by young professionals who will leave the borough as soon as they have families.

## **7) Listed buildings and conservation areas**

The PSV Site Allocations policy, in the section on Heritage Assets, states the principle that "development should preserve or enhance the significance (including setting) of heritage assets". These include the adjacent Conservation Areas as well as the listed buildings on the north side of Acre Lane such as the Trinity Almshouses. Similarly, the SustA section on Environmental Aims 8.6 refers to the aim to "protect valued views" which are defined elsewhere to include views from the nearby Trinity Gardens and Brixton Town Centre Conservation Areas and along Acre Lane. The scale and height of the proposed development would break Lambeth's own guidelines on Heritage Assets.

Furthermore, the boundary of the Trinity Gardens conservation area runs along the middle of Acre Lane. In 2003 the Planning Inspectorate turned down an appeal by T-Mobile against the refusal of planning permission for the erection of a mobile phone mast on the pavement outside Tesco (18.09.2003 APP/N5560/A/04/1141658) due to "its effect on the character and appearance of the area and adjoining Conservation Area". The mobile mast would have been only 14.2m high, rather than the up to c32m of the Reg.19 Indicative Approach at its highest point.

## **8.) Ignoring residents**

The Lambeth Local Plan states that residents' views will be taken into account. The increase in housing units between the 2022 consultation and this current consultation shows residents have been entirely ignored. Moreover, residents' views have not been sought – residents who commented on the first consultation were not contacted about this one.

## **Proposals for a more appropriate development**

1) The highest point of the development should be along the Acre Lane line, peaking at no more than **15m** (thus in keeping with the Acre Lane skyline) and stepping down from there to a maximum of 9m bordering Baytree and Porden roads. Any building within 30m of the largely two-storey (or three-storey with loft conversions) properties on Baytree and Porden Road should be a maximum of **9m** tall.

- 2) There should be a distance of no less than **10m** from any existing property line on Porden or Baytree Roads or Arlington Lodge to any new buildings.
- 3) The site should be low-rise family-sized housing, in harmony with the low-rise family housing immediately surrounding it.
- 4) Buildings to the western and southern sides of the site (i.e. bordering Arlington Lodge, or Porden or Baytree Roads) must not be flats but rather townhouses.
- 5) There must be adequate green spaces and space for young children to play on the site. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to utilise the 10m separation between the existing houses and the new buildings.
- 6) The wall on the boundary of the site with Baytree Road and Arlington Lodge must not be lowered.

### **In conclusion**

I am not against housing on Site 20, but it should be in keeping with its immediate surroundings and should create the kind of homes Lambeth families need.

Please read our formal joint response in detail and consider the petition signed by 777 people at <https://www.change.org/p/no-brixton-tesco-massive-development>

Please listen to your constituents on this. We responded in 2022 and do not wish to be ignored a second time.

Please acknowledge receipt of this email and thank you for taking the time to read it. I hope you can work together with local residents to preserve what is great about Brixton while providing the family housing necessary to keep it a viable community for existing as well as future residents.

Best wishes,

Tamsin

Tamsin Marsh



[REDACTED]

---

**From:** Sarah Noble [REDACTED]  
**Sent:** 03 May 2024 15:31  
**To:** SADPD  
**Cc:** Cllr David Bridson; Cllr Danny Adilypour; Cllr Sarbaz Barznji; Cllr Maria Kay; [REDACTED]  
**Subject:** Response to SADPD for the proposed Site 20: Tesco, 13 Acre Lane SW2  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Red category

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To Planning Policy and Place Shaping Team

**We are writing to you in response to Lambeth consultation on the Site Allocations Development Plan Document Proposed Submission Version (SADPD PSV)**

As residents of Brixton for nearly [REDACTED], we recognise Lambeth's need for additional housing, and we do support the idea of redeveloping the Tesco site to help provide much needed housing. However, we feel that the current plans cram too many units into a complex that threatens to overshadow the surrounding neighbourhood. It's essential to scale back both the height and density, ensuring that the new buildings blend more harmoniously with the existing surroundings. We advocate for a design that respects the neighbourhood's scale, with fewer units to create opportunities for green spaces along Baytree and Porden Roads.

**We have specific objections and concerns about this proposal, Site 20 - Tesco:**

1. The plans are trying to cram in far too many housing units, 210 in total, but what worries me is that the developers may very well want to double that number!
2. Initially, Lambeth Council proposed a lower range of units, between 120 to 170, which was considered an optimised level. It's extremely troubling to see the council now suggesting nearly double that amount.
3. Another concern is the response from the Reg.18 consultation, revealing that HSBC, holding a 999-year lease on the Tesco site, believes it could accommodate between 420 to 470 dwellings. This seems driven more by profit than by robust design practice and understanding of the community dynamics in Brixton.
4. At a recent stakeholder meeting, Lambeth Council mentioned that the development's size increased significantly because Tesco threatened not to proceed otherwise. It's clear that profit motives are dictating the scale rather than sound planning principles.

5. These profit-oriented proposals directly contradict Lambeth Council's own optimised plans outlined in the Regulation 18 consultation.
6. Even though the proposals mention a maximum height of 32m, there is no fixed height condition to prevent it from eventually reaching 45m, which is way too high for the adjacent streets lined with family homes.
7. Concerns raised about the impact on neighbours regarding privacy and outlook have been disregarded, despite clear policies outlined in the Lambeth Local Plan.
8. The proposals seek to disregard the planning condition set in 1985 to maintain the height of the boundary wall with Baytree Road and Arlington Lodge, which is crucial for privacy and security.
9. With parking already a challenge locally, it's vital that no parking permits are provided to new development residents, except for registered disabled individuals. We note that this existing policy set by Lambeth for other buildings/development near the town hall has been ignored. With nearly 50 permits been issued to disqualified addresses.
10. The sheer scale and mass of the development would negatively affect adjacent Conservation Areas and Listed Buildings across the road.
11. The current plans overlook addressing the unsafe service access to the supermarket, a crucial issue that needs attention.
12. There's a missed opportunity to prioritise family-friendly housing on this site, especially considering Lambeth's need and the declining number of local schools.
13. As per the current proposals, the site would be excessively developed, leaving little room for open spaces, contrary to the Council's ambition to improve or create new open spaces, which are lacking in the area.

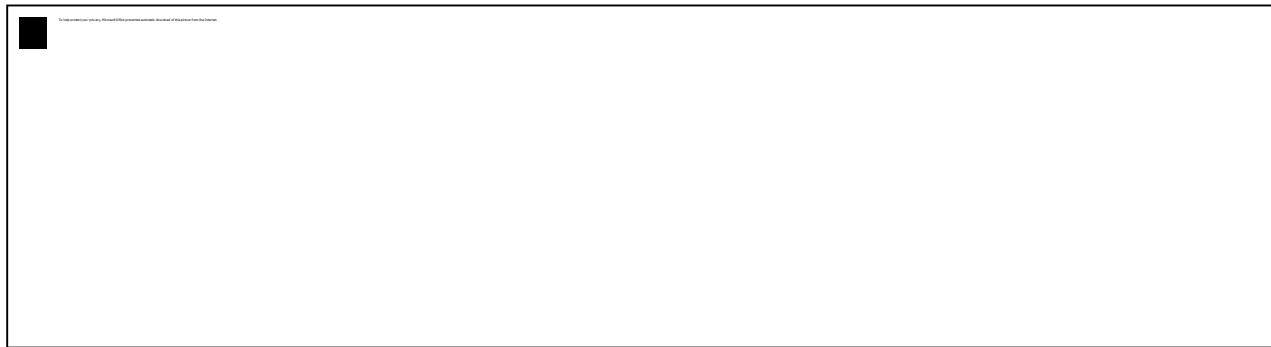
**We wish to make the following changes to the current proposal:**

1. The development's highest point should align with the Acre Lane axis, with a gradual decrease in massing towards Baytree and Porden Roads to minimise impact on surrounding low-rise housing.
2. Specifically, the peak height bordering Acre Lane should not exceed 15m, in harmony with the skyline, tapering down to 9m towards Baytree and Porden roads.
3. Referencing the planning documents for the 47-49 Acre Lane development, which emphasises consistency with the local context in terms of height, scale, and massing, we advocate for a similar approach for the Tesco site. Any planning proposal that deviates from this principle contradicts the established standards for neighbouring developments.
4. New buildings should maintain a minimum separation distance of at least 10m from existing property lines on Baytree Road, Porden Road, or Arlington Lodge.
5. Structures within 30m of the two-story properties on Baytree and Porden Road should not exceed a height of 9m.
6. Buildings on the southern and western sides of the site should be designed as townhouses rather than flats.
7. Our preference is for low-rise family-sized housing that harmonises with the surrounding neighbourhood's character.
8. The site's design must incorporate green spaces, ideally positioned along the boundaries of Baytree and Porden Roads to maximise distance between existing houses and new buildings.

**In conclusion, before planning consent is granted, we would like to see more through consultation between Lambeth Council and the land owners with local residents impacted by the development. As this development is going to affect the lives of the residents living in the area for a very long time.**

**We wish to have an open forum to voice our opinions freely, so that we can work co-operatively with the Lambeth Council to achieve a solution that works for everyone.**

Yours sincerely  
Sarah Henderson & Tim Noble



[REDACTED]

---

**From:** Lucy Smith [REDACTED]  
**Sent:** 03 May 2024 15:36  
**To:** SADPD  
**Subject:** SAPD Objection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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We recognise that Lambeth does need more housing, and we are supportive in principle about a new development on the Tesco site.

However, the current proposals would be an overly intensive development, both in terms of height and density. It would loom over the surrounding neighbourhood. While we know that this is a central Brixton, which might be considered suitable for larger developments, the inconvenient fact for Lambeth Council is that the surrounding area is made up of low-rise family sized homes. Given the exodus of families from Lambeth, and the crisis of school mergers and closures because of this, it's imperative that Lambeth Council protect the family sized accommodation that does exist, and indeed focus on providing further low-rise family sized homes in the new development.

Ultimately, whatever the tenure mix (we know that the London Plan requires developments of mixed tenure), overall we want to see a development that is scaled down both in terms of height and density, so that it's height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

Lucy Smith, Ben McGuigan,

[REDACTED]

Brixton  
[REDACTED]

Sent from my iPhone

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 03 May 2024 15:42  
**To:** SADPD  
**Cc:** [REDACTED]  
**Subject:** SADPD proposals for West Norwood Site 18

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
  
**Categories:** Red category

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Lambeth

We have lived in West Norwood at the address below for over [REDACTED]. We wish to make representations against the Site 18 proposal in its current form.

The proposals appear to introduce new buildings totally at odds with the scale and character of our High Street (Norwood Road). They would blight the setting of St Luke's Church and the West Norwood Cemetery, both important local heritage assets.

The proposal in its current form spells doom for the many small businesses which make our High Street a thriving and busy place, whose cafés and small shops are especially valued by older residents who may not shop online or have the ability to travel far to have a coffee or meal and meet others in their communities. It is likely these businesses would be gone for ever, to be replaced by vacant premises, low value outlets or featureless chains.

This is all the more serious now that regeneration of Norwood High Street - ie the area south of St Luke's - has been effectively stymied by the decision to allow a massive waste disposal operation to be sited there.

Consultation with residents, despite promises of improvement, continues to be wholly inadequate. There has been no public exhibition of the plans and no opportunity for residents to hear from and speak to those responsible for the project. It is doubtful this satisfies basic legal requirements for engagement.

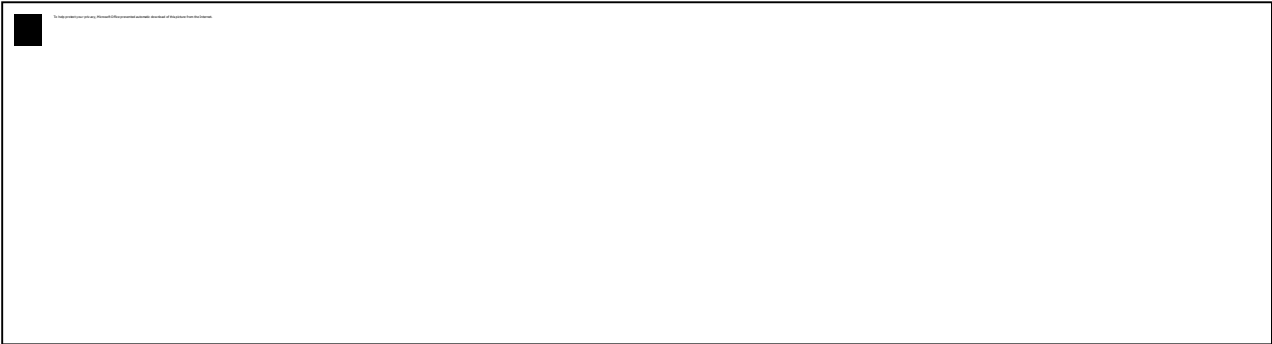
Like other residents we want to see positive development of our neighbourhood. But this can, and must, be done without damaging community assets and the vibrant and particular character of our town centre; and it demands more effective and direct consultation with those who live, work and provide services here.

Yours faithfully,

Jonathan Potts and Jane Hummerston



Sent from my Galaxy



	First name	<i>Ra</i>
	Last name	<i>Anderson</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>All references to site 24- Kings College Hospital, SE5</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>There is no consideration of the impact of area 24- the Kings College Hospital site on its neighbours, and in particular, the 'maximise clinical space' has a detrimental impact through increasing traffic and parking in an already sensitive area, and also that it completely ignores the need for 'greening' - especially in the northern and western ends of the area in a part of the borough which fails London policy objectives eg in respect of air pollution and access to open space. This site should not just be built over willy nilly by the hospital as they see fit. There has been inadequate notice given to neighbours of the SAPDP consultation- it was only discovered last minute by a note from the LJAG. And though the site 24 area has been listed as Loughborough Junction, it is not Loughborough Junction (and so LJAG haven't responded), it is Camberwell, and so a specific need to solicit local input into this consultation should have been made.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>No effort to consult the relevant local community was made. Area 24 -Kings College Hospital- is Camberwell, NOT Loughborough Junction</i>
If your representation is seeking a change to the SADPD	Response	N/A

PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?		
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>There is a real lack of urban greening and of open space in the immediate area to the north of the Kings College Hospital site (area 24), to the point it does not meet the London Plan or similar policies. Development of the Kings College Hospital site should not exist in a vacuum- planning policy suggests development in/around areas with 'lack' of open space should have specific provision for building in open and green space as part of planning. The SADPD attempts to override this suggesting maximising clinical space should be permitted, despite the clear existing lack, and negative further impact, on the area around the site. The references to sustainability sensitivities only being on the east and south of the site are therefore inaccurate, as the area to the north and west have significant impact from development on the site. The complete lack of notice given for this consultation and failure to specifically consult areas impacted by the Kings College Hospital site precluded a more meaningful investigation and meant only a quick and roughshod comment was possible</i>

\*

	First name	Penelope
	Last name	Alford
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	<i>Sites 18 and 19</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	No
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A

	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Dee
	Last name	Byrne
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 18 and 19</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national	<i>N/A</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Julian</i>
	Last name	<i>Heather</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 3: 35-37 and Car Park Leigham Court Road SW16</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national	<i>N/A</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<p><i>1) The site is in use as a public car park, owned and operated by Lambeth Council. It is a short-term shoppers car park serving businesses in Streatham Hill, Streatham High Road and Leigam Court Road. It is the only public car park in Streatham. It is vital that the car park is retained to ensure the health and well-being of the town centre. Lambeth Council should not even be considering redeveloping the site. The Council has failed to promote the car park and has kept it closed for many months in 2021 and 2023, affecting usage. 2) The housing development scheme being proposed should not go ahead unless shoppers parking is retained on site, either via retaining shoppers car parking at ground/ basement level below a development scheme, or by only using that part of the site furthest from the car park entrance that adjoins number 39 Leigham Court Road and the synagogue building behind 45 Leigham Court Road. This part of the site is not used as part of the car park. 3) Should development be allowed, as proposed by Lambeth Council, the building fronting the site should not be 5 storeys as proposed as it out of keeping with the adjacent properties, namely the single story retail units, rising to two storeys at the current entrance to the car park, and the pair of three storey Victorian villas at 39 and 43.</i></p>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to	Open-Ended Response	<p><i>As contained in the section above, providing a solution to make any development sound, ie by ensuring the retention of public car park use for shoppers.</i></p>

put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.		
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>Set out above</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>To fully explain my reasoning. A site visit would be particularly useful to help point out to the Inspector, the nature of the site.</i>
Please use this section for any additional comments	Open-Ended Response	<i>I would appreciate accompanying the inspector on a site visit, if this is permissible.</i>

	First name	Claire
	Last name	Felstead
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 18 West Norwood</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national	<i>N/A</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Jonathan</i>
	Last name	<i>Potts</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national	<i>N/A</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Chris
	Last name	Rodger
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	<i>Proposed Site 20: Tesco, 13 Acre Lane SW2</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national	N/A

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Peter</i>
	Last name	<i>Melrose</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>In the report you state the plans must be in "accordance with Local Plan Policy Q2, the scheme should be designed to cause no unacceptable impacts on the amenity of existing neighbours adjacent to the site, including overlooking, loss of daylight, overshadowing and noise pollution. Particular regard should be paid to the relationship with sensitive residential neighbours on Baytree Road, Porden Road, Arlington Lodge and [REDACTED] Acre Lane." However, we believe this should also include [REDACTED] Acre Lane and that a 45m height building will block sunlight for [REDACTED] Acre Lane, so the scale of the design should be reduced, in order to be in accordance of not blocking daylight for neighbours in your policy.</i>
Do you consider the part of the SADPD PSV or	Legally compliant	<i>Yes</i>

associated PCPM that you identified in Q4 is:		
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>In the report you state the plans must be in "accordance with Local Plan Policy Q2, the scheme should be designed to cause no unacceptable impacts on the amenity of existing neighbours adjacent to the site, including overlooking, loss of daylight, overshadowing and noise pollution. Particular regard should be paid to the relationship with sensitive residential neighbours on Baytree Road, Porden Road, Arlington Lodge and [REDACTED] Acre Lane." However, we believe this should also include [REDACTED] Acre Lane and that a 45m height building will block sunlight for [REDACTED] Acre Lane, so the scale of the design should be reduced, in order to be in accordance of not blocking daylight for neighbours in your policy.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or	Open-Ended Response	<i>In the report you state the plans must be in "accordance with Local Plan Policy Q2, the scheme should be designed to cause no unacceptable impacts on the amenity of existing neighbours adjacent to the site, including overlooking, loss of daylight, overshadowing and noise pollution. Particular regard should be paid to the relationship with sensitive residential neighbours on Baytree Road, Porden Road, Arlington Lodge and [REDACTED] Acre Lane." However, we believe this should also include [REDACTED] Acre</i>

associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.		<i>Lane and that a 45m height building will block sunlight for [REDACTED] Acre Lane, so the scale of the design should be reduced, in order to be in accordance of not blocking daylight for neighbours in your policy.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>In the report you state the plans must be in "accordance with Local Plan Policy Q2, the scheme should be designed to cause no unacceptable impacts on the amenity of existing neighbours adjacent to the site, including overlooking, loss of daylight, overshadowing and noise pollution. Particular regard should be paid to the relationship with sensitive residential neighbours on Baytree Road, Porden Road, Arlington Lodge and [REDACTED] Acre Lane." However, we believe this should also include [REDACTED] Acre Lane and that a 45m height building will block sunlight for [REDACTED] Acre Lane, so the scale of the design should be reduced, in order to be in accordance of not blocking daylight for neighbours in your policy.</i>

	First name	<i>Jane</i>
	Last name	<i>Pickard</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 18</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national	<i>N/A</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Anthony
	Last name	Cowan
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	No
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national	<i>Consistent with national policy</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>The proposed tall tower would have an adverse impact on existing homes' daylight and sunlight, and on the generally low-rise local setting with its conservation area and listed buildings. I'm also concerned about potential access problems.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>I would welcome development of the site to produce more housing, particularly affordable and social accommodation, but the tower block must be eliminated. The overall design must be in keeping with the immediate low-rise area: the new Knight's Walk estate and the Water Tower Development in Dugard Way are good examples of how to fit an appropriately-sized and well-designed development into a small area.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Jessye
	Last name	Sutton
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>Section</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national	<i>Consistent with national policy</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Email sent</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Email sent</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>Email sent</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>N/A</i>

	First name	Henry
	Last name	Cooke
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	<i>SITE 20</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national	N/A

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>I am writing in support of the development proposal at the Tesco. I am a resident of [REDACTED] who is deeply concerned with the level of homelessness in Lambeth and across the city. The overwhelming economic evidence shows that increasing housing and increasing housing choice lowers rents, and that the main thing stopping this happening is restrictive planning processes. This area is well-suited to new development being about five minutes walk from a Victoria Line station. It will help people get out of cars and afford to buy homes or rent one. And it will make the area more vibrant with more people meaning more economic opportunity to open shops etc.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the	Open-Ended Response	N/A

examination, please outline why you consider this to be necessary:		
Please use this section for any additional comments	Open-Ended Response	<i>I am wholeheartedly in support of more housing in Lambeth.</i>

	First name	HENRY
	Last name	COOKE
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A

	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Harminder</i>
	Last name	<i>Brainch</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that	Positively prepared	<i>N/A</i>

apply)		
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Cannot see any correlation and evidence that issues that have been raised regarding density, impacts on neighbouring residents living conditions and amenities, and impact on heritage assets and conservation areas have been adequately addressed. The fact that the density of 115-125 units has been described is suggesting that the density will need to be far higher to make the plan viable and therefore further extrapolating the harms.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Please see letter of 3 May 2024 by Stop the Blocks Community Action Group</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>Please see letter of 3 May 2024 from Stop the Blocks Community Action Group</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the	Open-Ended Response	<i>Please see matters from Stop the Blocks Community Action Group</i>

examination, please outline why you consider this to be necessary:		<i>raised in letter of 3 May 2024 regarding lack of examination of alternative designs and the plan failing three out of four of the tests of soundness.</i>
Please use this section for any additional comments	Open-Ended Response	<i>Please see letter of 3 May 2024 from Stop the Blocks Community Action Group. Emailed separately.</i>

	First name	T
	Last name	N/A
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	No
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	N/A

	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>There was no public exhibition to consult with the community</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>These is a duty to consult properly with the community who will be affected. This has not been done.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>The plan proposes a radical redesign without proper community involvement.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Andrew
	Last name	Gilbert
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 18</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that	Positively prepared	<i>Positively prepared</i>

apply)		
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Because this massive change to West Norwood town centre has not been communicated effectively with the local population: today is the first time I have seen the proposal, and I have 24 hours to respond</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Much more effective communication is necessary, including physical mockups in the library, with meetings with local councillors to understand concerns and respond to questions. What kind of flats will there be, how will local independent businesses be protected, how long will the project take, what mitigation to local residents and workers: so much has been ignored</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>Because I know so little about this proposal</i>

Please use this section for any additional comments	Open-Ended Response	N/A
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	First name	Kate
	Last name	Horton
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A

	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Anthony
	Last name	Casagrande
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	No
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A

	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Chloe
	Last name	Durrant
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>

	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Richard</i>
	Last name	<i>Marsh</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>

	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Georga
	Last name	Longhurst
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>N/A</i>

	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>The scale of this development is totally unreasonable to be built on this small highstreet that serve the community. It is imposing, ugly, unsustainable and inappropriate for this location. Current residents and businesses will suffer. Surely there are more appropriate locations for such a large scale development rather than in the middle of a busy high street.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>The scale of this development is totally unreasonable to be built on this small highstreet that serve the community. It is imposing, ugly, unsustainable and inappropriate for this location. Current residents and businesses will suffer. Surely there are more appropriate locations for such a large scale development rather than in the middle of a busy high street.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>The scale of this development is totally unreasonable to be built on this small highstreet that serve the community. It is imposing,</i>

		<p><i>ugly, unsustainable and inappropriate for this location. Current residents and businesses will suffer. Surely there are more appropriate locations for such a large scale development rather than in the middle of a busy high street.</i></p>
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	First name	<i>John</i>
	Last name	<i>MAson</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Section 18</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national	<i>N/A</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Lambeth have not adequately delivered on public consultation, especially as this is a plan that will change forever the heart of our community. There was not even a public exhibition.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>The council has failed to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our neighbourhood. This policy offers our local businesses no protection what so ever. The development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights and avoiding a canyon effect</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Timothy</i>
	Last name	<i>Fairhurst</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 18</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national	<i>N/A</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>1. Lack of sufficient public consultation, particularly in the light of current local elections affecting rights of attendance of interested councillors. There is recognised expertise and collaborative, cooperative capability among the West Norwood and Tulse Hill community which remains ready and able to provide constructive input to the SADPD to help reach an effective solution that will have widespread support. For the current proposal there has not even been a public exhibition, let alone an effective consultation process. At the very least, consultation period should be extended. 2. Failure to take adequate steps to protect local businesses. 3. The nature and scale of development in the heart of a community; visual and physical impact on neighbouring buildings; consequent loss of heritage buildings, and impact on the West Norwood Conservation Area, including setting of St Luke's and the Cemetery</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>1. Extend consultation period to ensure community involvement and, so far as possible, community consent - or at least community belief that due process has been followed. There are widespread misgivings on this score, so far as I understand. These can easily be addressed through a more collaborative approach. 2. Provide a public exhibition in at least one location, together with information to help those interested to comment, including basis on which objections may be made. 3. Explain which the mass and height of the buildings are necessary. 4. Explain Lambeth's interest in number of tax-paying units the development will generate and whether this has a material impact on plans. 5. From a personal perspective, the designs appear unimaginative and clunky, likely to create poor quality public space between them, create wind tunnels, and generally fail to respond sympathetically to the immediate surroundings and wider setting. For avoidance of doubt, I think contemporary</i>

		<i>design is welcome. This is a great opportunity to showcase how 21st century techniques and materials can deliver necessary housing and amenities in an environmentally progressive and aesthetically appealing way.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>I'm afraid I don't understand the question - this form appears to be writing for initiates not the lay-person: which underscores previous point that consultation has been inadequate.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>Saying one wishes to attend something is not the same as suggesting it is necessary: this question is badly framed. I would be interested to attend because I am persuaded that there has been inadequate consultation, and I am uneasy with the council's approach to this and other local planning matters. I would like to see and hear the decision making process in action so I can form my own view. This is not necessary. But community belief in the competence of local government is.</i>
Please use this section for any additional comments	Open-Ended Response	<i>I only knew about this issues thanks to the efforts of local voluntary bodies. That makes me very uneasy as to the Council's approach to my local community.</i>

	First name	Josephine
	Last name	Wallman
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>The plans do not give sufficient weight to what will happen to existing businesses. They do not give sufficient opportunity for local people to become involved, eg no open sessions to view plans no local leafletting re current consultation enabling community involvement. The proposed height of the developments is completely out of keeping with existing buildings and the nature of the high street.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>A further round of consultation should be undertaken with widespread leafletting and an open presentation of the plans etc which people can view with a more generous timescale for people to comment.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>As set out before greater openness and time to comment.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>I appreciate more housing is needed but, this should be achieved with the cooperation of the community not pushed through against their wishes or behind their backs without their being properly consulted.</i>

	First name	John
	Last name	Fitzsimons
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 3, SA3 - 35-37 and Car Park Leigham Court Road SW16</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>

	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Within the draft proposal, insufficient consideration has been given to the impact to all heritage assets in the immediate area, specifically insufficient consideration to the part of the Leigham Court Estate Conservation Area that faces the development to the north across the railway cutting. The town centre is currently situated across the road from the proposed development but the draft proposal seeks to have the buildings "positively respond to the height of existing buildings across the road to reinforce the character of the town centre". i.e. 6 storeys This would bring buildings twice the height of existing buildings in much closer proximity to this part of the Leigham Court Estate conservation area, would impose &amp; loom over &amp; affect the setting. Put another way, it would bring the town centre to the opposite side of the road &amp; very close to the Leigham Court Estate conservation area. This would result in significant harm to the part of the Leigham Court Estate Conservation Area that &amp; this has not been taken into consideration within the current draft proposal.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>For the above reasons it is recommended the draft is amended as: Pg21 Care is required to preserve or enhance the setting of the Leigham Court Road (N) &amp; Leigham Court Estate Conservation Areas, in particular the backdrops of nos. [REDACTED] Leigham Court Road. No building behind the street frontage block should loom up from behind these buildings when viewed from 1. the opposite side of the street within the Leigham Court Estate Conservation Area 2. the rear of existing properties facing the site within the Leigham Court Estate Conservation Area Pg21. Remove the wording redevelopment should respond to the height of existing buildings across the road to reinforce the character of the town centre That is to say, in</i>

		<i>effect... - limits of 3 storeys are imposed on the proposed site's side of the road (in keeping with current adjacent &amp; Leigham Court Estate conservation area norms) - the proposal of moving the town centre across to the side of the proposed development (&amp; any associated comments e.g. positively respond etc) is erased from the draft</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>Existing correspondence with the proposer has additional information e.g. photographs supporting the special setting. I would like to attend if possible to ensure this information is available &amp; appropriately represented.</i>
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Kerry
	Last name	Hillier
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Jane
	Last name	Pickard
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	N/A

<p>Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>Open-Ended Response</p>	<p><i>I refer to Site 18, proposals for the West Norwood town centre. I consider the proposals will not be effective in meeting the main housing needs of local people or in generating businesses that draw more people into the town centre, both aims that the council appears to embrace. Although I can see some merit in widening the pavement on the west of Norwood Road by demolishing the existing shops and setting the new shop fronts further from the road, I fear that in practice this will drive the current thriving shops and cafes out by disrupting their business during rebuilding and causing rents to rise. The result is likely to be the loss of the small independent businesses which are highly valued by local people and their replacement by wealthier retail and catering chains. There is no provision in the SADPD for helping these independent businesses, often with black and ethnic minority proprietors, to stay or return to the town centre during or after construction work. If the north-south pedestrian and cycling route is established between the site and the York Hill estate, this could provide a quieter and more pleasant route for some pedestrians. Otherwise, people can already walk on the wider pavement on the east side of the town centre. There is no evidence that people would want the pavement in Site 18 to be widened if they thought through the consequences. And there seems to be no evidence that it would significantly improve the attraction or commercial success of the shopping centre. Likewise, there is no evidence put forward for the viability of a nine or 10 storey block of flats made up of around 50% of affordable housing. It seems to have been put in the plans because the planning department was looking for new sites for tall buildings, which is one of the drivers of the SADPD. Local people desperately need social housing at council-level rents (as opposed to "affordable" housing under the current Government's interpretation of affordable). If this had been shown to be viable and the only way</i></p>
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		<p><i>of providing social housing, people might be more sympathetic. But most people I have spoken to agree with me that the block being proposed is too tall in the context of a district where most buildings are three storeys or under and which is suburban in character rather than inner-city. And the prospect of it only becoming viable if the council were to drop much of the social and other affordable housing units envisaged makes me feel it is not meeting local housing needs as argued in the SADPD. It should be pointed out here that the SADPD is wrong in stating that York Hill estate is five storeys. Most of the blocks are three storeys with some four storeys. Finally, I feel the document has failed to comply with the duty to co-operate because it relies on a masterplan for the area, the West Norwood and Tulse Hill Manual for Delivery, consulted on and drawn up eight years ago. Some of the concerns people had at the time, such as a poor evening economy in the area, have probably lessened with time and some issues, such as the shortage of social housing, would probably now loom larger. In addition, some of the proposals in the plan, such as pedestrian routes through to the York Hill estate were not fully discussed and there was no mention of a nine or 10 storey building. I and others I've spoken to feel that there needs to be much more consultation and cooperation with local residents and businesses before the latest proposals in the SADPD are finalised. Consequently, I would argue for Site 18 to be removed from the SADPD for further discussion.</i></p>
<p>Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or</p>	Open-Ended Response	<p><i>To make the SADPD sound on Site 18, it needs wider and deeper up-to-date consultation. The council needs to put forward more evidence for its assertions that the proposals for rebuilding nearly half of the commercial centre of West Norwood will improve the retail offer and help to further regenerate the area and that its proposals for a tall block of flats are likely to lead to a viable solution to the shortage of social housing in the area. I am proposing that Site 18 is removed for</i></p>

associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.		<i>further discussion.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>It would give me a chance to go into more detail on the problems with the proposals for Site 18 and pick up points made in response to the criticisms. I have lived in the area for [REDACTED] and been a local councillor for Knight's Hill from 2010 to 2022.</i>
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	David
	Last name	Richards
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	Policies Map
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	No
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Celine
	Last name	Filippi
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Philip</i>
	Last name	<i>Gill</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Poor public and political consultation due to timing and purdah did to upcoming elections. This is against national guidance.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>1. Lack of any public consultation Why, when Lambeth have previously praised the: 'strength and willingness to engage of the West Norwood and Tulse Hill community that has been instrumental in delivering numerous successes for the area in recent years', have Lambeth not adequately delivered on public consultation, especially as this is a plan that will change forever</i>

		<p>the heart of our community. There was not even a public exhibition. 2. Failure to protect local businesses The council has failed to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our 15min neighbourhood. They stood by the community during Covid, and our high street thrives because of its unique make-up. We have all witnessed what happens to small businesses when redevelopment occurs: Existing businesses have to close - where do they go, how do they survive? Redevelopment takes years with all that entails The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains. This policy offers our local businesses no protection what so ever. 3. Scale of development and loss of heritage buildings The current policy for Site 18 states: 'development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect'. (Taken from the current Local Plan which sets out the vision, strategic objectives and policies for development in Lambeth for the period 2020 to 2035 - find it here) This new policy is a step backward. Whilst Lambeth continue to say that the SADPD proposals are for guidance only, they nevertheless are designed for the precise purpose of signposting to prospective developers what Lambeth has in mind for a particular location. In our case on Site 18, that means: Totally out of scale buildings and a radical redesign of the heart of our town - without any community involvement Overshadowing and domination of the neighbouring properties, especially the eastern side of Norwood Road: 'The Broadway' from Lancaster Avenue to Chatsworth Way Damage to the setting of St Luke's Grade II* listed church, the West Norwood Conservation Area and West Norwood Cemetery - all important heritage assets.</p>
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	First name	Philip
	Last name	Gill
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A

	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Tim</i>
	Last name	<i>Allen</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Victoria</i>
	Last name	<i>Freestone</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>

<p>Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>Open-Ended Response</p>	<p><i>1. Lack of any public consultation Why, when Lambeth have previously praised the: ‘strength and willingness to engage of the West Norwood and Tulse Hill community that has been instrumental in delivering numerous successes for the area in recent years’, have Lambeth not adequately delivered on public consultation, especially as this is a plan that will change forever the heart of our community. There was not even a public exhibition. 2. Failure to protect local businesses The council has failed to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our 15min neighbourhood. They stood by the community during Covid, and our high street thrives because of its unique make-up. We have all witnessed what happens to small businesses when redevelopment occurs: Existing businesses have to close - where do they go, how do they survive? Redevelopment takes years with all that entails The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains. This policy offers our local businesses no protection what so ever. 3. Scale of development and loss of heritage buildings The current policy for Site 18 states: ‘development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect’. (Taken from the current Local Plan which sets out the vision, strategic objectives and policies for development in Lambeth for the period 2020 to 2035 - find it here) This new policy is a step backward. Whilst Lambeth continue to say that the SADPD proposals are for guidance only, they nevertheless are designed for the precise purpose of signposting to prospective developers what Lambeth has in mind for a particular location. In our case on Site 18, that means: Totally out of scale buildings and a radical redesign of the heart of our town - without any community involvement Overshadowing and domination of the</i></p>
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		<i>neighbouring properties, especially the eastern side of Norwood Road: 'The Broadway' from Lancaster Avenue to Chatsworth Way Damage to the setting of St Luke's Grade II* listed church, the West Norwood Conservation Area and West Norwood Cemetery - all important heritage assets.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>For all the above reasons, we still call for Site 18 to be removed from the SADPD policy document. We remain pro-development, especially recognising the desperate need for genuinely affordable housing, but as we said as far back as December 2022, we want: Consultation and engagement with the wider community by Lambeth Council; working in partnership to develop a holistic vision for the whole of West Norwood and Tulse Hill, including Sites 18 &amp; 19.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>N/A</i>

	First name	<i>Peter</i>
	Last name	<i>Moorhouse</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>(Site 3) SA3 - 35-37 and Car Park Leigham Court Road SW16</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>

<p>Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>Open-Ended Response</p>	<p><i>Within the draft proposal, insufficient consideration has been given to the impact to all heritage assets in the immediate area, specifically insufficient consideration to the part of the Leigham Court Estate Conservation Area that faces the development to the north across the railway cutting. The town centre is currently situated across the road from the proposed development but the draft proposal seeks to have the buildings "positively respond to the height of existing buildings across the road to reinforce the character of the town centre". i.e. 6 storeys This would bring buildings twice the height of existing buildings in much closer proximity to this part of the Leigham Court Estate conservation area, would impose &amp; loom over &amp; affect the setting. Put another way, it would bring the town centre to the opposite side of the road &amp; very close to the Leigham Court Estate conservation area. This would result in significant harm to the part of the Leigham Court Estate Conservation Area that &amp; this has not been taken into consideration within the current draft proposal.</i></p>
<p>Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.</p>	<p>Open-Ended Response</p>	<p><i>For the above reasons it is recommended the draft is amended as Pg21 Care is required to preserve or enhance the setting of the Leigham Court Road (N) &amp; Leigham Court Estate Conservation Areas, in particular the backdrops of nos. 39 &amp; 43 Leigham Court Road. No building behind the street frontage block should loom up from behind these buildings when viewed from 1. the opposite side of the street within the Leigham Court Estate Conservation Area 2. the rear of existing properties facing the site within the Leigham Court Estate Conservation Area Pg21. Remove the wording redevelopment should respond to the height of existing buildings across the road to reinforce the character of the town centre That is to say, in effect... - limits of 3 storeys are imposed on the proposed site's side of the road (in keeping with current adjacent &amp; Leigham Court Estate conservation area norms) -</i></p>

		<i>the proposal of moving the town centre across to the side of the proposed development (&amp; any associated comments e.g. positively respond etc) is erased from the draft</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>Existing correspondence with the proposer has additional information e.g. photographs supporting the special setting. I would like to attend if possible to ensure this information is available &amp; appropriately represented.</i>
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Nicola
	Last name	Cox
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Wholly counter to Lambeth's stated aims for Norwood Road and a complete lack of meaningful engagement with the residents in the area</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>The number and variety of small independent shops should be preserved and the number of storeys reduced to 2 so as to preserved light and character to Norwood road</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>To ensure that residents' views are considered</i>
Please use this section for any additional comments	Open-Ended Response	<i>N/A</i>

	First name	N/A
	Last name	N/A
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Dan</i>
	Last name	<i>Mischianu</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Creates additional traffic without tackling the root cause, which is the height of the Tulse Hill bridge.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Raymond</i>
	Last name	<i>Trevitt</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>

<p>Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>Open-Ended Response</p>	<p><i>1. Lack of any public consultation Why, when Lambeth have previously praised the: ‘strength and willingness to engage of the West Norwood and Tulse Hill community that has been instrumental in delivering numerous successes for the area in recent years’, have Lambeth not adequately delivered on public consultation, especially as this is a plan that will change forever the heart of our community. There was not even a public exhibition. 2. Failure to protect local businesses The council has failed to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our 15min neighbourhood. They stood by the community during Covid, and our high street thrives because of its unique make-up. We have all witnessed what happens to small businesses when redevelopment occurs: Existing businesses have to close - where do they go, how do they survive? Redevelopment takes years with all that entails The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains. This policy offers our local businesses no protection what so ever. 3. Scale of development and loss of heritage buildings The current policy for Site 18 states: ‘development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect’. (Taken from the current Local Plan which sets out the vision, strategic objectives and policies for development in Lambeth for the period 2020 to 2035 - find it here) This new policy is a step backward. Whilst Lambeth continue to say that the SADPD proposals are for guidance only, they nevertheless are designed for the precise purpose of signposting to prospective developers what Lambeth has in mind for a particular location. In our case on Site 18, that means: Totally out of scale buildings and a radical redesign of the heart of our town - without any community involvement Overshadowing and domination of the</i></p>
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		<i>neighbouring properties, especially the eastern side of Norwood Road: 'The Broadway' from Lancaster Avenue to Chatsworth Way Damage to the setting of St Luke's Grade II* listed church, the West Norwood Conservation Area and West Norwood Cemetery - all important heritage assets.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>as above</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>my views are represented by the Norwood Forum</i>

	First name	<i>Sarah</i>
	Last name	<i>Boada-Momtahan</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>You have not consulted the community.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>P</i>
	Last name	<i>Moirhouse</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>SA3</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Michael
	Last name	Bright
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 20 - Tesco Site Scale, massing, height and density and Sustainability: Lambeth Local Plan Policy H1; Policy Q5 Design Evidence Document Sept.2023 Reg.18 Evidence Paper para. 5.3; Reg.19 para. 5.5 SustA Environmental Aim 6.4 Neighbourhood amenity PSV Site Allocation Policy: Neighbour Relationships Lambeth Local Plan Policy Q2 SustA Social Aims 7.1 and 7.2 Evidence Paper 19: Views 12, 13 and para. 2.23 Planning consent for existing Tesco development 02.09.1985 (DC/1057/85/GM/17646) Conditions 2(b) and 3 Building line PSV Site Allocation Policy: Design, views and townscape Evidence Paper 19: Key Principles Archival photos of Acre Lane Parking PSV designation of PTAL 6a Heritage Assets PSV Site Allocation Policy: Heritage Assets SustA Environmental Aim 8.6 Evidence Paper (19) Views 4 and 7 Dismissal of appeal</i>

		18.09.2003: APP/N5560/A/1141658 Safe Design SustA: Environmental Aim 12.7 Lambeth Local Plan Policy T7 para. 8.38 Social Infrastructure Lambeth Local Plan Policy S2 Section D Family and Child-friendly Development SustA Environmental Aim 8.9
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	No
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	Justified
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally	Open-Ended Response	N/A

compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.		
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>I wish to participate in the oral examination since I am representing residents in neighbouring streets many of whom have lived closely adjacent to the Tesco supermarket on Site 20 for many years and who will be the most profoundly affected by the proposed intensification of the use of the site in future. It is important that the impact of the redevelopment which is likely to follow the adoption of the PSV in whatever form it finally takes, is fully explained and represented. At the hearing other changes to the parameters for development are likely to be advocated by other parties who have responded to the consultation, potentially with significant implications for those I am representing and we need to be aware of these and able to respond.</i>
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Karin
	Last name	Christiansen
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Paul
	Last name	Garside
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Jane
	Last name	Pickard
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Janis
	Last name	Morton
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 20 - Tesco Site</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

<p>Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>Open-Ended Response</p>	<p><i>I support the proposal to use the site for housing as the car park is underused and the side profile of Tesco onto Acre Lane is unattractive. However the local need is for family, preferably social, housing with both private and public green space. To fit with the existing housing that adjoins or faces towards the site any development should be low to medium rise, no more than between 9 - 15m, that is, a modern version of what is there already. The proposed development involves medium to high rise blocks which will loom over Porden and Baytree roads and Arlington Lodge. Experience shows that this type of private sector development will not meet Lambeth's housing needs but will turn into, at best buy to let, at worst Air B&amp;B or buy to leave empty. It is also difficult to maintain, often resulting in unaffordable service charges for residents. While taking into account distant views, no account at all has been taken of the aspect from the back gardens of Baytree and Porden Roads, the Arlington Lodge blocks which overlook the site or the parts of Acre Lane facing the site. There is a proposal to lower the boundary wall of Arlington Lodge and the garden walls of Porden and Baytree Roads which was a requirement of the original planning permission for the site and which is still required for the privacy and safety of residents. No good reason is given for this. The proposal retains the existing service access and car park exit onto Baytree Road which has always been dangerous - huge lorries often block the whole road and pavement and it is difficult for pedestrians to see cars coming out of the car park. This will be worse now that there is a new residential block on the corner of Baytree Road and Acre Lane.</i></p>
<p>Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-</p>	<p>Open-Ended Response</p>	<p><i>Any new housing development should complement the existing low-to-medium rise housing in Acre Lane/Brixton Hill. The proposed Development at 47-49 Acre lane is low to medium rise with the higher buildings nearer to Acre lane, the lower ones closer to the backs of the houses in Sudbourne Road. The same</i></p>

compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.		<i>principle should be applied to the Tesco site so that the surrounding housing is not overwhelmed. An example would be low-medium rise blocks fronting Acre lane with low-rise houses to the South and East of the site closer to Arlington lodge, Baytree Road and Porden Road. The existing Tesco car park contains many trees and any development should seek to retain these, or if not possible replace them. Such a development may not produce as many homes on paper as the current proposals but I would argue it would produce more units that meet the needs of Lambeth residents and those on the housing waiting list.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>I consider this to be necessary because the proposed "optimised" approach is totally inappropriate for this locality and takes no account of the impact it would have on existing neighbouring residents. Also it appears that little or no notice has been taken of the previous written representations on these points, so I want the opportunity to ensure they are not overlooked this time.</i>
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Sarah
	Last name	Bailey
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Leon
	Last name	Maurice-Jones
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	Section
	Policies Map	Policies Map
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Flora
	Last name	Scott-Barrett
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Tesco acre lane development</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

<p>Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>Open-Ended Response</p>	<p><i>Lambeth Council must show it is listening to the local community and present a new draft of the SADPD policy that: Delivers much needed affordable housing, without unnecessary and inappropriate tower blocks. Offers genuinely affordable housing without constructing a massive new development that will overshadow nearby low-rise family homes. We advocate for low-rise family-sized housing on this site, in harmony with the surrounding area. Addresses the issue of families leaving Lambeth, which has caused an education crisis, with local primary schools facing closure or merger. While we acknowledge the Lambeth Plan's overall goal of providing a mix of housing, we believe this site should prioritise family-sized homes due to its proximity to other family residences and nearby primary schools. Includes green space for new residents. We want Brixton homes to be desirable and sustainable. The current plans lack green areas and prioritise maximising the number of units, which does not benefit existing or future residents. Only a profit-seeking developer ultimately wins in the scenario that is currently proposed. Limits the maximum height of the development to no more than 12m (which is still taller than surrounding houses). We want new housing on the Tesco site, but we want Lambeth Council to work with us on a sensible and proportionate development.</i></p>
<p>Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to</p>	<p>Open-Ended Response</p>	<p><i>Our Key Concerns with the Brixton Tesco development proposal are: The plans want to put too many homes (210) in one place, and we're deeply concerned that the land owners/developers might actually want to build more than twice that number! Originally, the council suggested fewer homes, between 120-170. We're deeply concerned that now, based on the proposed calculations, it can almost double that number. Even though the plans say the tallest buildings will be 32m high, there's nothing stopping them from being as high as 45m (which is considered very tall). But even 32m is too tall. It would tower</i></p>

put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.		<p>above compared to the nearby streets with only 2-3 storey houses. The concerns we raised about how the plans would affect our neighbours, like being overlooked or losing light, have been completely ignored, even though Lambeth has rules about this in their plan. The plans want to change a rule made in 1985, that protects the privacy of people living near the site, to change the current boundary wall height. Parking and pollution is already a big problem around Brixton, one of the highest in London, so it's very important that the new homes don't get parking permits, except for a limited number of people who need them because of a disability. The size of the new buildings would harm the areas nearby that are supposed to be kept special because of their history or beauty. The delivery route for deliveries to the supermarket safely isn't being fixed in the current plans and is currently unsafe. We're missing a chance to build more homes for families, which Lambeth really needs right now, especially since families are leaving and schools are closing. The site will have too many buildings on it, and there won't be enough space for parks or other open areas, even though Lambeth wants to make more green spaces. In Lambeth, Brixton ranks second lowest for tree canopy cover, trailing only Waterloo, often described as a 'concrete jungle'. This deficiency exacerbates pollution issues, leading to heightened health concerns. Moreover, the scarcity of trees and green spaces leaves ample space for the proliferation of housing units, compounding the problem further.</p>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	Yes I do wish to participate at the oral examination

<p>If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:</p>	<p>Open-Ended Response</p>	<p>██████ backs directly on to the tallest part of the proposed development, meaning that I am one of the local residents most effected and most likely to have counter claims on the 'right to light'. The developers (Notting hill Genesis) who bought the 47-49 acre lane site tried to persuade/ intimidate residents on ████████ in ████████, including me, to give up party wall rights to allow them to place hoarding inside my garden, and I don't therefore have faith that the council is adequately advocating for local residents against developers who are known ( as in the case of ████████ house) for cutting corners on local residents rights and finding ways to evade the social housing quotient of a new development.</p>
<p>Please use this section for any additional comments</p>	<p>Open-Ended Response</p>	<p>N/A</p>

	First name	<i>Dreenagh</i>
	Last name	<i>Lyle</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Caroline
	Last name	Starkey
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Proposed site 3: 35-37 Car park in Leigham Court Road, SW16</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>Proposed Site 3: 35-37: car park Leigham Court Road, SW16 I support development of the site, but only with buildings that are in keeping with surrounding in height and bulk to the surrounding area. I *do not* support huge, dense, multi-story tower. I don't know what you mean when you say the car park development would create an 'attractive gateway to town centre from the south' (...planners speak), especially as Streatham town centre is actually south of Leigham Court Road - so perhaps you meant north of the town centre</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>Proposed Site 3: 35-37: car park Leigham Court Road, SW16 I</i>

		<p><i>support development of the site, but only with buildings that are in keeping with surrounding in height and bulk to the surrounding area. I *do not* support huge, dense, multi-story tower. I don't know what you mean when you say the car park development would create an 'attractive gateway to town centre from the south' (...planners speak), especially as Streatham town centre is actually south of Leigham Court Road - so perhaps you meant north of the town centre</i></p>
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	First name	Caroline
	Last name	Starkey
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Victoria
	Last name	Sherwin
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Visakha</i>
	Last name	<i>Chandrasekera</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Jewson and Wooden Spoon</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>Height and bulk of indicative development abutting a conservation area and some really significant heritage buildings (Renfrew Road Conservation Area, Grade II Old Fire Station and Old Court House (Jamyang Buddhist Centre)) which will be overwhelmed by this level of development in a low density neighbourhood. This is out of character and will impact sun and</i>

		<p><i>daylight levels to unacceptable levels. Humans need decent housing and decent housing has good levels of daylight as would be expected on new build. It is also hard see how the volume of traffic that a development of this density would generate can be accommodated, even if it were car free there will be ubers and deliveries to accommodate. There will be an impact on pollution levels caused by the additional traffic and it is hard to see how this could be kept acceptable given the existing high levels. It's just too big and bulky!</i></p>
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	First name	<i>James</i>
	Last name	<i>Osborn</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 20 - Tesco</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>The proposal for site 20 is not sound as it is not in keeping with the character of the local area, or in line with other recent developments on Acre lane. It's significantly grown in scope from the initial optimum scope of approx 120 dwellings as proposed by the council. The potential height and mass of the development is not just out of keeping, but it's also oppressive and overbearing for the local residential environment.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>The Tesco site is a strong candidate for considerate development. It should be updated in keeping with the local area. Any new buildings should be well spaced back from existing residential dwellings, with those closest to the nearby streets of a similar height and mass. Closer to acre lane would be appropriate for higher building, up to 5-6 stories as in similar developments nearby. The supermarket should be maintained, and access resolved. To continue to encourage the move to net zero, no parking permits should be allowed for new building on the site. The majority of homes created should be affordable, and there should be a range suitable for all types and style of family.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>I believe it's important to provide additional housing in Lambeth. It should be done in a way that respects the nature of the neighbourhood being developed and used as an opportunity to enhance the character of the borough.</i>

	First name	Katy
	Last name	Ingleby
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 20: Tesco, 13 Acre Lane, SW2</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>

	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Blandine</i>
	Last name	<i>Scalbert</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>

	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Zoe</i>
	Last name	<i>Peet</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Gavin</i>
	Last name	<i>Goodhart</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Maybe detriment to area not in keeping with original Lambeth plans</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Chiarina</i>
	Last name	<i>Clarke</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	N/A
	Last name	N/A
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Tim</i>
	Last name	<i>Whitaker</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Arianna</i>
	Last name	<i>Schiavato</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Amr
	Last name	El Sherif
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>The survey is not easy to understand or follow</i>

	First name	Thomas
	Last name	Dimsdale
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	Site Allocation
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	Proposed Site 21: 51–57 Effra Road SW2
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	Justified
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>The plan for the site shows most of the site to have buildings of “maximum building height 14m”. This is already very high. In fact even dwarfs the already large Eurolink Business Centre. None of this is to mention the 29m tower that is proposed, think it is laughable (and disingenuous) to suggest that a 29m tower is in any way a return to the “historic building” line.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Keep it in proportion and sensitive to the surrounding area. Masey Mews to the immediate south of the site managed to do it.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>I support the development of the site but the height of the buildings must be reduced to something sensible.</i>

	First name	Jessica
	Last name	Beck
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>No mention of consideration for existing residents at Masey Mews</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national	<i>Consistent with national policy</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>There is no mention whatsoever for consideration of the residents of [REDACTED], which the development would directly overlook.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>We want it in writing that any development will not block into our garden or overlook our property, and that is not included here.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>No! And this form is so confusing it is designed to deter complaints. Lambeth Council, this is appalling behaviour from you.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>This form is terribly unclear. Shame on you Lambeth council.</i>

	First name	Jan
	Last name	Brasching
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	Site Allocation
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	Building design views and townscape
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Andrew</i>
	Last name	<i>Makower</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>Section</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Section 7</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Unsound because unjustified, and unjustified because inappropriate. The proposals for sites 22 &amp; 23 would allow more intense, ugly &amp; unaffordable high-rise to tower menacingly over Coldharbour Lane and Herne Hill Rd, to dominate the little residential streets south of Loughborough Junction, and to degrade the views from Ruskin Park. Higgs Yard is already doing such damage; the draft SADPD would allow much more. HY is at least run by a social landlord and includes affordable housing; further developments won't necessarily offer similar benefits. I'm not sure about site 24 at KCH and I would put up with a lot to support the hospital but again my concern is impact on Ruskin Park.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Significantly reduce permitted heights, especially close to the street; and increase requirements for social and truly affordable housing. The more you do this, the less risk of inappropriate development degrading the Loughborough Junction neighbourhood and the amenity of Ruskin Park without offsetting benefits.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be	Open-Ended Response	N/A

necessary:		
Please use this section for any additional comments	Open-Ended Response	<i>It would be wise to allow time for the full impact of Higgs Yard to become clear, before permitting more tall buildings nearby.</i>

	First name	<i>Diane</i>
	Last name	<i>Eagles</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

<p>Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>Open-Ended Response</p>	<p><i>The lack of any public consultation is appalling. We have been phoned, visited, leafleted during the election run up, but no public consultation on the development and it's impact has taken place. Lambeth council have just not kept us informed about potential damaging changes to the character and heart of our beloved West Norwood. 2. What about our local businesses? We have some fabulous independent businesses in West Norwood covering a range of business and leisure needs. How is the council going to support and protect them. They make up the character and appeal of the area. I don't want a generic chain retail neighbourhood. It's a dead future. 3. The scale of development has always been a major issue. The council don't seem to hear or appreciate how the look of new development needs to fit in and be sympathetic to the overall feel of a place, it's character and visual look. West Norwood retains it's history and it's 'village' feel. This is important to why families and businesses want to be here. It needs to be supported and encouraged not attacked for the sake of development and additional floors. We can bring in the new without a loss of heritage buildings as the current policy for Site 18 states: 'development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect'. (Taken from the current Local Plan which sets out the vision, strategic objectives and policies for development in Lambeth for the period 2020 to 2035. So why are the heights and building impact concerns not being listened to.</i></p>
<p>Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of</p>	<p>Open-Ended Response</p>	<p><i>A thorough and visible public consultation. We have West Norwood feast every month. A stall at this event perhaps? A weekend at the Picturehouse library? We need transparency and time to give our voice and thoughts.</i></p>

modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.		
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>As a resident and part of the community. I should have a right to be informed and have an opportunity to respond and be heard.</i>
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Catherine</i>
	Last name	<i>Lette</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Daniel</i>
	Last name	<i>Royde</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>Yes</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>I'm a local Brixton resident. I live near to sites 17,20 &amp; 21. I wish to support these plans - all three of those sites would benefit enormously from redevelopment in line with these documents.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>It's great to see development plans like this being put forward to help improve the area. Especially those which add much needed housing.</i>

	First name	Elyse
	Last name	Zaccai
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Paul
	Last name	Brewer
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Sites 18 and 19</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<p><i>1. Negligent Public Consultation Lambeth council has not adequately consulted our communities. It is almost as though the council wants to push this through without discussion. We have an active and diverse community served well by the current retail on Norwood Road. This proposal will change forever the heart of our community. There was not even a public exhibition, and no attempts to liaise with local community organisations.</i></p> <p><i>2. Failure to acknowledge the vital role of existing local businesses The plan fails to protect local businesses. Our varied and thriving retail ecosystem has evolved over many years to meet the needs of our neighbourhood. It is not clear why we are choosing to throw this away.</i></p> <ul style="list-style-type: none"> <li><i>• Existing businesses have to close - where do they go, how do they survive?</i></li> <li><i>• Redevelopment takes years with all that entails, during which time local residents will have to travel further afield, increasing environmental impact.</i></li> <li><i>• The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains. This plan offers our local businesses and their customers no protection.</i></li> </ul> <p><i>3. The gigantic scale of the proposals, the buildings lost and the damage to our built heritage The plan for Site 18 states: 'development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect' and yet the canyon effect is what this brings about. The proposed massing is a radical redesign of the heart of our town and completely out of scale, dominating neighbouring properties and the eastern side of Norwood Road, particularly 'The Broadway' from Lancaster</i></p>

		<i>Avenue to Chatsworth Way. This scale of development impacts on the essentially 19th century setting of the Grade II listed St Luke's church, and other heritage assets within conservation area including and West Norwood Cemetery.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<p><i>1. Negligent Public Consultation Lambeth council has not adequately consulted our communities. It is almost as though the council wants to push this through without discussion. We have an active and diverse community served well by the current retail on Norwood Road. This proposal will change forever the heart of our community. There was not even a public exhibition, and no attempts to liaise with local community organisations.</i></p> <p><i>2. Failure to acknowledge the vital role of existing local businesses The plan fails to protect local businesses. Our varied and thriving retail ecosystem has evolved over many years to meet the needs of our neighbourhood. It is not clear why we are choosing to throw this away.</i></p> <ul style="list-style-type: none"> <li><i>• Existing businesses have to close - where do they go, how do they survive?</i></li> <li><i>• Redevelopment takes years with all that entails, during which time local residents will have to travel further afield, increasing environmental impact.</i></li> <li><i>• The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains. This plan offers our local businesses and their customers no protection.</i></li> </ul> <p><i>3. The gigantic scale of the proposals, the buildings lost and the damage to our built heritage The plan for Site 18 states: 'development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect' and yet the canyon effect is what this brings about. The proposed massing is a radical redesign of the heart of our town and completely out of scale, dominating neighbouring properties and the eastern side of Norwood Road, particularly 'The Broadway' from Lancaster Avenue to Chatsworth Way. This scale of development impacts</i></p>

		<i>on the essentially 19th century setting of the Grade II listed St Luke's church, and other heritage assets within conservation area including and West Norwood Cemetery.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<p><i>1. Negligent Public Consultation Lambeth council has not adequately consulted our communities. It is almost as though the council wants to push this through without discussion. We have an active and diverse community served well by the current retail on Norwood Road. This proposal will change forever the heart of our community. There was not even a public exhibition, and no attempts to liaise with local community organisations.</i></p> <p><i>2. Failure to acknowledge the vital role of existing local businesses The plan fails to protect local businesses. Our varied and thriving retail ecosystem has evolved over many years to meet the needs of our neighbourhood. It is not clear why we are choosing to throw this away.</i></p> <ul style="list-style-type: none"> <li><i>• Existing businesses have to close - where do they go, how do they survive?</i></li> <li><i>• Redevelopment takes years with all that entails, during which time local residents will have to travel further afield, increasing environmental impact.</i></li> <li><i>• The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains. This plan offers our local businesses and their customers no protection.</i></li> </ul> <p><i>3. The gigantic scale of the proposals, the buildings lost and the damage to our built heritage The plan for Site 18 states: 'development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect' and yet the canyon</i></p>

		<p><i>effect is what this brings about. The proposed massing is a radical redesign of the heart of our town and completely out of scale, dominating neighbouring properties and the eastern side of Norwood Road, particularly 'The Broadway' from Lancaster Avenue to Chatsworth Way. This scale of development impacts on the essentially 19th century setting of the Grade II listed St Luke's church, and other heritage assets within conservation area including and West Norwood Cemetery.</i></p>
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	First name	Paul
	Last name	Garside
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	N/A
	Last name	N/A
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	No
	Sound	No
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Azim
	Last name	Lalji
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>You are using jargon. I have no idea what the proposal is so cannot make a judgement. I am against closing off roads an except for special times around schools. I am against 20mph roads.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>You are using jargon. I have no idea what the proposal is so cannot make a judgement. I am against closing off roads an except for special times around schools. I am against 20mph roads.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>You are using jargon. I have no idea what the proposal is so cannot make a judgement. I am against closing off roads an except for special times around schools. I am against 20mph roads.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>You are using jargon. I have no idea what the proposal is so cannot make a judgement. I am against closing off roads an except for special times around schools. I am against 20mph roads.</i>
Please use this section for any additional comments	Open-Ended Response	<i>You are using jargon. I have no idea what the proposal is so cannot make a judgement. I am against closing off roads an except for special times around schools. I am against 20mph roads.</i>

	First name	Matthew
	Last name	Pencharz
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	Site Allocation
	Section	Section
	Policies Map	Policies Map
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A

	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Kelly</i>
	Last name	<i>Eggleton</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Section 5: Site 18</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>The proposed 12 storey tower is hugely incongruent with the character of the area. Buildings in the town are generally no higher than 3 storeys. This will have a negative impact on the Norwood Conservation area. In addition, the local infrastructure cannot support a development this large.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>The proposed building should be significantly reduced in size - limited to a maximum of 5 storeys to protect the character of the town.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>The proposed building should be significantly reduced in size - limited to a maximum of 5 storeys to protect the character of the town.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Paul
	Last name	Garside
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Edythe Adele</i>
	Last name	<i>Vaughan Benucci</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Destroying historically relevant properties instead of restoring them and displacing inhabitants and businesses is certainly unsound</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>restore the frontage on Norwood road and develop behind</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>N/A</i>

	First name	<i>Susan</i>
	Last name	<i>Wright</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>Yes</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Richard
	Last name	Woollard
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Martin</i>
	Last name	<i>Darby</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Proposed Site 20: Tesco, 13 Acre Lane SW2</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>Yes</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>The document, particularly the second on Proposed Site 20: Tesco, 13 Acre Lane SW2, is clearly well thought out, detailed and has considered all relevant local factors. The site is ideal for the medium rise development which is being proposed. The site is very close to local amenities and will have good transport links. The majority of residents will not need a car and most patrons for the Tesco do not drive there, they will typically walk or get the bus.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>I strongly support the proposed development and inclusion of Proposed Site 20: Tesco, 13 Acre Lane SW2.</i>

	First name	James
	Last name	Seabridge
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	Site Allocation
	Section	Section
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A

	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Robert</i>
	Last name	<i>Wright</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>Yes</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>

	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	William
	Last name	Tomsett
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	<i>Proposed Site 20: Tesco, 13 Acre Lane SW2</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>The proposal on site 20 is sound. There is a lot of NIMBY opposition to development on this site, but the SADPD PSV is correct that the poor appearance of the site and its lack of reference to other conservation areas could be meaningfully improved, along with widening the footway.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>Some local residents are up in arms about the replacement of a fundamentally ugly industrial building with a more sympathetic building (similar to that constructed at 41 Acre Lane). The current site is an eyesore and development should be welcomed provided it increases the national housing stock (the</i>

		<p><i>only surefire way to alleviate the housing crisis in this country).</i></p> <p><i>As a homeowner in the area, I strongly support the redevelopment of the site and urge the council not to fall to NIMBY opposition on the redevelopment of the Tesco to better optimise the limited space on-site (and move us away from car-centricity!)</i></p>
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	First name	Nathan
	Last name	Quinn
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Tom
	Last name	Newsom
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	Site Allocation
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Lucy</i>
	Last name	<i>Smith</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Amaia</i>
	Last name	<i>Carrascal Minino</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>micol</i>
	Last name	<i>molinari</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Candice</i>
	Last name	<i>Roufousse</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 20</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>N/A</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>"Improve urban greening and biodiversity" The plan has made no attempt at this; all it has done is the minimum necessary, ie preserved the necessary trees. There are a number of other trees in the Tesco car park that are beautiful that I presume will be killed and not replaced? The building comes right up to the pavement, no space or plans for greenery, tree planting etc that would indicate improvement to urban greening/biodiversity that is much needed on this busy road, and will be needed even more with increased residents and footfall. The pavement should also be widened for safety reasons because of increased residents and footfall. The current plan is very unambitious and disappointing in this regard. What happened to Lambeth's "trail-blazing curbside strategy"? 9 floors is too high. No precedent for this in the surrounding streets. The need for extra residential areas is acknowledged but 9 floors is too high.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Wider pavement and building set back from pavement New tree planting and/or other form of greenery Cycle parking, benches, parklets/pocket parks. 6 story building max.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD	Response	<i>No I do not wish to participate at the oral examination</i>

PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?		
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Andrew</i>
	Last name	<i>Saint</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

<p>Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>Open-Ended Response</p>	<p><i>6–12 Kennington Lane and Wooden Spoon House, 5 Dugard Way, SE11 I write to challenge the policies for the above development site contained in the current Lambeth Site Allocations Development Plan document of January 2024, Section 6, pp. 120–33. As a local resident ( ), I have been aware of this site for some years and attended an exhibition of a proposed development scheme for it shown in a nearby hall in, I think, 2017. That proposal was not proceeded with. I have also been active in the campaigns against the type of development proposed for the nearby Woodlands site, for which a provisional permission was granted by Lambeth Council last year. I state at the outset that neither at this site nor at Woodlands am I opposed to an intelligent and proportionate development of the site to include a good measure of well-designed housing. The document contains the following statement which can be endorsed and indeed applauded: ‘The site has potential for a mix of uses to include replacement light industrial capacity and community facilities, along with new housing and affordable housing. Whilst close to the Elephant and Castle Opportunity Area, the site is not in a town centre. Redevelopment presents an opportunity to enhance the townscape and street scene on a main road frontage close to the boundary with the neighbouring borough of Southwark. High quality design will enhance local character and heritage through appropriate materials and building form. The density of new development can be optimised in a way appropriate to this immediate context. There are also opportunities to improve Kennington Lane for pedestrians and cyclists, by widening the pavement and potentially relocating the signalised crossing.’ However when the outline of the suggested development is scrutinised, it is readily apparent that the sentences above which I have italicised are in no way heeded. Instead, local residents are confronted with a clumsy</i></p>
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		<p><i>design in several disconnected blocks, centred on a tower of 50 metres, amounting to at least 16 storeys. No aspect of this design connects with the better aspects of the local environment, notably the housing along Renfrew Road and the low-to-mid-rise housing developments to its east. It might be argued that the tower responds to other towers of the Elephant and Castle cluster nearby, but each of these including the proposed tower for the Woodlands site is arbitrary in siting and design and does nothing for the coherence of the district. A better approach to development on this site would begin with the ambition to improve the character of Upper Kennington Lane from the junction with Newington Butts/Kennington Park Road as far as, say, Cottington Street. This section of the street has been sorely damaged, whereas the next section west as far as Kennington Road is in much more amenable shape. Both sides of the road are incoherent, with sadly little attempt to respect the frontage. The Cottington Close estate across the road in Southwark is typical of housing of its date and type in making no attempt to relate properly to the frontage. The same is true of the Cotton Gardens Estate further west, with the low-rise Knights Walk next to it. Whatever the architectural merit of Cotton Gardens, it too ignores the frontage along Kennington Lane. The notable exception is the Gilmour Section House, of five to six storeys, with the recent and admirable addition of Eliza Cook House at its north end along Renfrew Road. This is the one building of real merit to touch on this part of Kennington Lane, and it ought to be taken as a starting point to respect as regards scale and materials. Gilmour House is somewhat higher than the three-storey blocks along the frontage on either side of the Jewsons site but none the worse for that. It relates well to the height of Fontenay House and Dumaine Court, set back opposite. A five- or six-storey block on the front of the Jewsons site facing Kennington Lane would be a far more</i></p>
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		<p><i>appropriate response to the street, and ought to determine the density and height of the rest of the site. It would also be a more honest expression of the sentiments italicised above, which otherwise will be just a sham, used as a fig-leaf to cover up yet another poor example of over-development in the districts adjacent to the Elephant and Castle. I would just add that I can also see no point in demolishing Wooden Spoon House, unless the local NHS is keen to do so. It is a building of some character and charm and offers invaluable services to the area. Notably, its low scale ties in well with Limelight House which it faces, and with the other buildings at the back of the old workhouse site. Please think again and with greater intelligence and sensitivity about this key site. Andrew Saint [REDACTED], University of Cambridge Hon Fellow, Royal Institute of British Architects</i></p>
<p>Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.</p>	Open-Ended Response	See above
<p>If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.</p>	Open-Ended Response	N/A
<p>If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to</p>	Response	<i>No I do not wish to participate at the oral examination</i>

participate at the oral part of the examination?		
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>a</i>
	Last name	<i>a</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>a</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>a</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>a</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>a</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>0</i>
Please use this section for any additional comments	Open-Ended Response	<i>0</i>

	First name	Clare
	Last name	Neely
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	Site Allocation
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	Sites 22, 23 & 24 refer to Coldharbour Lane as a Healthy Route. It is a proposed Healthy route but cannot be considered an existing Healthy route, like Loughborough Junction station is an existing station, as there driving is still a priority with long waits & short crossing times for people walking, at junction pedestrian signals. Signalled crossings away from junctions that could be replaced with actual Healthy route priority for walking zebras & narrow poorly maintained pavements. There is also zero safe cycle infrastructure to the recommended LTN 1/20 standard. The road through the site 22 first priority to be in line with policy to maximise safe walking & cycling routes. Site 23 walking & cycling route Site 24 Transport & access to refer to the public highway through the site from Denmark Hill, a

		<i>stopping up order in the 1990s was not instigated so any development is required to maintain walking &amp; cycle access through the site.</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>I think the following is unsound with respect to Sites 22 &amp; 23 Transport &amp; Access refers to Coldharbour Lane as a Healthy Route. It is a proposed healthy route but cannot be considered an existing healthy route, like Loughborough Junction station is an existing station. Site 22 Transport &amp; Access is also unsound as the road through the site 22 first priority is as a service route</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of	Open-Ended Response	<i>To be sound, a healthy route can only be referred to if it exists as a healthy route. A healthy route would have walking &amp; cycling with short waits &amp; sufficient crossing times for everyone walking, at junction pedestrian signals. Signalled crossings away from junctions, which because they require people walking to take action are driving not walking priority. On a healthy route these would be replaced with actual, Healthy route priority for walking, zebras. Narrow poorly maintained pavements would be improved. To be an actual healthy route safe cycle infrastructure would be installed to the recommended LTN 1/20 standard. Also for Site 22 Transport &amp;</i>

policy or text. Please be as precise as possible.		<i>Access to be sound the route through the site would have as priority walking &amp; cycling not service, in line with Lambeth Transport policy</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>If Lambeth are to actually carry out planning policies to mitigate climate change then every planning document needs to have measures for all development to be car free &amp; to prevent people driving to or through a development &amp; to reallocate roadspace to walking, cycling &amp; bus priority away from driving</i>
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Julian</i>
	Last name	<i>Garel-Jones</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 20 Tesco 13 Acre Lane</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>The proposed development is out of all proportion in size and height to any other building in the immediate vicinity. The fact that other buildings in the Brixton area have been approved of simialr height in recent years in no way validates the approval of such a tall building on Acre Lane. The need to improve the appearance of the Tesco site is accepted, as is the ability to make better use of the site.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Reduce the height and overall mass of the building</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>N/A</i>

	First name	Jessica
	Last name	Matthew
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	Section
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	<i>Section 3, Brixton and Design Evidence Paper for site 21, Effra Road.</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	No
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	<i>Justified</i>
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4	Open-Ended Response	<i>I strongly support having more housing on the Effra Road site. The current site is inefficient and an eyesore.</i>

is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		<i>However, I think that 26-29m high, as set out in the Design Evidence Paper, is too high. It should be no higher than 25m, to keep it consistent with the building directly opposite on Effra Road. I do not find the proposal to build to 29m consistent with the assertion that the Plan will "preserve or enhance the setting of the Brixton Conservation Area and other nearby heritage assets." I could not see exactly what car parking standards are proposed for this site, but I would strongly support it being car free, given its proximity to public transport.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Reduce the maximum height of the building to 25m.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>N/A</i>

	First name	<i>Barry</i>
	Last name	<i>Timms</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 7: 6-12 Kennington Lane and Wooden Spoon House, 5 Dugard Way SE11</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>

	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>I believe the impact of the tall tower proposed for this site will have a damaging impact on the daylight and sunlight needed by surrounding resident. In addition, there will be a detrimental effect on many of the nearby heritage assets and conservation area.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>- Plans and evidence documents need to fully address the effect of the height and bulk of the proposed tall tower in overshadowing existing homes, blocking daylight and sunlight Full consideration of the impact on Goddard House needs to be demonstrated in the reports Proposal needs to properly address the potential for noise and privacy issues from windows, balconies and terraces close to and overlooking existing residents Kennington Lane already has some traffic issues. How will delivery and servicing access and parking issues not exacerbate the existing problems on this red route? – Full consideration is needed regarding the detrimental impact on heritage assets and conservation area, including the Renfrew Road Conservation Area, Grade II Old Fire Station and Old Court House (Jamyang Buddhist Centre) which would be negatively impacted by a tower - More evidence needed as to why the proposed tower will not be against the character of the low-rise surrounding area, particularly since it will be outside of the Elephant and Castle tall buildings cluster and will therefore stand out - How will this development not be used as a way to usher through a string of towers stretching along Kennington Lane from Elephant and Castle to Vauxhall / Nine Elms? What safeguards will be put in place, and how will these be honoured? - Given that the number of homes per hectare being suggested is similar to 130 Newington Butts (Dolphin Living) and to Knight's Walk, neither of which needed</i>

		<i>towers, how can the impact of the tower on the area be justified?</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Konstantin</i>
	Last name	<i>Andrejev</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Proposed Site 20: Tesco, 13 Acre Lane SW2</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in	Open-Ended Response	<i>The current site serves as an important grocery shopping destination in the local area. The plan for the current site</i>

Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		<i>does not provide an alternative food shopping destination. So, this proposal reduces local amenities and will make the local area less desirable. Local residents will be forced to do their shopping a small Sainsbury's shop near the Brixton underground station, reducing the variety of food products and increasing the prices, as that Sainsbury shop on average has 20-30% higher prices than Tesco superstore. Hence, this will contribute to the increasing poverty and would further squeeze the budgets of the local communities.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Keep Tesco superstore in place and redevelop only the parking areas around.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Alice
	Last name	O'Connor
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>

	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>The proposal by Lambeth for the Tesco site will be overbearing for the local setting of neighbouring streets of low rise houses, flats and commercial premises on Acre Lane. You are trying to squeeze too many flats into the development because you failed to secure them on other sites. It is unfair that there was no direct prior consultation with local neighbours and residents that will be affected by this development.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>The proposal needs to be rethought to reduce the height and scale of the development to be more in keeping with the surrounding area.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Edmund</i>
	Last name	<i>Neuberger</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>4.3 and 5.6, re TVIA Image 12</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Building height of 31 metres is too height. It is justified on the basis of tree screening, but no further tree screening is proposed. The tall building is not in keeping with the town centre as its bulk scale and mass is excessive so that it is discordant with the current town.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Reduce heights of buildings.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>I would also like to note that there is no proposals for how public transport will be improved. Traffic in West Norwood is already very congested. Additional public transport measures are required.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>Building heights are too high with little to no regard of character of neighborhood or that these would be the tallest building around by some margin. Public transport needs improvement if these plans are to go through.</i>

	First name	<i>Catriona</i>
	Last name	<i>Slorach</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 20 (Tesco Acre Lane)</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national	<i>N/A</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Brixton should remain a low-rise neighbourhood. A building of 30-45 metres is not low-rise. We do not need more expensive apartments, we need more housing at social rents. "Affordable" is actually not affordable for most people as it is only a small % below astronomical market rents.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>The proposed building should be no taller than 29m, to preserve the overall feel of the area and not dominate or overshadow the listed buildings</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>Brixton should remain a low-rise neighbourhood. Please visit Lewisham Station for an example of horrendous over-development which kills all community feel.</i>

	First name	<i>Ben</i>
	Last name	<i>Margerison</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 18</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>Yes</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national	<i>N/A</i>

	policy	
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	N/A
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Sarah</i>
	Last name	<i>Green</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Tom
	Last name	Lenham
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	Site Allocation
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	Site 18 286 – 362 Norwood Road, SE27
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Max
	Last name	Campbell
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 20 Tesco, 13 Acre Lane, SW2</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>Yes</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Sophie</i>
	Last name	<i>Cranley</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Andrew
	Last name	Beale
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 20 - tesco acre lane</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Mike
	Last name	Thacker
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Planned highrise residential development</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>Yes</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>The height of proposed developments is out of character</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		<i>with the area and will tower over (and overlook) neighbouring streets. Increased use of cars will make streets more polluted and less safe</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>1. Reduce the height of residential developments. 2. Ensure there is no provision for residents' parking other than for people with disabilities and visits by tradespeople. That means no entitlement to residents' parking permits.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>N/A</i>

	First name	Igor
	Last name	Zurimendi
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	Site Allocation
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in	Open-Ended Response	N/A

Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Jackie
	Last name	Meldrum
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in	Open-Ended Response	N/A

Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Helen</i>
	Last name	<i>Borg</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in	Open-Ended Response	<i>1. Gabriel's Wharf should not have a tower block built behind it. Completely out of keeping with the character.</i>

Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		<i>This is not justified and will only create vastly expensive homes with river views for wealthy to buy. Lambeth Council should focus on building low-rise tower blocks away from the river in residential areas, with lots of social housing, not ruining the view of the Thames for everyone. 2. The city farm by Archbishops Park must be protected at all costs. Whilst the proposed development looks nice enough, it won't get local support unless it accommodates the farm and community gardens.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	<i>This survey and the associated documents are complicated to understand and seem to be aimed at</i>

		<p><i>experts rather than regular tenants. Almost impossible to see what is actually being proposed. Could there not be a clear summary document showing the sites as they now are, compared to the proposed changes? A effective consultation is inclusive in its language so all residents can understand and comment, otherwise people may suspect that thee developers and the council are not genuinely interested in residents' views.</i></p>
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	First name	Katherine
	Last name	Roberts
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	<i>Tesco Site</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	Yes
	Compliant with the duty to co-operate	Yes
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in	Open-Ended Response	N/A

Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Delrose
	Last name	Mckinson
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Tesco's Acre lane new build</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>N/A</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in	Open-Ended Response	<i>This is a survey with lots of technical terms that I don't understand these haven't been explained properly</i>

Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		<i>furthermore I live at [REDACTED] and from pictures of the plan the new proposal at Tesco's will leave me with no access to my house and we'll take away land owned by me</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>These proposal has not been communicated to local residents properly also Tesco's boundary walls currently suffer from subsidence. It also leaves no space vital repair work to my house I am not an architect or surveyor and this level of consultation requires community to have access to both create a level playing field</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>Lambert Council hasnt consulted me</i>
Please use this section for any additional comments	Open-Ended Response	<i>I would like the council or the new development organizers the communicate the intentions with the local residents and listen to existing problems.</i>

	First name	James
	Last name	Harrower
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Carole
	Last name	Milner
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Alice
	Last name	Johnson-Harris
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Amaan</i>
	Last name	<i>Hafeez</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>Yes</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	C
	Last name	Nwok
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	No
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Elizabeth
	Last name	Devine
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	N/A
	Last name	N/A
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	<i>SA3 - 35-37 and Car Park Leigham Court Road SW16</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	No
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	<i>Effective</i>
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	<i>The sight lines used in this proposal are disingenuous and do</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		<i>not take into account the residential properties affected that are nearer to the development at the bottom of [REDACTED] [REDACTED] It does not indicate how adversely affected these properties will be by having a 5 storey building behind them.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>To show the sight lines from properties at the lower end of [REDACTED] and how these would look from street level. Also how they would look when viewed from these properties which are 3 storeys high</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>I do not support this proposal</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>Demonstrate the views from the houses at the lower end of [REDACTED]. Make it 3 or 3 storey high so not to affect the conservation area from this end. Not just select views</i>

	First name	N/A
	Last name	N/A
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	No
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Rachael</i>
	Last name	<i>Shaughnessy</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>LTNs don't work and are discriminatory in favour of those</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		<i>within them Why do the privileged few get no cars on their streets? I want no cars on my street too please! But wait I will have more when LTNs go in because I live in a the poor and forgotten area of Lambeth.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	No LTNs
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Jackie
	Last name	Parkin
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	David
	Last name	Rose
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	GERARD JAMES
	Last name	BUGGY
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>Yes</i>
	Compliant with the duty to co-operate	<i>Yes</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N//A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Susan</i>
	Last name	<i>Gault</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Policy T2. further introduction of Low Traffic Neighbourhoods.</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>

Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Open-Ended Response	<i>Low Traffic Neighbourhoods have led to an increase in pollution, as traffic is funneled into adjacent roads. E.g. Traffic on Streatham High Road is grid-locked, cars idling, buses unable to transport lower income residents, or those seeking to avoid driving. Local businesses have closed, as shoppers are unable to reach them.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Removal of all Low Traffic Neighbourhood schemes.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>Friends living on [REDACTED] have developed asthma, since the introduction of Low Traffic Neighbourhoods, they have [REDACTED] year old children at home, subject to vastly increased pollution levels since they moved to [REDACTED].</i>

	First name	Louise
	Last name	MacGregor
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Sophie</i>
	Last name	<i>Hatton</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Edmund</i>
	Last name	<i>Neuberger</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Phoebe</i>
	Last name	<i>Fraser</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Ruth</i>
	Last name	<i>de Grey</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Kanayo
	Last name	Isiekwena
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Jothann
	Last name	Durnall
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Mary
	Last name	Bell
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Alistair</i>
	Last name	<i>McIntosh</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>Yes</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>N/A</i>

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Zackary</i>
	Last name	<i>Puttock</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Jewson and Wooden Spoon House sites</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the	Open-Ended Response	<i>Inappropriate design, layout and density adversely affecting</i>

<p>SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>		<p><i>residential amenity • - Little consideration of effects on existing homes own evidence documents • - Height and bulk of proposed tall tower overshadowing existing homes, blocking daylight and sunlight existing homes north and west of tower most severely affected Lambeth Daylight/ Sunlight Assessment highlights Limelight House and Old Fire Station as worst affected. • - Assessment of Goddard House is not shown in Lambeth Council s report so potential effects not clear. • - Potential for noise and privacy issues from windows, balconies and terraces close to and overlooking existing residents • - Delivery and servicing access and parking issues for development access is proposed to be off red route at busy Kennington Lane, Kennington Park Road and Newington Butts junction. • - No access should be from Dugard Way which is too narrow (Woodlands redevelopment may already be using this very tight access if it gets approved by the Mayor). 2) Detrimental impact on heritage assets and conservation area - Harmful impact on setting of heritage including the Renfrew Road Conservation Area, Grade II Old Fire Station and Old Court House (Jamyang Buddhist Centre) which would be negatively impacted by a tower 3) Impact on surrounding Kennington area • - Tower will be against the character of the low-rise surrounding area. Will be outside of the Elephant and Castle tall buildings cluster and therefore stand out • - Lambeth Council promoting tall tower along Kennington Lane risks a string of towers stretching along Kennington Lane from Elephant and Castle to Vauxhall / Nine Elms • - Number of homes per hectare being suggested is similar to 130 Newington Butts (Dolphin Living) and to neither of which needed towers so Lambeth Council could have the same number of residential units but without a damaging tower</i></p>
<p>Please set out what change(s) you consider necessary</p>	<p>Open-Ended Response</p>	<p>N/A</p>

to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.		
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	N/A
	Last name	Gray
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the	Open-Ended Response	N/A

SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Andrew</i>
	Last name	<i>Dent</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in	Open-Ended Response	<i>N/A</i>

Q4 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>James</i>
	Last name	<i>Chandler</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Site 18 and Site 19</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>Justified</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	<i>The size, scale and design of the buildings is disproportionate and not sympathetic to the existing streetscape. Insufficient detail regarding the design of the buildings has been provided (only renderings of grey</i>

operate. Please be as precise as possible.		<i>blocks). The current proposals suggest that huge (21m high) buildings will be erected right up to the pavement along the high street, replacing 2-5m existing Victorian buildings. This will cause irrevocable harm to the high street, blocking out the sun and casting it into darkness.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>The buildings right up to the pavement should be built at a height similar to the existing stock or of that opposite to maintain proportionality and ensure the high street is not covered by shadow at all times of the day.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>The Council have not made sufficient attempts to notify local residents of the proposals. Volunteer-based community organisations have filled this void, which shouldn't be necessary.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>N/A</i>

	First name	Tracey
	Last name	Cheltenham
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	Yes
	Sound	No
	Compliant with the duty to co-operate	No
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is	Open-Ended Response	<i>Failure to protect local businesses The council has failed to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our 15min</i>

unsound or fails to comply with the duty to co-operate. Please be as precise as possible.		<i>neighbourhood. They stood by the community during Covid, and our high street thrives because of its unique make-up. We have all witnessed what happens to small businesses when redevelopment occurs: Existing businesses have to close - where do they go, how do they survive? Redevelopment takes years with all that entails The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains. This policy offers our local businesses no protection what so ever.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>Failure to protect local businesses The council has failed to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our 15min neighbourhood. They stood by the community during Covid, and our high street thrives because of its unique make-up. We have all witnessed what happens to small businesses when redevelopment occurs: Existing businesses have to close - where do they go, how do they survive? Redevelopment takes years with all that entails The former businesses cannot afford to return, units remain empty, and any that are filled are filled</i>

		<i>with generic chains. This policy offers our local businesses no protection what so ever.</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>Yes I do wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Emma</i>
	Last name	<i>Angus</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>Positively prepared</i>
	Justified	<i>Justified</i>
	Effective	<i>Effective</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	<i>Redeveloping at the expense of existing businesses and community is unnecessary. It would have detrimental effect on the area. Respected businesses will be forced to close and, in doing so, we would lose vital local</i>

operate. Please be as precise as possible.		<i>services.</i>
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	<i>Remove any effect on existing business and the community charm of the area.</i>
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	<i>N/A</i>
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	<i>N/A</i>
Please use this section for any additional comments	Open-Ended Response	<i>N/A</i>

	First name	<i>Thomas</i>
	Last name	<i>Palmer</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	<i>N/A</i>

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Paul</i>
	Last name	<i>Brewer</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>No</i>
	Sound	<i>No</i>
	Compliant with the duty to co-operate	<i>No</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	<i>N/A</i>

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Rose</i>
	Last name	<i>Link</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	<i>N/A</i>

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Sophie
	Last name	Hatton
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	N/A

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Amber
	Last name	Brierley
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	N/A

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Jeremy
	Last name	Baker
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	N/A
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	N/A

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Sarah</i>
	Last name	<i>Mitchell</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>N/A</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>N/A</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>N/A</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	<i>N/A</i>

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Jessica
	Last name	Murray
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	Section
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	N/A

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Neil
	Last name	Aitken
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	N/A
	The publication of the inspector's recommendations following the independent examination	N/A
	The adoption of the SADPD and revised Policies Map	N/A
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	N/A
	Section	N/A
	Policies Map	N/A
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	N/A

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Neil
	Last name	Buchanan
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	N/A

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	Corinna
	Last name	Mitchell
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>That the SADPD PSV and associated PCPM have been submitted for independent examination</i>
	The publication of the inspector's recommendations following the independent examination	<i>The publication of the inspector's recommendations following the independent examination</i>
	The adoption of the SADPD and revised Policies Map	<i>The adoption of the SADPD and revised Policies Map</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>Section</i>
	Policies Map	<i>Policies Map</i>
Please provide specific reference(s) here if known	Open-Ended Response	N/A
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	N/A
	Sound	N/A
	Compliant with the duty to co-operate	N/A
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	N/A
	Justified	N/A
	Effective	N/A
	Consistent with national policy	N/A
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	N/A

operate. Please be as precise as possible.		
Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.	Open-Ended Response	N/A
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	N/A
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

	First name	<i>Zackary</i>
	Last name	<i>Puttock</i>
Please tick relevant boxes if you require notification of any of the following to your address as stated above.	That the SADPD PSV and associated PCPM have been submitted for independent examination	<i>N/A</i>
	The publication of the inspector's recommendations following the independent examination	<i>N/A</i>
	The adoption of the SADPD and revised Policies Map	<i>N/A</i>
To which part of the SADPD PSV or associated PCPM does this representation relate (identify specific reference if possible)?	Site Allocation	<i>Site Allocation</i>
	Section	<i>N/A</i>
	Policies Map	<i>N/A</i>
Please provide specific reference(s) here if known	Open-Ended Response	<i>Jewson and Wooden Spoon House sites</i>
Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is:	Legally compliant	<i>N/A</i>
	Sound	<i>N/A</i>
	Compliant with the duty to co-operate	<i>N/A</i>
If you considered the part of the SADPD PSV or associated PCPM that you identified in Q4 to be unsound, is it because it is not (please tick all that apply)	Positively prepared	<i>N/A</i>
	Justified	<i>N/A</i>
	Effective	<i>N/A</i>
	Consistent with national policy	<i>Consistent with national policy</i>
Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q4 is not legally compliant or is unsound or fails to comply with the duty to co-	Open-Ended Response	<i>Inappropriate design, layout and density adversely affecting residential amenity • - Little consideration of effects on existing homes own evidence documents • - Height and bulk of proposed tall tower overshadowing</i>

<p>operate. Please be as precise as possible.</p>		<p>existing homes, blocking daylight and sunlight existing homes north and west of tower most severely affected Lambeth Daylight/ Sunlight Assessment highlights Limelight House and Old Fire Station as worst affected. • - Assessment of Goddard House is not shown in Lambeth Council s report so potential effects not clear. • - Potential for noise and privacy issues from windows, balconies and terraces close to and overlooking existing residents • - Delivery and servicing access and parking issues for development access is proposed to be off red route at busy Kennington Lane, Kennington Park Road and Newington Butts junction. • - No access should be from Dugard Way which is too narrow (Woodlands redevelopment may already be using this very tight access if it gets approved by the Mayor). 2) Detrimental impact on heritage assets and conservation area - Harmful impact on setting of heritage including the Renfrew Road Conservation Area, Grade II Old Fire Station and Old Court House (Jamyang Buddhist Centre) which would be negatively impacted by a tower 3) Impact on surrounding Kennington area • - Tower will be against the character of the low-rise surrounding area. Will be outside of the Elephant and Castle tall buildings cluster and therefore stand out • - Lambeth Council promoting tall tower along Kennington Lane risks a string of towers stretching along Kennington Lane from Elephant and Castle to Vauxhall / Nine Elms • - Number of homes per hectare being suggested is similar to 130 Newington Butts (Dolphin Living) and to neither of which needed towers so Lambeth Council could have the same number of residential units but without a damaging tower</p>
<p>Please set out what change(s) you consider necessary to make the part of the SADPD PSV or</p>	<p>Open-Ended Response</p>	<p>N/A</p>

associated PCPM that you identified in Q4 legally compliant or sound, having regard to the test you have identified in Q7 above where this relates to soundness (please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q4 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.		
If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please use this box to set out your comments.	Open-Ended Response	N/A
If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?	Response	<i>No I do not wish to participate at the oral examination</i>
If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:	Open-Ended Response	N/A
Please use this section for any additional comments	Open-Ended Response	N/A

[REDACTED]

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**From:** Helen Hayes MP [REDACTED]  
**Sent:** 03 May 2024 15:40  
**To:** SADPD  
**Subject:** Lambeth Site Allocations Development Plan Document Consultation - Response from Helen Hayes MP, May 2024 (Case Ref: [REDACTED])  
**Attachments:** Lambeth Site Allocations Development Plan Document Consultation - Helen Hayes MP.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
  
**Categories:** Green category

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Dear SADPD Team,

Please see attached a response to the Site Allocations Development Plan Document Proposed Submission Version (SADPD PSV) consultation.

Yours sincerely,

Helen Hayes MP



## **Lambeth Site Allocations Development Plan Document Consultation**

### **Response from Helen Hayes MP, April 2024**

#### **1. Introduction**

I am responding to the Regulation 18 consultation on the Lambeth Site Allocations Development Plan Document, in my role as Member of Parliament for the Dulwich and West Norwood constituency. As such, my comments are limited to the sites which are within the boundaries of my constituency. These are:

- Site 18, Norwood Road, West Norwood
- Site 19, Knolly's Road, West Norwood
- Site 21, Effra Road, Brixton
- Site 22 Wellfit Street/Hardess Street/Hinton Road, Loughborough Junction
- Site 23, Coldharbour Lane/Herne Hill Road, Loughborough Junction

#### **2. General comments**

I acknowledge the changes that have been made to the sites above in response to the representations I made previously alongside community organisations and local residents in my constituency, especially the removal of site 19 in its entirety from the SADPD, the substantial revision of the boundaries of site 18 to remove existing homes from the site boundary, the substantial revision of the boundary of site 21 to remove Fitch Court, Mosaic Clubhouse and the Unitarian Church, and the substantial reduction in the density of development now being proposed at both site 22 and site 23.

I support these changes, including the removal of site 19 from the SADPD.

In general, the new site boundaries and revised guidance provide for these sites to deliver significant numbers of new homes, which are urgently needed in Lambeth, in a way that respects the character and amenity of the existing neighbourhoods in which the sites are located.

#### **3. Site specific comments (excluding site 19 which has been removed in its entirety, and the King's College Hospital site which is largely unchanged)**

##### **(a) Site 18, Norwood Road, West Norwood**

As noted above, the boundaries of site 18 have been redrawn to remove existing residential areas from the boundary. This is welcome, as it provides certainty to local residents that their homes are not at risk.

Site 18 would be the most substantial site to be developed in West Norwood for many years. It sits in the heart of West Norwood town centre, with significant high street frontage, and it has a major contribution to make to the health and vibrancy of the West Norwood town centre economy and to meeting the needs of West Norwood's community.

There is, quite rightly, a great deal of interest in this site from local residents and community organisations, and the quality of design of any development on this site is of the utmost importance. I would urge the council to put in place specific arrangements for local

community engagement as detailed proposals for this site are brought forward, so that the views and aspirations of the local community can inform the proposals from the outset. In addition, I make the following specific comments:

- The current plans propose the removal of a number of Victorian shopfronts on Norwood Road, while these have been eroded with large shop signs and extensions, they are a part of the historic character of West Norwood. It is very unlikely in the current economic climate that there will be large floorplate retail development on Norwood Road, since larger shops are closing and being scaled back across the country. The climate emergency demands that every effort should be made to retain existing buildings because of the embodied carbon they hold. It is therefore both in the interests of the environment and conducive to creating a high quality, characterful high street, to retain the existing shop fronts on Norwood Road. In this regard, it is also welcome that Knowles of Norwood has been removed from the boundary of site 18.
- The maximum height proposed for site 18 of 10 storeys remains significantly higher than any other building in the surrounding area. I fully accept the urgent need for significant numbers of new homes in Lambeth. I see this need every day in the casework I do on behalf of constituents. The designation of site 18 as a location for a significantly taller building than the prevailing height will demand extensive, ongoing engagement with the local community, very high quality design and a clear and high bar for the requirement that public benefits are achieved.
- The overwhelming need for housing in my constituency is for genuinely affordable social homes. I would therefore, strongly encourage the Council to take a robust approach to maximising the level of genuinely affordable social housing within any proposals which are brought forward for site 18.

**(b) Site 21, Effra Road, Brixton**

I welcome the removal of Fitch Court, Mosaic Clubhouse and the Unitarian Church from the site boundary. This allows Fitch Court to be treated in accordance with the wishes of its residents.

Mosaic Clubhouse and the Unitarian Church are both fit for purpose buildings which are well used by the organisations that occupy them. There is no need for these buildings to be redeveloped and doing so would present an unnecessary level of risk and instability for these organisations. Mosaic Clubhouse is a very special organisation which provides a unique and highly valued role in the landscape of mental health support in Lambeth, and its future should not be jeopardised.

**(c) Site 22, Wellfit Street/Hardess Street/Hinton Road, Loughborough Junction**

The key challenge in relation to new development in Loughborough Junction is the capacity of local public transport services. Nearby Loughborough Junction station is crowded and inaccessible. It is often not possible to get on a train at Loughborough Junction at peak times. Local bus services also often run at capacity during peak times.

In this context, I welcome the reduction in the proposed density of development at this site, which sits next door to a 20-storey residential tower which is nearing completion. The council should seek to maximise the public transport benefits of any future proposal for this site. In the short term the Council should refuse planning permission for the current application for shared living accommodation on the basis that it is inconsistent with the emerging policy in the SADPD and that the scheme as currently proposed will not address housing need in Lambeth.

**(d) Site 23, Coldharbour Lane/Herne Hill Road, Loughborough Junction**

The comments above on site 22 are also relevant to the proposals for site 23.

**From:** [Aurelie Hulse](#)  
**To:** [SADPD](#)  
**Subject:** Jewson and wooden spoon  
**Date:** 03 May 2024 15:44:22

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Dear sir or madam

I would like to register my deep concern about the proposals for the Jewsons and wooden spoon site, particularly given the cumulative proposals for the area which mean that this planning decision cannot be viewed in isolation.

The area is a conservation one and the proposals are not in keeping with the historic nature of the district. It is inappropriate, with little consideration for existing properties, whether in terms of light or privacy.

In particular, I do not approve of the tower which would lead to even more towers bleeding out of Elephant and Castle and I hope that the Council will reconsider its plans.

Yours faithfully

Aurelie Hulse

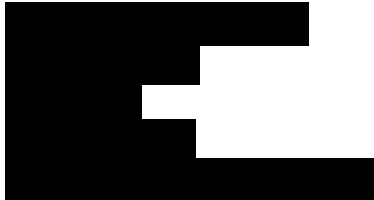


**From:** [Claire Felstead](#)  
**To:** [SADPD](#)  
**Subject:** SADPD - Site 18 West Norwood  
**Date:** 03 May 2024 15:46:53

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**Claire Felstead**



**I am deeply concerned that Lambeth Council is ploughing on with the Site 18 redevelopment without a full and proper public consultation with the community and local businesses.**

**My understanding is that, despite very strong representation by the Community Stakeholder Group, Lambeth Council refused to extend the period of this next stage of consultation (Regulation 19) to take into account the heavily restricted involvement of councillors due to the local elections, nor has Lambeth Council adhered to the promises at the Cabinet meeting (15 January 2024) that there would be further public engagement and feedback sessions to speak to residents.**

**Why, when Lambeth Council has previously praised the: ‘strength and willingness to engage of the West Norwood and Tulse Hill community that has been instrumental in delivering numerous successes for the area in recent years’, has Lambeth Council not adequately delivered on public consultation, especially as this is a plan that will change forever the heart of our community. There was not even a public exhibition. This is totally unacceptable when such huge and irreversible decisions are on the table. The heart of West Norwood is at stake - does the community not count?!! Clearly not to Lambeth Council & it begs the question whether the council can be trusted at all given their failure to keep to their word regarding Site 18.**

**My understanding is Lambeth Council is also failing to protect local businesses. There is a complete lack of recognition of the vital contribution they make to our 15min neighbourhood. They stood by the community during Covid, and West Norwood high street thrives because of its unique make-up. Everyone has witnessed what happens to small businesses when redevelopment occurs:**

- **Existing businesses have to close - where do they go, how do they survive?**
- **Redevelopment takes years with all that entails**
- **The former businesses cannot afford to return, units remain empty, and any that are filled are filled with generic chains.**

**Lambeth Council's policy regarding Site 18 offers local businesses no protection what so ever. This is outrageous.**

**I also have deep concerns regarding the scale of development and loss of heritage buildings. The current policy for Site 18 states: 'development should respect the rich conservation value and heritage of the town centre, taking account of factors such as building heights ... avoiding a canyon effect'. However, the SADPD proposals are signposting to prospective developers what Lambeth Council has in mind for the Site 18 location, which from the current plans shows:**

- Totally out of scale buildings and a radical redesign of the heart of our town - without any community involvement whatsoever!**
- Overshadowing and domination of the neighbouring properities, especially the eastern side of Norwood Road: 'The Broadway' from Lancaster Avenue to Chatsworth Way**
- Damage to the setting of St Luke's Grade II\* listed church, the West Norwood Conservation Area and West Norwood Cemetery - all incredibly important heritage assets & central to West Norwood's heart, soul & identity.**

**For all the above reasons, I fully support the community's call for Site 18 to be removed from the SADPD policy document. The community remain pro-development, especially recognising the desperate need for genuinely affordable housing, but the community said as far back as December 2022, that we want:  
Consultation and engagement with the wider community by Lambeth Council;  
working in partnership to develop a holistic vision for the whole of West Norwood and Tulse Hill, including Sites 18 & 19.**

**The community really does want to be part of the solution going forward; to deliver a plan that achieves council objectives but also fulfils the aspirations of our thriving community of residents and businesses.**

**Why does Lambeth Council not want to listen to or collaborate with the community?  
We deserve to know why if the council is intent on steamrolling this plan through with a total lack of public consultation or respect for local opinions.**

[Yahoo Mail: Search, organise, conquer](#)



**From:** [Verity Owers](#)  
**To:** [SADPD](#)  
**Cc:** [Cllr Danny Adilypour](#)  
**Subject:** Development of Acre Lane Tesco site 20  
**Date:** 03 May 2024 15:50:49

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To whom it may concern

I am writing regarding the proposed development of this site.

I recognise that Lambeth does need more housing, and I am supportive in principle about a new development on the Tesco site.

However, the current proposals would be an overly intensive development, both in terms of height and density. It would loom over the surrounding neighbourhood. While we know that this is a central Brixton, which might be considered suitable for larger developments, the inconvenient fact for Lambeth Council is that the surrounding area is made up of low-rise family sized homes. Given the exodus of families from Lambeth, and the crisis of school mergers and closures because of this, it's imperative that Lambeth Council protect the family sized accommodation that does exist, and indeed focus on providing further low-rise family sized homes in the new development.

Ultimately, whatever the tenure mix (I know that the London Plan requires developments of mixed tenure), overall I want to see a development that is scaled down both in terms of height and density, so that it's height is similar to the surrounding neighbourhood, and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.

Specific objections to and concerns about the proposal for 'Site 20 - Tesco'.

- 1. The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners actually want to build more than twice that number!**
- 2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.**
- 3. I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who hold a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but a site owner wanting to maximise density and therefore maximise profit.**
- 4. Indeed, at the online stakeholder meeting on Saturday 27<sup>th</sup> April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. So, this indicates that the scale of the**

proposal is led by developer's profit motive, rather than by sound planning principles.

5. **As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.**
6. **Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure to be as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.**
7. **Objections made to the original proposals about the impacts for neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.**
8. **The proposals aim to override the planning condition applied to the site boundary wall with Baytree Road (and Arlington Lodge) in 1985 to protect their privacy. The current boundary wall height should be maintained.**
9. **Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).**
10. **The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.**
11. **The current unsafe service access to the supermarket is not being addressed by the current proposals.**
12. **The opportunity of providing a greater proportion of family-sized and child-friendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.**
13. **Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.**

Specific 'positive' proposals for how the site can be developed

- **The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce impact on the low-rise housing on Baytree and Porden Roads.**
- **Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), stepping down to 9m towards Baytree and Porden roads.**
- **We note that in the planning documents for the 47-49 Acre Lane**

development

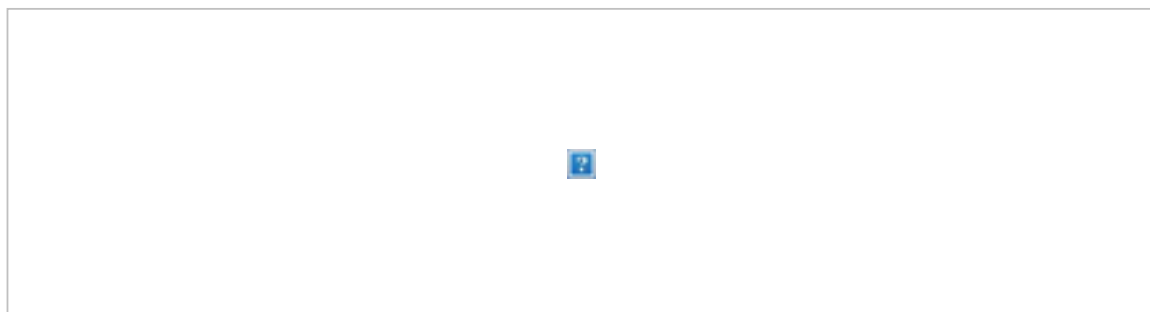
(<https://moderngov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3

**'Height, scale and massing', it states "*The proposed building heights would be consistent with the local context. Existing buildings around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete. The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road.*"** As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.

- **There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.**
- **Any building within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall.**
- **Buildings to the southern and western sides of the site should be townhouses and not flats.**
- **We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.**
- **The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings.**

I look forward to hearing back from you.

With thanks,  
Verity Owers



**From:** [Andrew Rees](#)  
**To:** [SADPD](#)  
**Subject:** Draft SAPDP - Regulation 19 consultation - Site 20 (Acre Lane Tesco)  
**Date:** 03 May 2024 16:02:27

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To whom it may concern,

I am writing to express my concern over the proposed redevelopment plans for the Tesco site at 13 Acre Lane, SW2, under the current Site Allocations Development Plan Document (SADPD).

I think we can agree the need for greater provision of affordable housing is one of the most pressing issues facing London and Lambeth is no exception. Given the considerable car parking area, which forms part of the Tesco site but is seldom fully utilised, the site would appear to present an ideal opportunity for the addition of residential accommodation whilst still maintaining an important grocery store that serves the needs of the community.

However, I have grave concerns over the indicative approach under consideration as set out in the SADPD PSV.

My concerns centre on the height of the proposed development and the impact this has on the surrounding neighbourhood.

As the proposal document states, this stretch of Acre Lane is characterised by low rise three and four storey buildings. Together with the Edwardian residential properties on Porden Road and Baytree Road (which are two stories), these surrounding buildings are all at risk of being dwarfed by the proposed development.

Ivor House to the east of the site is five storeys, as is the new development that is currently being constructed at 41-45 Acre lane to the west, and even Arlington Lodge to the southeast. In my view, these set more of a precedent for the maximum height of a potential development.

Simply put, a 32m / 9-storey building is completely out of keeping with the surrounding area and I therefore implore you to consider whether this would be 'justified' under paragraph 35 of the National Planning Policy Framework.

I believe a reasonable alternative would be to limit the development to six storeys at its highest point, while still stepping down to three storeys at the edges closest to Baytree Rd and Porden Rd so that due consideration is given to the impact on occupiers of the neighbouring houses.

I appreciate this would likely mean marginally fewer units on the site (under the existing layout), however this would still meet the objectives of delivering residential accommodation in an effective way. I note that the first draft of the proposals guided to 120-170 residential units. I am confident that a number of units in this range could still be delivered while limiting the buildings to a height that is consistent with the surroundings.

Reducing the height of the tallest building would ensure the development casts far less of a shadow, both physically and figuratively, and causes less harm to local views, in particular the view from Brockwell park to the church tower from Norwood park to the City.

It would also ensure the approach does not contradict the planning documents for 47-49 Acre Lane, where a specific point is made that the development's height be in keeping with the local

context. The same principle should be applied here too, in the interests of equitable treatment

A lower height development will also be consistent with the key principle that no harm to heritage assets is caused, specifically the view of Lambeth Town Hall tower from the west would be preserved, as a six storey building would not be visible in the background.

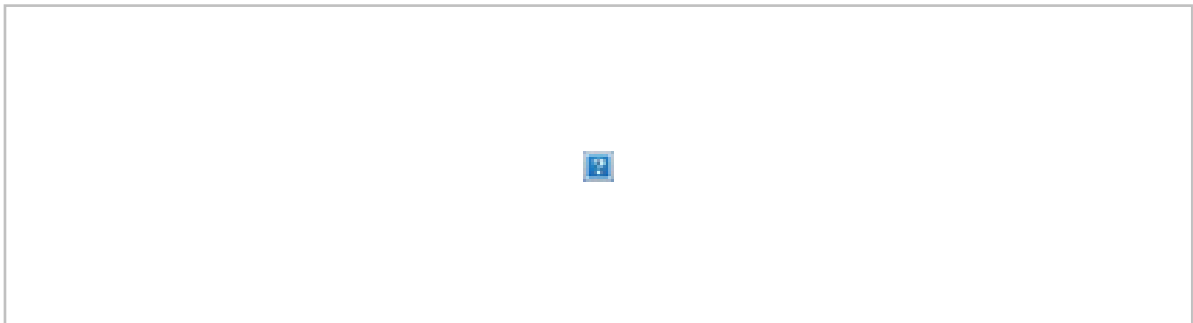
It is also worth mentioning that the proposals in their current form do not appear to be consistent with the design approach's key principle of "*reinstating the historic building line to Acre Lane*". Historically, villas lined Acre Lane on both sides. These were certainly not 9 storeys in height and therefore for the current plans to have the highest point of the development be along Acre Lane is in contradiction with this principle.

I appreciate this process is a balancing act with many competing factors; however I hope that the thoughts and wishes of the existing local residents are given equal weight as the profit motives of both the 999-year leasehold owner and the prospective developer.

New residential development is essential but it should be done in a way that is consistent with the surrounding neighbourhood and avoids alienating and punishing existing residents.

Kind regards,  
Andrew

For and on behalf of:  
Andrew Rees



**From:** [stefan lubek](#)  
**To:** [SADPD](#); [Cllr Danny Adilypour](#); [Cllr David Bridson](#); [Cllr Sarbaz Barzaji](#); [Cllr Maria Kay](#)  
**Subject:** Unacceptable Tesco development plan  
**Date:** 03 May 2024 16:58:24

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Good afternoon,

I am writing to object to the current Tesco development plan. The significantly increased scale and density of the proposal is outrageous and would destroy the local area for residents whilst damaging the trinity conservation area. Whilst I recognise Lambeth's need for housing, it cannot be that great a need given that Lambeth planning rejected my proposal to convert my 4 bedroom home into 2 three bedroom family homes with the only reason being that it was not 120m<sup>2</sup> when it was originally built, even though it is much larger than that now. A rule poorly designed to safeguard family homes but stopped adding one.

I would generally be in favour of a new drastically smaller development on the Tesco site. The current scale would severely impede the light to my property and others. As a result, by Porden road, the scheme should revert to housing and not flats and maintain a maximum 2 stories. With families leaving Lambeth and schools facing closures, it's vital for the council to safeguard existing family-sized accommodation and prioritize new low-rise family homes.

Elsewhere on the development it should not exceed the height of the buildings on the road and be no more than 5 stories and stepped towards homes on other roads like Baytree Road.

The scheme does not incorporate any green spaces and this should be included, given that Lambeth has the second lowest green and canopy cover of all the boroughs in London.

Regards,

Stefan Lubek, [REDACTED] Resident.



**From:** [Helen George](#)  
**To:** [SADPD](#)  
**Subject:** Comment on and Objection to the proposed development of Site 18 by Lambeth  
**Date:** 03 May 2024 16:57:53

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As a local resident of West Norwood for nearly [REDACTED] I wish to offer the following comments on the development of 'Site 18' as currently proposed by Lambeth Council. That the area needs more affordable homes, particularly for families is indisputable but what it doesn't need is yet more flats designed to attract buy-to-let landlords who will then rent out at a high price to a fast-turnover of tenants - I've already seen this happening where larger properties in my own street have been allowed to convert and this constant churn is destabilising for the community.

Furthermore having looked at the plans I would suggest that the proposed buildings are completely out of scale with the scale of the existing buildings along what is a vibrant high street of largely independent shops, which I use all the time. It's unclear how these businesses will be supported or allowed to thrive within these proposals.

Finally West Norwood has a track record of strong community engagement - which the Council recognised in earlier response to an earlier iteration of their plans, and which they promised to use as the basis of proper, transparent local consultation. Sadly this has demonstrably failed to happen with the current iteration.

Helen George  
[REDACTED]  
[REDACTED]  
[REDACTED]



**From:** [josh lubek](#)  
**To:** [SADPD; Cllr Danny Adilypour](#)  
**Subject:** Objection to Tesco Redevelopment  
**Date:** 03 May 2024 16:41:23

---

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The current plans propose a development that is overly tall and dense, overshadowing the surrounding area. While we understand Brixton's centrality may support larger developments, the neighbourhood primarily consists of low-rise family homes. Whilst I recognise Lambeth's need for additional housing, and would generally be in favour of a new drastically smaller development on the Tesco site. The current scale would severely impede the light to my property. As well as severely impeding the trinity conservation area.

With families leaving Lambeth and schools facing closures, it's vital for the council to safeguard existing family-sized accommodation and prioritize new low-rise family homes. Regardless of tenure mix, I advocate for a downsized development, which should be between 2-5 stories as a maximum depending on the surrounding properties and matching the neighbourhood's height.

The scheme should have much less density and incorporate green spaces near Baytree and Porden Road.

Regards,

Joshua Lubek, [REDACTED] Resident.



**From:** [Cllr Danny Adilypour](#)  
**To:** [victoria.hardie](#)  
**Cc:** [SADPD](#)  
**Subject:** Re: Tesco Site Development  
**Date:** 07 May 2024 11:35:49

---

Dear Ms Hardie,

Thank you for your email. I have copied in the SADPD consultation team to ensure that your submission is included with all the other responses to the Site Allocations DPD consultation currently taking place.

At the end of this consultation, all of the responses received will be considered by officers. When the Site Allocations DPD is then submitted this summer for independent examination, all of the responses will also be passed to the Inspector who will undertake the examination.

Your views will therefore be considered alongside the other responses received to the consultation.

Best regards,

Danny

**Councillor Danny Adilypour**  
**Streatham Common & Vale**  
**Deputy Leader for Sustainable Growth and New Homes**

**E:** [REDACTED]  
**T:** [REDACTED]

---

**From:** victoria.hardie [REDACTED]  
**Sent:** 03 May 2024 16:04  
**To:** Cllr Danny Adilypour [REDACTED]  
**Subject:** Tesco Site Development

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I need to object to the Massive Tesco Development Plan as it stands.

I am in favour of family Social Housing and some affordable housing on The Tesco Site. But not with these plans.

My objections are as follows.

The height and volume of Lambeth's submitted plans are too high and with too many units. Let alone the fact they would look horrible with the lower surrounding architecture in Acre Lane.

The new site buildings wd be against the back gardens of low rise houses in Porden and Baytree Roads, thereby reducing natural light into their homes.

With this insistence of cramming every inch of sq footage with concrete, there would not be nearly enough green spaces, trees, and planting to reduce carbon emissions. A most dangerous area for children in particular to play in. Given Brixton is on the worst list in London for carbon emissions.

The increase in population will be a strain on local resources. Ie Doctor 's Surgeries .  
To cram people in means they will not be served well.

Clarification is needed about Disabled Access, Disabled Bay Parking, Parking for Delivery Vehicles, Skilled Labour Vehicles, Waste Collections and any Residents' Parking arrangement.

This is a wonderful opportunity to create extraordinary architecture made with sustainable materials for comfortable modern family flats ,to give people respect and mutual support to each other.

Rather than massive concrete ogres isolating families much too far from the ground.

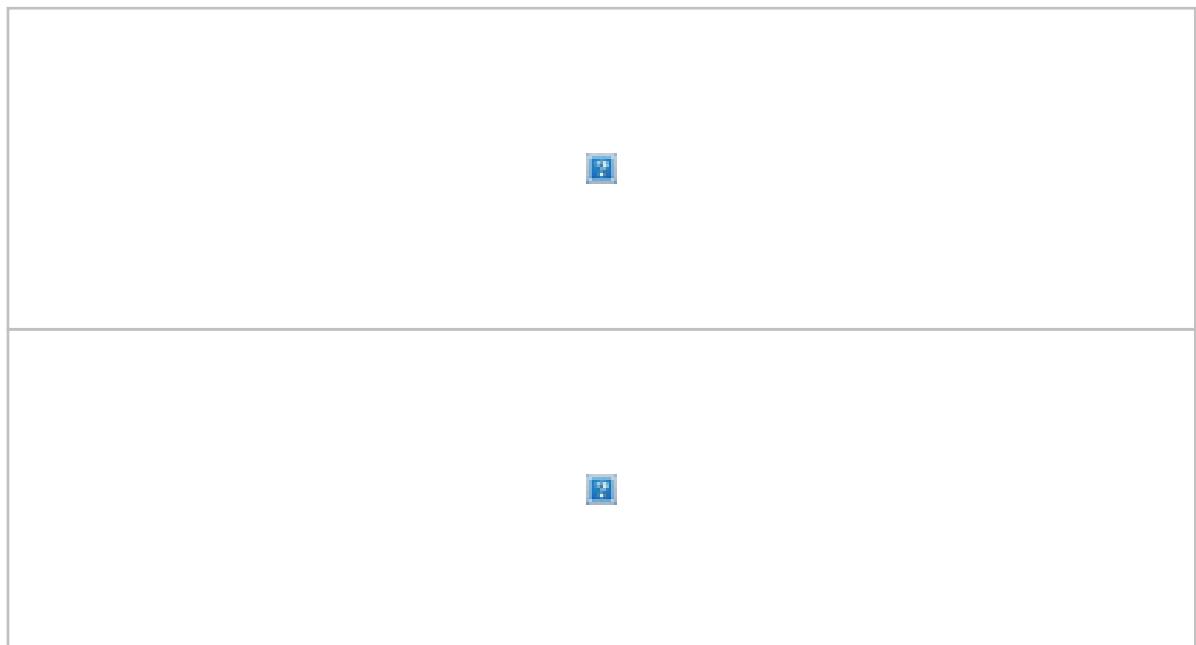
I look forward to your reply.

Many thanks,

Victoria Hastings

[REDACTED]

Sent from my Galaxy



**From:** Dawe, Julia [REDACTED]  
**Sent:** 03 May 2024 16:54  
**To:** SADPD  
**Subject:** Lambeth Allocations DPD Representation LBC  
**Attachments:** Lambeth allocations DPD may 2024.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category, Purple category

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Dear The LDF Team

Please find attached the response from LB Croydon.

Regards

Julia

Julia Dawe  
she/her  
Team Leader (Plan Making)

**CROYD**

Spatial Planning Service  
Sustainable Communities Regeneration & Economic Recovery

[REDACTED]  
[REDACTED]  
[REDACTED]  
Croydon  
[REDACTED]  
Tel: [REDACTED]



The law has changed. You now need to bring photo ID with you when voting in an election at a polling station. Visit [www.croydon.gov.uk/voterID](http://www.croydon.gov.uk/voterID) for more information including how to apply for a free voter ID.

Sustainable Communities, Regeneration  
and Economic Recovery Department  
Planning and Sustainable Regeneration  
Spatial Planning Service

**Via email only**

Contact: Steve Dennington

Julia Dawe

Date: 2<sup>nd</sup> May 2024

Dear The Lambeth Council Planning Policy Team,

**Site Allocations Development Plan Document Proposed Submission Version  
(SADPD PSV)**

Thank you for inviting the London Borough of Croydon (LBC) to comment on the above. We have no comments to make and we confirm that there have been helpful and ongoing discussions to meet the requirements of the duty to cooperate through the preparation of our Local Plans including the joint production of the [Statement of Common Ground between the London Borough of Lambeth and London Borough of Croydon in December 2023](#).

We hope that these comments are helpful and will continue to work alongside Lambeth in the development of our Local Plans.

Yours sincerely,



Steve Dennington  
Service Head - Spatial Planning, Growth Zone and Regeneration

**From:** odilon couzin [REDACTED]  
**Sent:** 03 May 2024 16:52  
**To:** SADPD  
**Subject:** SADPD Reg 19 Submission  
**Attachments:** SADPD\_Reg\_19\_Comments\_COUZIN\_3may2024.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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Dear Lambeth Council,

Attached please find my submission for your SADPD Regulation 19 consultation. I would appreciate confirmation of receipt.

Thanks and kind regards,  
Odilon Couzin  
[REDACTED]

If for some reason the attached pdf is not acceptable, please find the text of my comments below:

#### **SADPD Site 18 Regulation 19 Consultation submission**

I am writing as an individual resident of West Norwood to object to Lambeth Council's decision to proceed with the SADPD Regulation 19 submission to the Planning Inspectorate. I primarily object to the failure of the Council to engage with and listen to the views of residents throughout the entire SADPD process, including its failure to satisfy its legal duty to ensure meaningful participation of residents despite many residents' efforts to engage in this process.

During the Regulation 18 consultations, Council officers held a limited number of meetings with a select group of "stakeholders", failed to share even basic information (such as council ownership of properties in Site 18, the rationale for abandoning earlier documents such as the 2017 Masterplan for the area, the criteria for determination of Heritage status, and the logic behind inclusion of an extremely tall tower block at the heart of the proposed development area. During the Reg 18 consultation, West Norwood residents submitted more than 3,000 comments, more than 90% of which were opposed to the plan, but officers made only minor changes to the plan in response.

In its response to resident's comments during the Regulation 18 consultation, the council failed to seriously reply to most comments, brushing over important issues with trivial and bureaucratic replies and simply ignoring many others. At the full Lambeth Cabinet meeting on 15<sup>th</sup> January 2024 the responsible cabinet member promised that there would be additional community and stakeholder engagement meetings, but only one such online meeting for a small number of invitees was later held.

For these reasons I feel strongly that the legal requirements of the Regulation 18 consultation were not satisfied, but a deeper problem with the current plan is that it fundamentally ignores the will of the community which will be massively impacted. Many local businesses that have been an integral part of our community for decades would be uprooted, and if similar projects elsewhere are an indication there is a serious risk they will never be able to return.

Sincerely,

Odilon Couzin

[Redacted]

[Redacted]



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Sincerely,

Odilon Couzin

[REDACTED]  
[REDACTED]

[REDACTED]

---

**From:** Penelope Alford [REDACTED]  
**Sent:** 03 May 2024 16:44  
**To:** SADPD  
**Subject:** Sites 18 and 19

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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To whom it May concern.

I object to the development of sites 18 and 19 on the following grounds:

- 1)Lack of public consultation
- 2)failure to protect local businesses
- 3)scale of development and loss of heritage buildings

I call for the site 18 to be removed from the SADP policy document, and for Lambeth to cooperate with the community on a better design and scale that is suitable for the character of the area.

Sincerely

Penelope Alford  
[REDACTED]

Sent from my iPhone  
[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

**From:** Angela Moon [REDACTED]  
**Sent:** 03 May 2024 16:40  
**To:** SADPD; Cllr David Bridson; Cllr Danny Adilypour  
**Cc:** Cllr Sarbaz Barznji; Cllr Claire Holland; Bayo Dosunmu; [REDACTED]  
**Subject:** Re: Rejection to Lambeth SADPD - Tesco - Acre Lane Brixton Site  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Green category

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Dear Lambeth Site Allocations Development Plan Team,

I'm writing to reiterate my rejection to the SADPD on the Tesco Acre Lane Brixton site.

I've already expressed my rejection twice but wanted to make sure you take my opposition seriously.

Here are just a few specific points of objection in my own words... Both my previous responses have been my own objections but to repeat my personal views, here are 3 points (there are others but these are some key general ones). I don't want the past ones to be disregarded just because they are the general views of the neighbourhood.

#### Density & height

Firstly the intensive density and height of the proposed building is too much.

The plan is completely disproportionate to the surrounding neighbourhood buildings. I understand Tesco is a good site for development, however, I'd like to see a new scaled down proposal with a height and density in keeping with the surrounding area. Something that allows for green spaces in the surrounding areas near the boundaries of Baytree and Porden Roads - rather than another concrete jungle. This will benefit the new residents and socially it has a big impact on happiness and general mental health.

The published responses to the Reg.18 consultation revealed that HSBC holds a 999 year lease of the Tesco site, and thinks it can support 470 dwellings - maybe even more. The current proposal is of 210 but the original was only supposed to be 120. The uncertainty of the quantity changing to nearly 500 is disturbing as the proposals are being led by profitability rather than sound principles of addressing the lack of family homes in the area and protecting the new and existing neighbourhood communities.

This latest proposal is already 32m high (wayyy too high) but as there isn't a height restriction, it's unclear as to what will actually pass in development stages. How can we trust it?

#### Family housing

I'm not opposed to building developments and creating new homes as a principal. There is a shortage of affordable accommodation generally so I understand this is an important issue. However, what I do object to is the approach of this particular proposal.

Lambeth needs more low rise family appropriate sized housing to help tackle the school crisis and the exodus of families being priced and pushed out of the area. There is an evident shortage of low rise family homes in the area that should be prioritised.

#### Arlington Lodge boundary wall

One other major concern of the proposal is the plan to override the original 1985 boundary wall that protects and divides Arlington Lodge with the Tesco site.

There is absolutely no benefit to anyone other than trespassers to reduce the size of the boundary wall. Arlington Lodge residents are already fighting to keep the estate safe and private. To change and reduce the size of the wall will be detrimental to our safety as residents.

I could go on and on. For now, I hope this is something you look into seriously...

Developing the site isn't a bad idea but the current proposal needs to be revised to support the local residents as much as the new ones, and not push them out or expose them to undesirable consequences.

I've not yet heard back from anyone about either of my previous emails. Please can someone acknowledge this one at least?

I look forward to hearing from you.

Kind regards,

[Redacted signature]

[Redacted signature]

On Thu, Apr 25, 2024 at 11:16 AM Angela Moon [Redacted] wrote:

Dear David,

Together with my local [Redacted] residents, I'd like to also personally reiterate my concerns and rejection to the SADPD on the Tesco Acre Lane Brixton site (original email below, 14th April).

More specific details as follows...

#### Request To Lambeth Council:

*Lambeth Council must show it is listening to the local community and present a new draft of the SADPD policy that:*

1. Delivers much needed affordable housing, **without unnecessary and inappropriate tower blocks.**
2. Offers genuinely affordable housing **without constructing a massive new development that will overshadow nearby low-rise family homes.** We advocate for low-rise family-sized housing on this site, in harmony with the surrounding area.
3. **Addresses the issue of families leaving Lambeth**, which has caused an education crisis, with local primary schools facing closure or merger. While we acknowledge the Lambeth Plan's overall goal of providing a mix of housing, we believe this site should prioritise family-sized homes due to its proximity to other family residences and nearby primary schools.

4. **Includes green space for new residents.** We want Brixton homes to be desirable and sustainable. The current plans lack green areas and prioritise maximising the number of units, which does not benefit existing or future residents. Only a profit-seeking developer ultimately wins in the scenario that is currently proposed.
5. **Limits the maximum height of the development to no more than 12m (which is still taller than surrounding houses).**

*We want new housing on the Tesco site, but we want Lambeth Council to work with us on a sensible and proportionate development. Please work with us, not against us!*

### **Key Concerns with the Brixton Tesco development proposal are:**

1. The plans want to put too many homes (210) in one place, and we're deeply concerned that the land owners/developers might actually want to build more than twice that number!
2. Originally, the council suggested fewer homes, between 120-170. We're deeply concerned that now, based on the proposed calculations, it can almost double that number.
3. Even though the plans say the tallest buildings will be 32m high, there's nothing stopping them from being as high as 45m (which is considered very tall). But even 32m is too tall. It would tower above compared to the nearby streets with only 2-3 storey houses.
4. The concerns we raised about how the plans would affect our neighbours, like being overlooked or losing light, have been completely ignored, even though Lambeth has rules about this in their plan.
5. The plans want to change a rule made in 1985, that protects the privacy of people living near the site, to change the current boundary wall height.
6. Parking and pollution is already a big problem around Brixton, one of the highest in London, so it's very important that the new homes don't get parking permits, except for a limited number of people who need them because of a disability.
7. The size of the new buildings would harm the areas nearby that are supposed to be kept special because of their history or beauty.
8. The delivery route for deliveries to the supermarket safely isn't being fixed in the current plans and is currently unsafe.
9. We're missing a chance to build more homes for families, which Lambeth really needs right now, especially since families are leaving and schools are closing.
10. The site will have too many buildings on it, and there won't be enough space for parks or other open areas, even though Lambeth wants to make more green spaces. In Lambeth, Brixton ranks second lowest for tree canopy cover, trailing only Waterloo, often described as a 'concrete jungle'. This deficiency exacerbates pollution issues, leading to heightened health concerns. Moreover, the scarcity of trees and green spaces leaves ample space for the proliferation of housing units, compounding the problem further.

**Help is please say NO to this development plan.**

Thanks!

Kind regards,  
Angela Moon

[REDACTED]

On 14 Apr 2024, at 13:39, Angela Moon [REDACTED] wrote:

Dear Lambeth Team,

I wanted to officially let you all know I wholeheartedly object to the Lambeth proposals on the acre lane Tesco site.

The area is already overly densely populated and the high rises are also an eyesore in the current environment.

As per [REDACTED] message below to Chief executive Bayo, I implore you to reconsider and re-evaluate the proposal. It would be much appreciated that as local neighbours we are kept in the loop and to know that our welfare matters.

I look forward to hearing back from at least one of you. I haven't seen any response to Huma's message so hope one of you can get back and at least acknowledge our concerns.

Many thanks.

Kind regards,  
Angela Moon

[REDACTED]

On 11 Apr 2024, at 18:50, [REDACTED] wrote:

Dear Chief Executive Bayo,

Subject: Urgent Concerns Regarding Proposed Construction next to  
Arlington Lodge

I hope this message finds you well. I am writing to express the deep concerns shared by many members of the Arlington Lodge community regarding the proposed construction project.

The prospect of yet another construction endeavour, justified under the guise of "regeneration," has left us feeling vulnerable and apprehensive. We adamantly oppose any plans that would encroach upon Arlington Lodge, particularly considering the already strained resources provided by Lambeth

Council. The added strain on parking facilities and essential services will undoubtedly exacerbate the challenges we currently face.

Furthermore, the lack of consultation with our community is deeply troubling. We have not been afforded the opportunity to voice our concerns or contribute to discussions regarding these plans. It is concerning that decisions of such magnitude are being made without our input.

We are also perplexed by the apparent contradiction between the pledge to prioritize climate-friendly initiatives and the proposal to erect a towering residential structure. A development of this scale raises significant environmental concerns and contradicts efforts to combat climate change.

Moreover, we fear that the proposed flats will prioritize profit over the needs of those genuinely in need of housing. It is imperative that any development plans prioritize the welfare of existing residents and address the pressing housing needs in our community.

We seek clarity on how these proposed improvements will impact Arlington Lodge. Will our walls be demolished to make way for this structure? Will our gardens lose vital sunlight? These are crucial considerations that deserve transparent and honest answers.

We implore you to engage in meaningful dialogue with the Arlington Lodge community and address our concerns in a respectful and transparent manner. Our voices matter, and we deserve to be heard.

Thank you for your attention to this matter. We eagerly await your response.

Sincerely,

Arlington lodge residents



**From:** Mark Fairhurst [REDACTED]  
**Sent:** 03 May 2024 14:50  
**To:** SADPD  
**Subject:** Lambeth Site Allocations Development Plan Document Proposed Submission  
Version - January 2024  
**Attachments:** 2025\_05\_03 Site 18 Letter Response.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Green category

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Dear Sir/ Madam,

Please find attached my comments on the Lambeth Site Allocation Development Plan Document.

Please confirm your receipt of this email and letter.

If you have any queries do not hesitate to contact me.

Regards,

Mark Fairhurst  
[REDACTED]  
[REDACTED]



Lambeth Council,  
Planning Policy and Place Shaping,  
PO Box 80771,  
London,  
SW2 9QQ

Wednesday, 07 August 2024

Dear Sir/ Madam,

**RE: Draft Site Allocations Development Plan Document: Site 18**

I am writing to comment on the site allocation proposals for Site 18 in West Norwood updating my letter of 2<sup>nd</sup> May incorporating the significance of Historic England's comments on the proposal on page 13.

I have been involved in some of the consultation process based on my experience as an architect, former co-convenor of the Norwood Planning Assembly and local resident. I am part of the West Norwood and Tulse Hill Community Stakeholder Group and wish to make it clear we are requesting the opportunity to make personal representation to the inspector as part of that group.

The site has huge potential and represents a significant opportunity to improve the built environment in this sub-urban town centre. The site is however located in an established context with historic significance it therefore requires a high degree of sensitivity in the design and planning of this new quarter. The site allocation proposes an increase in the anticipated massing of a new development to optimise delivery, to achieve this it seeks to remove reference to the importance of new development relating appropriately to the existing context, currently identified in the Local Plan. Despite the proposed amendments to the site boundary to retain existing residential property and height amendments the scale and massing of the proposal is not consistent with the NPPF policy regarding heritage, design, sustainability and local community consultation and is unsound.

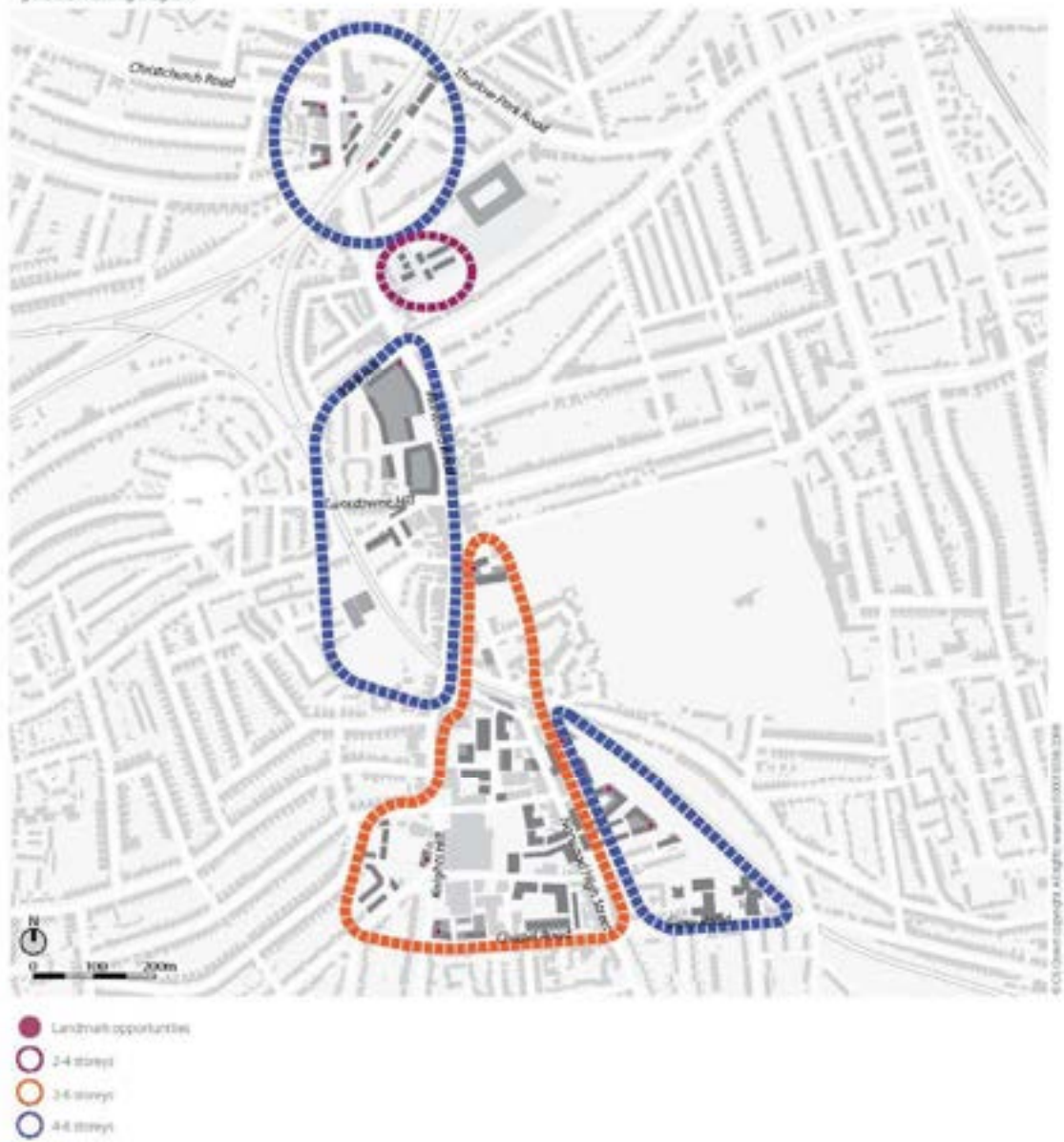
The proposals present a definitive approach for a design encouraging developers towards a particular design solution which would not be supported under current policy PN7 for the site. I strongly recommend the council reconsiders their current design approach as it appears to encourage a step backwards in design quality and aspiration for the site.

Historic Planning Context:

The following policy documents and professional planning studies have been carried out relative to the development site. These studies demonstrate a clear understanding of the community's concern and aspiration balanced with the objective of regenerating the area whilst respecting the existing context of the established Victorian architecture.

- West Norwood Town Centre Master Plan 2009: Lambeth/ EDAW
- A Plan for West Norwood and Tulse Hill: Community Evidence Base Report 2016: Lambeth/ Regeneris
- West Norwood and Tulse Hill: A Manual for Delivery 2017: Lambeth/ Regeneris
- Norwood Design Support NPA 2019: Norwood Planning Assembly/ Aecom

Figure 55 Massing diagram



West Norwood Town Centre Master Plan 2009: Lambeth/ EDAW Proposed massing 4-6 storeys for Site 18



*West Norwood and Tulse Hill: A Manual for Delivery 2017: Lambeth/ Regeneris Illustrative Sketch*



*Figure 1 West Norwood and Tulse Hill: A Manual for Delivery 2017: Lambeth/ Regeneris Illustrative Sketch*



Figure 5.23 Retail Heart: Option 3C, looking west from Norwood Road  
Existing buildings shown in dark grey, new in white



Figure 5.24 Retail Heart: Option 3C looking southeast from York Hill  
Existing buildings shown in dark grey, new in white



Figure 5.25 Retail Heart: Option 3C looking west from Norwood Road  
Existing buildings shown in dark grey, new in white

Norwood Design Support NPA 2019: Norwood Planning Assembly/ Aecom

### Current Planning Context

The current policy for Site 18 is identified in the Local Plan 2020-2025 Policy PN7, it is clearly influenced by these historic studies and includes the following design principles and key development considerations: -

*The regeneration of all or part of this site provides the opportunity to provide a heart for West Norwood. The council will support development on all or part of this site that:*

*i. is of an appropriate scale and form that respects the rich conservation value and heritage of the town centre, taking account of factors such as building heights and the setting of*

*adjacent development and locally-important views;*

*ii. provides a finer grain development rather than a single block;*

*iii. addresses the opportunity to provide landmark buildings associated with this key town-centre site;*

- iv. ensures heights on the Norwood Road frontage reflect the heights of the existing buildings on the eastern side of Norwood Road, avoiding a canyon effect;*
- v. provides development on the western edge of the site appropriate to reduce impact on the York Hill estate;*
- vi. improves permeability and linkages through the site including a pedestrian link through the site to improve access to the York Hill Estate;*
- vii. provides a new access to Norwood Road ensuring pedestrian priority and minimising the impact on the public realm;*
- ix. allows for improvements to Norwood Road for the widening of pavements;*
- x. includes a public space that is preferably aligned with Chatsworth Way opposite the site to provide a focal point to the town centre with sufficient space for town- centre users;*
- xi. replaces the smaller retail units on the Norwood Road frontage;*
- xii. explores the potential for a local energy network within the development.*

These principals afford a balanced set of key principles for the site's development. With the councils recent purchase of the B&Q to sit along their other sites within Site 18 the opportunity for a comprehensive development has become more achievable.

#### The SADPD Objectives

There is a contradiction in the process of proposing a design led optimisation of the site which is also not prescriptive. Inevitably the proposed massing and form will be considered a base line by any potential developer, it will also be difficult for the council to row back if a scheme which closely resembles their design led study is submitted even if it lacks the design quality expected for such a significant town centre regeneration as such a clear template has been presented and justified by the council. The current site policy is far more flexible and retains more control over the suitability of any new proposals brought forward. The design led study may not be included in the policy however the omission of important contextual drivers regarding scale and context will inevitably encourage more urban development out of character with the existing townscape making the goal of achieving a high quality development harder to realise and will therefore not be in accordance with NPPF Section 12 Para 135 c) which requires developments to be sympathetic to local character and history, including built environment setting.

The suggestion tall buildings will only be considered if public benefits are achieved is vague and undermines the protection of the current sub-urban character of the site by the current Local Plan Policy Q26 and consequently NPPF Section 12 Para 139 a) which states developments should reflect local design policies and government guidance on design.

#### Demolition of Historic Context

The indicative design proposes all buildings within the site boundary are demolished and replaced with a new development. The report considers these buildings as low to average quality however no analysis or further explanation is given and therefore is in contravention to NPPF Section 16 Para 196 which states plans should set out a positive strategy for the conservation and enjoyment of the historic environment taking into account the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of a place.



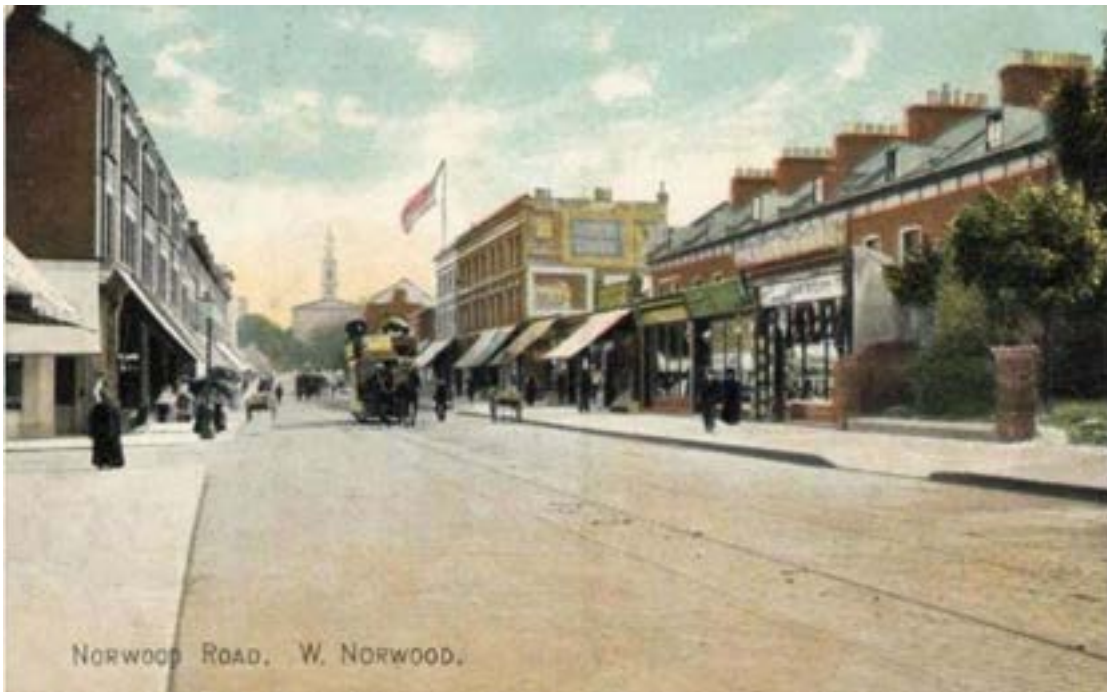
West Norwood OS Map 1870 Nos. 324-334 and 336-346 Norwood Road highlighted

Located within the development site boundary recommended for demolition are two original mid-Victorian shopping parades. Nos. 324-334 and 336-346 Norwood Road are indicated in the OS Map of 1870 Figure 9, they are clearly visible in historical photos of the area.

The historical photo from 1885 in the Lambeth archive clearly shows these two terraces relative to the view south towards St. Luke's church, as such they are the earliest commercial terraces in the town which form the setting to the main vista to the church. The importance of this view is reinforced by later photos including a similar view taken in 1906 from the London Transport Museum which shows the Victorian parade with new tram running down Norwood Road with the church behind and a later photograph from 1912 shows a similar view. This view is currently protected in the Local Plan. In light of the proposed massing which doubles the current scale of the frontage to Norwood Road the heritage importance to these historic Victorian parades should be more carefully considered before guidance is given to prospective developers of the site in accordance with NPPF Section 16 Para 198 b) which states Local planning authorities should maintain or have access to historic environment records to be used to predict the likelihood that current unidentified heritage assets, particularly sites of historic interest will be discovered in the future.



*Norwood Road looking down towards St. Luke's church 1885 Lambeth Archive*



*Norwood Road 1906 London Transport Museum*



*Norwood Road c.1912 Historical Photograph*

The assumption that the quality of the existing buildings on site are low to average Figure 6 in the Design Evidence is not correct. As can be seen in Figure 4 in the Design Evidence the existing Victorian parade along the site frontage with Norwood Road is an important feature of the vista of the listed St. Luke's church. It is odd that only the width of the pavement is considered when assessing the quality of the context when the historic buildings to be demolished are not mentioned.

The report identifies the heritage assets that have been considered in the design led approach, during the consultation the possibility of assessing the heritage status of the Victorian parade proposed to be demolished was raised. During the consultation meeting on 9<sup>th</sup> April the council's conservation officer confirmed that the heritage value of these buildings were not considered worthy of retention. He went on to say that these buildings could still be assessed in future on the inspector's request. These buildings had been proposed for demolition in the previous design studies however in each case the proposed massing of the replacement buildings were more closely related to the original buildings thereby maintaining the continuity of setting of the grade II listed St. Luke's church. By raising the proposed frontage to the buildings to up to 21m facing Norwood Road the new proposal highlights the impact of the loss of these terraces and harm to the setting of the listed church therefore the proposals are not in accordance with NPPF Section 16 Para. 200 which states the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal including the setting.

The current condition of the two shopping parades requires attention. Nos. 336-346 Norwood Road has lost its original moulded parapet with the London roof behind now expressed with a simple brick on edge detail. Original shop windows, stall risers, signage panels brackets and awnings have been largely replaced with modern replacements in a haphazard way. However the majority of the buildings are intact with little alterations. The site allocation is an opportunity to protect these buildings, conserve and restore their fabric in conjunction with a new development, thereby protecting the setting of the listed building and respecting the established scale of the Victorian terraces on both sides of Norwood Road.

Despite the national demise of high street shopping in the UK the report highlights activity along Norwood Road, these two terraces house at least 12 established businesses, the majority independent, with a wide community representation. The continued use of these buildings over 150 year period adds to their emotional, cultural and use significance as such this aspect should also be considered in the heritage assessment of the buildings as recommended by the ICOMOS Guidelines for Educational and Training in the Conservation of Monuments, Ensembles and Sites' (1993). Therefore the proposals do not comply with NPPF Section 16 Para. 196 b) which suggests plans should set out positive strategy for the conservation and enjoyment of the historic environment taking into account the wider social, cultural economic and environmental benefits that conservation of the historic environment can bring.

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#### Townscape and Visual Impact Assessment (TVIA) Summary

The development is surrounded by an established range of existing buildings and designated heritage assets. To assess the impact on the designated heritage assets, local views and panoramas the council has commissioned a 3d model of the Site 18 masterplan and geolocated this on the Vu City virtual map of London. The brief assessments given in the design evidence have remained unchanged since the amendment to the site boundary and all unanimously agree no harm is inflicted on the setting or views of the heritage assets. The analysis of the view images is highly subjective, it could be argued in the majority of views that harm does occur to the designated heritage assets and the massing is inappropriate within the established sub-urban town centre due to the disparity of scale of the proposed built form and the neighbouring buildings and townscape context. By proposing such contentious massing the council will potentially negate their existing planning Lambeth Local Plan 2020 Section 10 Quality of the Built Environment Q5, 6, 7, 16, 18, 20, 21, 22, 23, 25, and 26 policies

specifically designed to protect the visual amenity of the area. The proposal therefore runs against the NPPF Policy Section 12 Para. 135 c) which requires development as sympathetic to local character and history.

TVIA IMAGE 2- Lambeth Local View – Landmark Silhouette (iii) View S along Norwood Road

*The increase in mass and height on the right hand side of the view does not compromise the viewer's ability to appreciate the church. No harm to the view. No harm to the setting of the Grade II\* listed church. No harm to the setting of the West Norwood Conservation Area whether existing or proposed.*

The current Local Plan Policy Q25 states:

*The objective in identifying these views is to ensure that no development obscures or is intrusive, unsightly, visually dominates or competes with, and no background development harms, the silhouette of the assets in:*

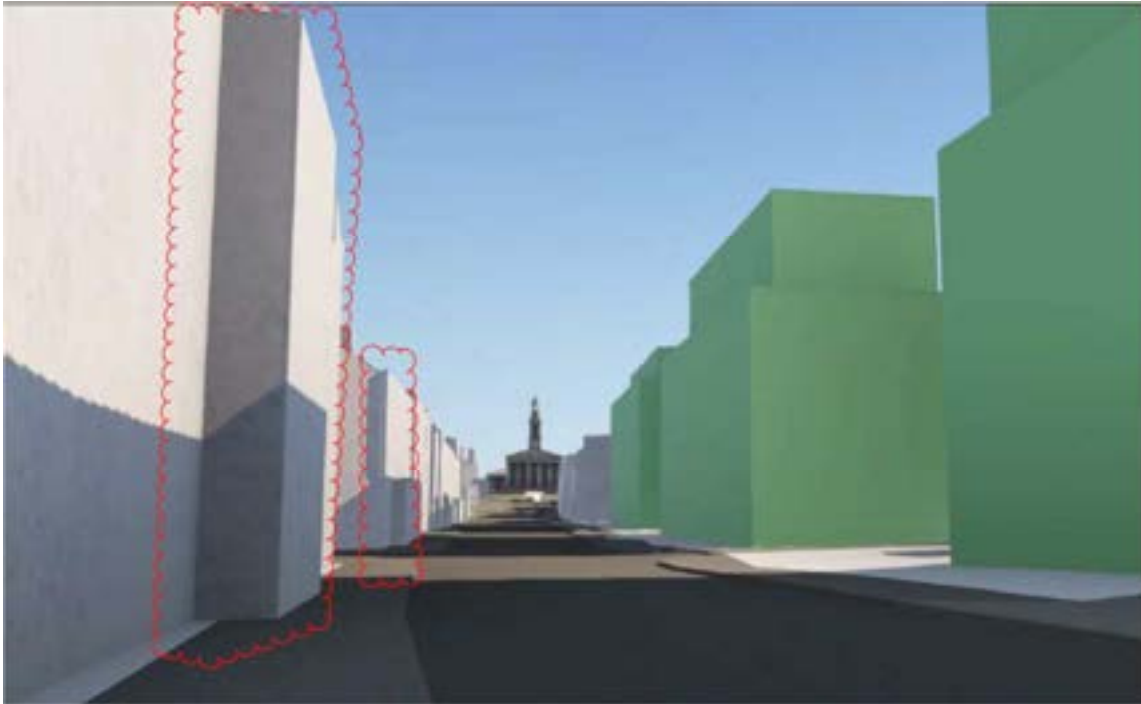
Image 2 pictures St. Lukes church and tower and is the defining image of the church as pictured in the historical photographs. The grade II listed St. Lukes, a Waterloo church, was consecrated in 1825 and is at the heart of West Norwood and located in the West Norwood Conservation Area. Unusually the church is orientated South to North due to planning restrictions which helped create the dominant viewpoint when looking south on Norwood Road. The proposed new frontage transforms this vista demolishing the 2 and 3 storey Victorian terraces and replacing these with new buildings up to 21 metres tall.

The justification for the proposed new building form relative to View 2 states:

*The increase in mass and height on the right hand side of the view does not compromise the viewer's ability to appreciate the church. No harm to the view. No harm to the setting of the Grade II\* listed church. No harm to the setting of the West Norwood Conservation Area whether existing or proposed.*

The lack of clarification of why no harm would be afforded to the heritage assets suggest the opinion of this assessment has been severely compromised by the objective to optimise the development. The setting of the church, conservation area is clearly compromised by the loss of the contemporaneous Victorian terraces, the new massing transforms the setting by their scale over doubling the scale of the foreground buildings. Therefore the proposal fails to understand and evaluate the area's defining characteristics in contravention of NPPF Policy Section 12 Para. 132.

It should also be noted the quality of the Vu City model is poor in this view with the existing frontage facing the site along Norwood Road to the left hand side of the view incorrectly modelled giving an inaccurate representation of the massing of the existing terrace making the assessment of the proposed massing more difficult to assess.



TVIA IMAGE 2- Lambeth Local View – Landmark Silhouette (iii) View S along Norwood Road Indicating incorrect massing

TVIA IMAGE 4- Lambeth Local View – Panorama View (iv) View N from Knights Hill

Both the local view toward towards St. Luke's church and the wider panorama of the city are protected in the council's guidance although only the cone view of the church is referenced in the assessment of both options. No mention is made of the relationship between the landmark tower of St. Luke's in the middle ground and the distant tall building cluster. The panorama guidance, which is not restricted by the viewing cone states: -

*'The Development between St Luke's Church and the city cluster should not diminish the viewer's ability to appreciate the contrast between the two.'*

Therefore any introduction of a tall building between the two would need to be carefully assessed, this does not appear to have been the case. Section B1 Para 66 of the National Design Guide states that built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context. The appropriate density will result from the context. Therefore, the proposal does not comply with NPPF Section 12 Para. 133 as its height recommendations do not accord with these urban design principles relative to the existing context.

TVIA IMAGE 10 – Norwood High Street at northern end of West Norwood Library

The justification states:

*The tallest element of the Indicative Approach can be seen over the rooftops. It announces the retail / commercial heart of the town centre. The rooftops of the Indicative Approach blocks fronting Norwood Road can also be glimpsed. The collective effect is neither distracting nor dominant. The careful selection of locally distinct materials should ensure that any proposal coming forward here integrates well into the townscape. No harm to the setting of the West Norwood Conservation Area or to its proposed extension. No townscape harm.*

This justification is patently not accurate. The image clearly shows the negative impact of the tower which distracts from the attractive Victorian curved terrace a powerful architectural

devise which leads the eye gently down the shopping parade. The compromising of the scale of the new development and introduction of two new visual datums of the 17 -21 metre frontage building and 25 and 31 metre towers create a discordant composition. The model clearly indicates shadows cast over the curved Victorian terrace of the new building demonstrating the inappropriate overshadowing of the new development, the tallest new tower's shadow sits above reinforcing the disparity of scale of the proposed development. Any new proposal should harmonise with the existing context and not create an unbalanced vista. The National Design Guide Section B1 Para. 65 states new developments should relate well to and enhance the existing character and setting; therefore, the proposal does not comply with NPPF Section 12 Para. 133 as its height recommendations do not accord with these urban design principles relative to the existing context.

#### TVIA IMAGES 2-16

The view analysis for images 2-16 clearly indicate the visual impact of the 25 and 31 metre towers and 17 – 21-meter new frontage buildings to Norwood Road. It is subjective to conclude the massing is beneficial to the townscape. It can be argued the taller massing is detrimental and harmful to the setting of the heritage assets including St. Lukes Church, West Norwood Cemetery, West Norwood and Lancaster Avenue Conservation Areas. Again, the justification of the proposed massing is too heavily influenced by the optimisation of the development. Therefore the Vu City model analysis and accompanying commentary fails to understand and evaluate the areas defining characteristics in opposition to NPPF Section 12 para. 132.

#### Recommendations

The proposed Site 18 recommendations state: -

<b>Topic</b>	<b>Recommendation</b>
Built heritage	The settings of heritage assets should not be harmed. Especially St Luke's Church and West Norwood Cemetery.
Height	<p>The central part of the site is appropriate for a tall building of a general building height of 31m (75m AOD), set within new public space.</p> <p>Other buildings slightly exceeding the threshold definition of tall buildings in this part of the borough (25m) may be acceptable in the central part of the site.</p> <p>The rest of the site should create a coherent roofscape rising from the perimeter street frontages to a single highest point within the site.</p> <p>Provide a clearly defined parapet line to Norwood Road to respect context and create a balanced townscape with the Victorian frontage opposite.</p> <p>Provide a varied roofscape that integrates well with the locality in townscape views.</p>
Design quality	High quality design using brick (the prevailing local material) will help integration with the locality.
Connectivity	A new street network which better integrates with the wider locality and allows for in-site servicing.
Public realm	Widened footways to Norwood Road, a new public off Norwood Road present significant opportunities to improve the quality of the visitor experience to West Norwood Town Centre.
Enhanced environment	Public realm improvements and new routes present opportunities for tree lined streets and other urban greening.
Activation and natural surveillance.	Active ground floor frontages and good overlooking to all public routes and spaces.

Some of the recommended design criteria for the site are a step backwards in the aspirations for the future development from the current Local Plan Policy PN7. A number of these key principles are continued in this current iteration however there are some significant omissions which have been left unstated to allow a more intense urban development to be proposed for the site. There is no mention of an appropriate scale that takes into account the rich conservation value and heritage of the town centre or setting of adjacent development as seen in item i. Likewise, no reference is made to ensuring heights along Norwood Road frontage reflect the heights of existing buildings on the eastern side of the road to avoid the canyon effect (item iv), this is no longer deemed relevant to the sites development and would reduce the anticipated massing indicated in the design study. The requirement for the western part of the site to incorporate development appropriate to reduce impact to the York Hill Estate (item v) is omitted.

Also lost from the current site policy in the new proposal is item xii) the encouragement to explore the potential for a local energy network creating more sustainable energy use, this omission of the support for renewable forms of energy does not help shape places that contribute to radicle reductions in greenhouse gases. The demolition of the historic shopping parade is a lost opportunity to retrofit the existing buildings thereby minimising the carbon footprint of the new development thereby the proposal does not comply with NPPF Section 14 Policy 157.

The introduction of increased massing to Norwood Road and a very specific inclusion of a tall buildings to the centre of the site therefore sees a significant departure from the consensus of previous masterplans, guidance, consultation, local plan and NFFP policy.

The idea 'high quality design using brick' is an adequate guarantee of design quality is vague and gives the impression that the massing and form of the new buildings are divorced from the quality. No reference is made to the existing local character and identity of the area as highlighted in the National Design Guide Section 1 thereby not complying with NPPF Section 12 para. 133.

The proposals threaten the exclusion of existing businesses within the site. The current retail parade to the two Victorian terraces is fully let to a range of mainly independent local business that have survived the ravages of Covid and online shopping. These businesses could be supported with a masterplan to retain the special characteristics of the area, new local start up business could be encouraged with incubators offering subsidised rent. The conservation of the shopping parades could have wider social, cultural, economic and environmental benefits as highlighted in NFFP Section 16 Para. 196 b).

### Consultation

During the consultation for the site allocation despite requests and promises no public events were held by the council to explain their proposals to the businesses and residents in West Norwood. A workshop event was held in February 2023 with only six participants aged 11-17 which appears lip service to the NPPF requirement Section 12 Para. 137 for the local authority to work closely with those effected by their proposals to evolve designs that take into account the views of the community. This is in stark contrast to the previous work conducted by the council which helped shape current policy. A clear preference for no tall buildings has already been demonstrated in previous studies and made obvious through comments received at consultation with the local amenity groups. Any new amendments to the policy should incorporate a requirement for developers to work closely the community.

Written comments from Historic England (ID R0654) clearly oppose the proposed amendments to the site allocation on the proposed building heights and their impact on the existing heritage assets it also claims *'The development would be an urban intrusion on what is essentially green, picturesque, contemplative part of the borough designed to have a garden*

*character.*' Historic England go on to recommend the important view towards St. Luke, a protected view, be referenced in the site allocation and doubts whether the building heights could be mitigated at application stage as has been suggested by the council. The council's response includes a definitive statement '*West Norwood today has an urban character.*' this is clearly at odds with the council's own description '*West Norwood developed as a commuter suburb in the mid to late 19th Century and is largely residential in character.*' (Design Evidence Local Character description p.12). The disregard of the urban historical nature which is a significant part of the context to Site 18 demonstrates a desire to fundamentally change the existing character of the town centre.

### Conclusion

The evidence and recommendations proposed for Site 18 to justify the '*design-led optimisation of the site*' is a missed opportunity to ensure a new development of this scale and significance is brought forward with the correct balance between commercial opportunity, community cohesion and excellence in urban design and architecture. The proposed amendments to the site allocation policy for Site 18 do not comply with Local Plan, London Plan or NPPF Policy and are significantly criticised by Historic England and should be considered unsound. This site, located close to the historic centre of West Norwood's, is unique in the borough and should be afforded a coherent vision and approach for its future legacy.

Yours faithfully,

[REDACTED]

Mark Fairhurst

ARB, RIBA, RIBA Conservation Architect Registrant, Civic Trust Award Architectural Assessor, Former Co-Convenor Norwood Planning Assembly

cc Norwood Forum, Norwood Action Group, Norwood Society, Cllr Jackie Meldrum, Cllr Jane Pickard, Cllr Fred Cowell, Helen Hayes MP

[REDACTED]

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**From:** Mark Fairhurst [REDACTED]  
**Sent:** 07 August 2024 17:54  
**To:** SADPD  
**Subject:** Lambeth Site Allocations Development Plan Document Proposed Submission  
Version - January 2024  
**Attachments:** 2024\_08\_07 Site 18 Letter Response.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/ Madam,

Please find attached my updated comments on the Lambeth Site Allocation Development Plan Document.

Please confirm your receipt of this email and letter.

If you have any queries do not hesitate to contact me.

Regards,

Mark Fairhurst  
[REDACTED]  
[REDACTED]

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**From:** Mark Fairhurst  
**Sent:** Friday, May 3, 2024 2:50 PM  
**To:** sadpd@lambeth.gov.uk  
**Subject:** Lambeth Site Allocations Development Plan Document Proposed Submission Version - January 2024

Dear Sir/ Madam,

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Please confirm your receipt of this email and letter.

If you have any queries do not hesitate to contact me.

Regards,

Mark Fairhurst  
[REDACTED]  
[REDACTED]

Lambeth Council,  
Planning Policy and Place Shaping,  
PO Box 80771,  
London,  
SW2 9QQ

Wednesday, 01 May 2024

Dear Sir/ Madam,

**RE: Draft Site Allocations Development Plan Document: Site 18**

I am writing to comment on the site allocation proposals for Site 18 in West Norwood. I have been involved in some of the consultation process based on my experience as an architect, former co-convenor of the Norwood Planning Assembly and local resident. I am part of the West Norwood and Tulse Hill Community Stakeholder Group and wish to make it clear we are requesting the opportunity to make personal representation to the inspector as part of that group.

The site has huge potential and represents a significant opportunity to improve the built environment in this sub-urban town centre. The site is however located in an established context with historic significance it therefore requires a high degree of sensitivity in the design and planning of this new quarter. The site allocation proposes an increase in the anticipated massing of a new development to optimise delivery, to achieve this it seeks to remove reference to the importance of new development relating appropriately to the existing context, currently identified in the Local Plan. Despite the proposed amendments to the site boundary to retain existing residential property and height amendments the scale and massing of the proposal is not consistent with the NPPF policy regarding heritage, design, sustainability and local community consultation and is unsound.

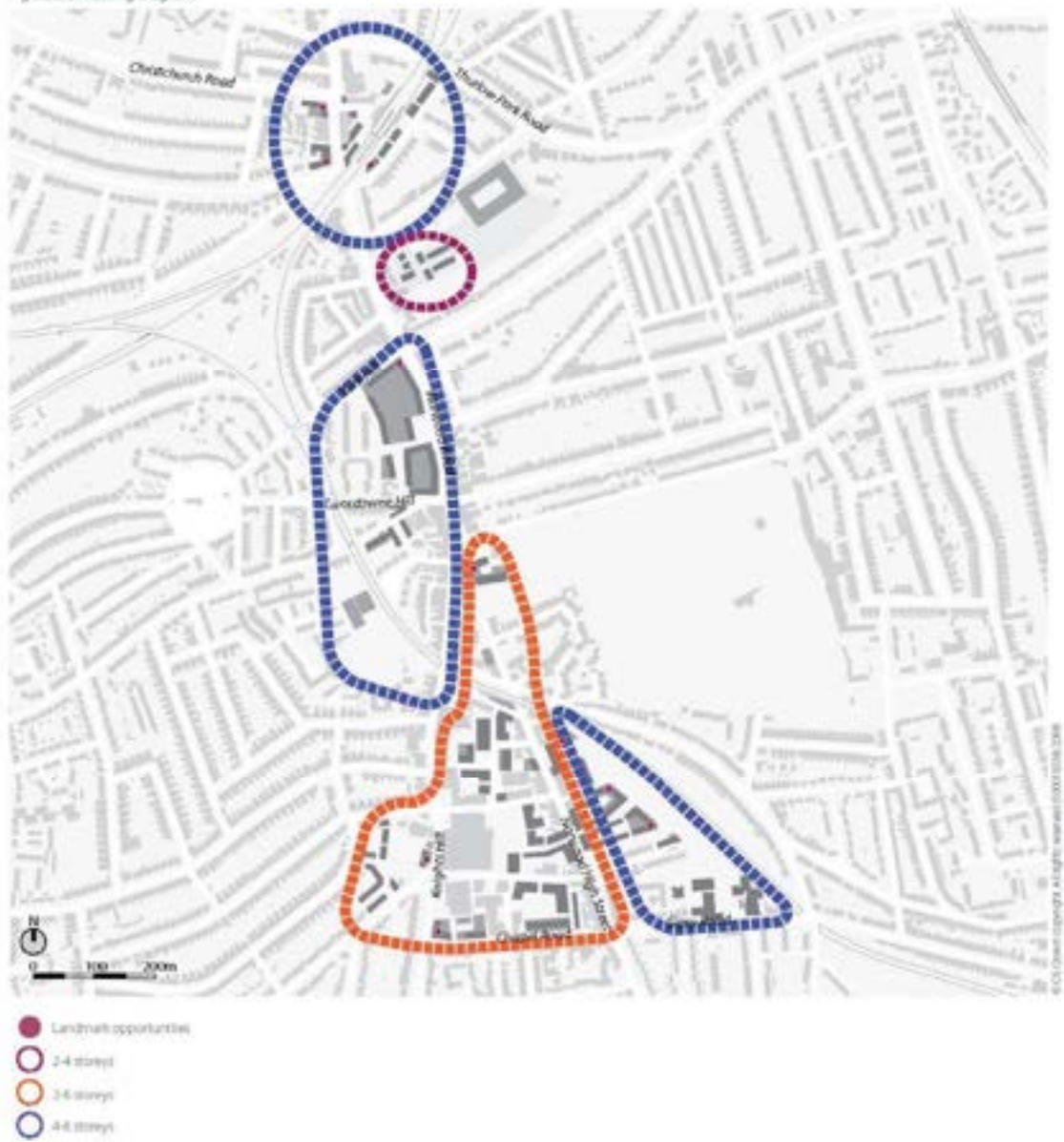
The proposals present a definitive approach for a design encouraging developers towards a particular design solution which would not be supported under current policy PN7 for the site. I strongly recommend the council reconsiders their current design approach as it appears to encourage a step backwards in design quality and aspiration for the site.

Historic Planning Context:

The following policy documents and professional planning studies have been carried out relative to the development site. These studies demonstrate a clear understanding of the community's concern and aspiration balanced with the objective of regenerating the area whilst respecting the existing context of the established Victorian architecture.

- West Norwood Town Centre Master Plan 2009: Lambeth/ EDAW
- A Plan for West Norwood and Tulse Hill: Community Evidence Base Report 2016: Lambeth/ Regeneris
- West Norwood and Tulse Hill: A Manual for Delivery 2017: Lambeth/ Regeneris
- Norwood Design Support NPA 2019: Norwood Planning Assembly/ Aecom

Figure 55 Massing diagram



West Norwood Town Centre Master Plan 2009: Lambeth/ EDAW Proposed massing 4-6 storeys for Site 18



*West Norwood and Tulse Hill: A Manual for Delivery 2017: Lambeth/ Regeneris Illustrative Sketch*



*Figure 1 West Norwood and Tulse Hill: A Manual for Delivery 2017: Lambeth/ Regeneris Illustrative Sketch*

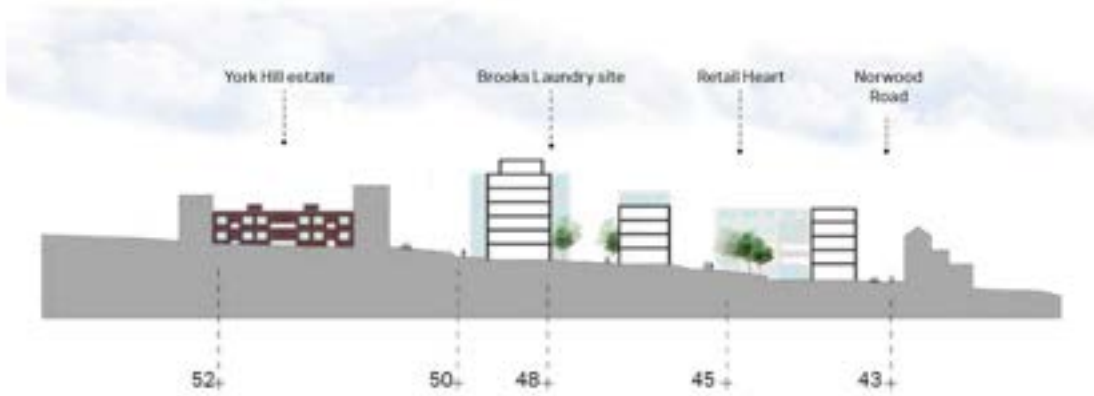


Figure 5.23 Retail Heart: Option 3C, looking west from Norwood Road  
Existing buildings shown in dark grey, new in white



Figure 5.24 Retail Heart: Option 3C looking southeast from York Hill  
Existing buildings shown in dark grey, new in white



Figure 5.25 Retail Heart: Option 3C looking west from Norwood Road  
Existing buildings shown in dark grey, new in white

Norwood Design Support NPA 2019: Norwood Planning Assembly/ Aecom

### Current Planning Context

The current policy for Site 18 is identified in the Local Plan 2020-2025 Policy PN7, it is clearly influenced by these historic studies and includes the following design principles and key development considerations: -

*The regeneration of all or part of this site provides the opportunity to provide a heart for West Norwood. The council will support development on all or part of this site that:*

*i. is of an appropriate scale and form that respects the rich conservation value and heritage of the town centre, taking account of factors such as building heights and the setting of*

*adjacent development and locally-important views;*

*ii. provides a finer grain development rather than a single block;*

*iii. addresses the opportunity to provide landmark buildings associated with this key town-centre site;*

- iv. ensures heights on the Norwood Road frontage reflect the heights of the existing buildings on the eastern side of Norwood Road, avoiding a canyon effect;*
- v. provides development on the western edge of the site appropriate to reduce impact on the York Hill estate;*
- vi. improves permeability and linkages through the site including a pedestrian link through the site to improve access to the York Hill Estate;*
- vii. provides a new access to Norwood Road ensuring pedestrian priority and minimising the impact on the public realm;*
- ix. allows for improvements to Norwood Road for the widening of pavements;*
- x. includes a public space that is preferably aligned with Chatsworth Way opposite the site to provide a focal point to the town centre with sufficient space for town- centre users;*
- xi. replaces the smaller retail units on the Norwood Road frontage;*
- xii. explores the potential for a local energy network within the development.*

These principals afford a balanced set of key principles for the site's development. With the councils recent purchase of the B&Q to sit along their other sites within Site 18 the opportunity for a comprehensive development has become more achievable.

### The SADPD Objectives

There is a contradiction in the process of proposing a design led optimisation of the site which is also not prescriptive. Inevitably the proposed massing and form will be considered a base line by any potential developer, it will also be difficult for the council to row back if a scheme which closely resembles their design led study is submitted even if it lacks the design quality expected for such a significant town centre regeneration as such a clear template has been presented and justified by the council. The current site policy is far more flexible and retains more control over the suitability of any new proposals brought forward. The design led study may not be included in the policy however the omission of important contextual drivers regarding scale and context will inevitably encourage more urban development out of character with the existing townscape making the goal of achieving a high quality development harder to realise and will therefore not be in accordance with NPPF Section 12 Para 135 c) which requires developments to be sympathetic to local character and history, including built environment setting.

The suggestion tall buildings will only be considered if public benefits are achieved is vague and undermines the protection of the current sub-urban character of the site by the current Local Plan Policy Q26 and consequently NPPF Section 12 Para 139 a) which states developments should reflect local design policies and government guidance on design.

### Demolition of Historic Context

The indicative design proposes all buildings within the site boundary are demolished and replaced with a new development. The report considers these buildings as low to average quality however no analysis or further explanation is given and therefore is in contravention to NPPF Section 16 Para 196 which states plans should set out a positive strategy for the conservation and enjoyment of the historic environment taking into account the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of a place.



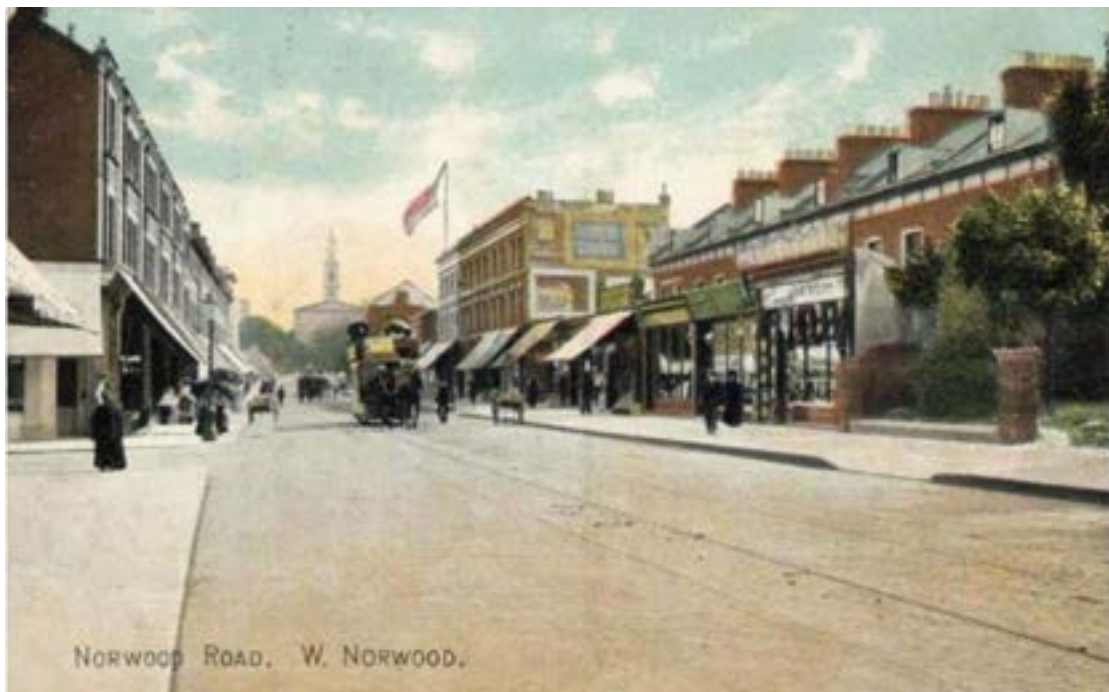
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*Norwood Road looking down towards St. Luke's church 1885 Lambeth Archive*



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specifically designed to protect the visual amenity of the area. The proposal therefore runs against the NPPF Policy Section 12 Para. 135 c) which requires development as sympathetic to local character and history.

TVIA IMAGE 2- Lambeth Local View – Landmark Silhouette (iii) View S along Norwood Road

*The increase in mass and height on the right hand side of the view does not compromise the viewer's ability to appreciate the church. No harm to the view. No harm to the setting of the Grade II\* listed church. No harm to the setting of the West Norwood Conservation Area whether existing or proposed.*

The current Local Plan Policy Q25 states:

*The objective in identifying these views is to ensure that no development obscures or is intrusive, unsightly, visually dominates or competes with, and no background development harms, the silhouette of the assets in:*

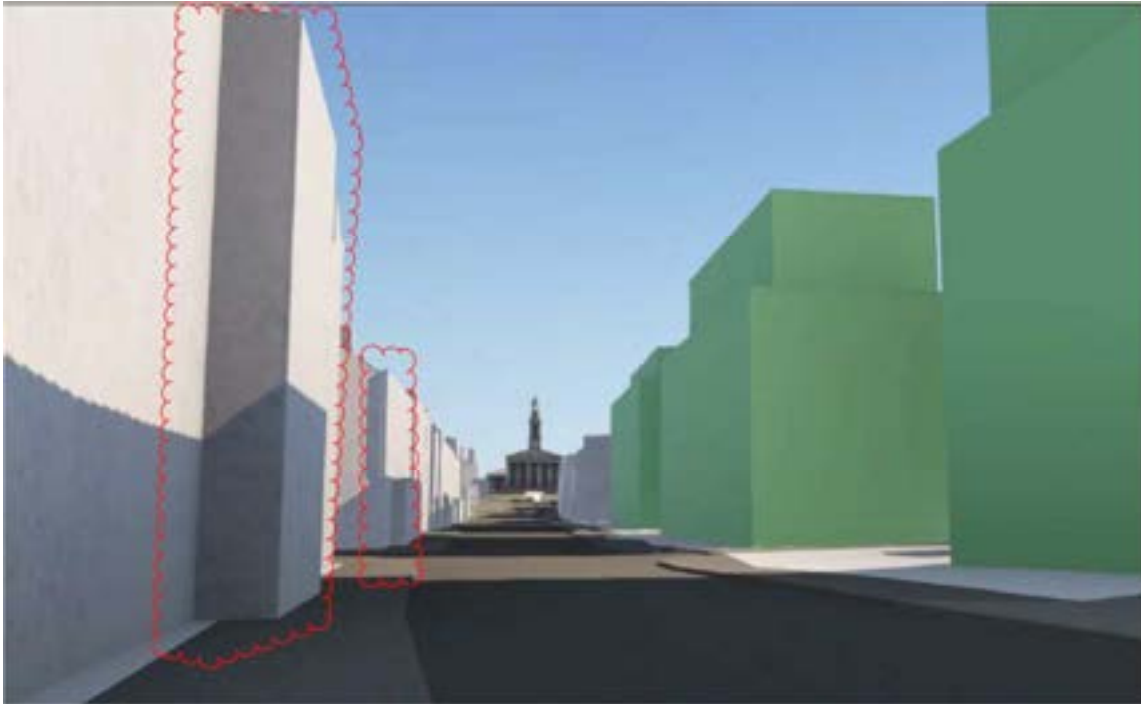
Image 2 pictures St. Lukes church and tower and is the defining image of the church as pictured in the historical photographs. The grade II listed St. Lukes, a Waterloo church, was consecrated in 1825 and is at the heart of West Norwood and located in the West Norwood Conservation Area. Unusually the church is orientated South to North due to planning restrictions which helped create the dominant viewpoint when looking south on Norwood Road. The proposed new frontage transforms this vista demolishing the 2 and 3 storey Victorian terraces and replacing these with new buildings up to 21 metres tall.

The justification for the proposed new building form relative to View 2 states:

*The increase in mass and height on the right hand side of the view does not compromise the viewer's ability to appreciate the church. No harm to the view. No harm to the setting of the Grade II\* listed church. No harm to the setting of the West Norwood Conservation Area whether existing or proposed.*

The lack of clarification of why no harm would be afforded to the heritage assets suggest the opinion of this assessment has been severely compromised by the objective to optimise the development. The setting of the church, conservation area is clearly compromised by the loss of the contemporaneous Victorian terraces, the new massing transforms the setting by their scale over doubling the scale of the foreground buildings. Therefore the proposal fails to understand and evaluate the area's defining characteristics in contravention of NPPF Policy Section 12 Para. 132.

It should also be noted the quality of the Vu City model is poor in this view with the existing frontage facing the site along Norwood Road to the left hand side of the view incorrectly modelled giving an inaccurate representation of the massing of the existing terrace making the assessment of the proposed massing more difficult to assess.



TVIA IMAGE 2- Lambeth Local View – Landmark Silhouette (iii) View S along Norwood Road Indicating incorrect massing

TVIA IMAGE 4- Lambeth Local View – Panorama View (iv) View N from Knights Hill

Both the local view toward towards St. Luke's church and the wider panorama of the city are protected in the council's guidance although only the cone view of the church is referenced in the assessment of both options. No mention is made of the relationship between the landmark tower of St. Luke's in the middle ground and the distant tall building cluster. The panorama guidance, which is not restricted by the viewing cone states: -

*'The Development between St Luke's Church and the city cluster should not diminish the viewer's ability to appreciate the contrast between the two.'*

Therefore any introduction of a tall building between the two would need to be carefully assessed, this does not appear to have been the case. Section B1 Para 66 of the National Design Guide states that built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context. The appropriate density will result from the context. Therefore, the proposal does not comply with NPPF Section 12 Para. 133 as its height recommendations do not accord with these urban design principles relative to the existing context.

TVIA IMAGE 10 – Norwood High Street at northern end of West Norwood Library

The justification states:

*The tallest element of the Indicative Approach can be seen over the rooftops. It announces the retail / commercial heart of the town centre. The rooftops of the Indicative Approach blocks fronting Norwood Road can also be glimpsed. The collective effect is neither distracting nor dominant. The careful selection of locally distinct materials should ensure that any proposal coming forward here integrates well into the townscape. No harm to the setting of the West Norwood Conservation Area or to its proposed extension. No townscape harm.*

This justification is patently not accurate. The image clearly shows the negative impact of the tower which distracts from the attractive Victorian curved terrace a powerful architectural

devise which leads the eye gently down the shopping parade. The compromising of the scale of the new development and introduction of two new visual datums of the 17 -21 metre frontage building and 25 and 31 metre towers create a discordant composition. The model clearly indicates shadows cast over the curved Victorian terrace of the new building demonstrating the inappropriate overshadowing of the new development, the tallest new tower's shadow sits above reinforcing the disparity of scale of the proposed development. Any new proposal should harmonise with the existing context and not create an unbalanced vista. The National Design Guide Section B1 Para. 65 states new developments should relate well to and enhance the existing character and setting; therefore, the proposal does not comply with NPPF Section 12 Para. 133 as its height recommendations do not accord with these urban design principles relative to the existing context.

#### TVIA IMAGES 2-16

The view analysis for images 2-16 clearly indicate the visual impact of the 25 and 31 metre towers and 17 – 21-meter new frontage buildings to Norwood Road. It is subjective to conclude the massing is beneficial to the townscape. It can be argued the taller massing is detrimental and harmful to the setting of the heritage assets including St. Lukes Church, West Norwood Cemetery, West Norwood and Lancaster Avenue Conservation Areas. Again, the justification of the proposed massing is too heavily influenced by the optimisation of the development. Therefore the Vu City model analysis and accompanying commentary fails to understand and evaluate the areas defining characteristics in opposition to NPPF Section 12 para. 132.

#### Recommendations

The proposed Site 18 recommendations state: -

<b>Topic</b>	<b>Recommendation</b>
Built heritage	The settings of heritage assets should not be harmed. Especially St Luke's Church and West Norwood Cemetery.
Height	<p>The central part of the site is appropriate for a tall building of a general building height of 31m (75m AOD), set within new public space.</p> <p>Other buildings slightly exceeding the threshold definition of tall buildings in this part of the borough (25m) may be acceptable in the central part of the site.</p> <p>The rest of the site should create a coherent roofscape rising from the perimeter street frontages to a single highest point within the site.</p> <p>Provide a clearly defined parapet line to Norwood Road to respect context and create a balanced townscape with the Victorian frontage opposite.</p> <p>Provide a varied roofscape that integrates well with the locality in townscape views.</p>
Design quality	High quality design using brick (the prevailing local material) will help integration with the locality.
Connectivity	A new street network which better integrates with the wider locality and allows for in-site servicing.
Public realm	Widened footways to Norwood Road, a new public off Norwood Road present significant opportunities to improve the quality of the visitor experience to West Norwood Town Centre.
Enhanced environment	Public realm improvements and new routes present opportunities for tree lined streets and other urban greening.
Activation and natural surveillance.	Active ground floor frontages and good overlooking to all public routes and spaces.

Some of the recommended design criteria for the site are a step backwards in the aspirations for the future development from the current Local Plan Policy PN7. A number of these key principles are continued in this current iteration however there are some significant omissions which have been left unstated to allow a more intense urban development to be proposed for the site. There is no mention of an appropriate scale that takes into account the rich conservation value and heritage of the town centre or setting of adjacent development as seen in item i. Likewise, no reference is made to ensuring heights along Norwood Road frontage reflect the heights of existing buildings on the eastern side of the road to avoid the canyon effect (item iv), this is no longer deemed relevant to the sites development and would reduce the anticipated massing indicated in the design study. The requirement for the western part of the site to incorporate development appropriate to reduce impact to the York Hill Estate (item v) is omitted.

Also lost from the current site policy in the new proposal is item xii) the encouragement to explore the potential for a local energy network creating more sustainable energy use, this omission of the support for renewable forms of energy does not help shape places that contribute to radicle reductions in greenhouse gases. The demolition of the historic shopping parade is a lost opportunity to retrofit the existing buildings thereby minimising the carbon footprint of the new development thereby the proposal does not comply with NPPF Section 14 Policy 157.

The introduction of increased massing to Norwood Road and a very specific inclusion of a tall buildings to the centre of the site therefore sees a significant departure from the consensus of previous masterplans, guidance, consultation, local plan and NFFP policy.

The idea 'high quality design using brick' is an adequate guarantee of design quality is vague and gives the impression that the massing and form of the new buildings are divorced from the quality. No reference is made to the existing local character and identity of the area as highlighted in the National Design Guide Section 1 thereby not complying with NPPF Section 12 para. 133.

The proposals threaten the exclusion of existing businesses within the site. The current retail parade to the two Victorian terraces is fully let to a range of mainly independent local business that have survived the ravages of Covid and online shopping. These businesses could be supported with a masterplan to retain the special characteristics of the area, new local start up business could be encouraged with incubators offering subsidised rent. The conservation of the shopping parades could have wider social, cultural, economic and environmental benefits as highlighted in NFFP Section 16 Para. 196 b).

During the consultation for the site allocation despite requests and promises no public events were held by the council to explain their proposals to the businesses and residents in West Norwood. A workshop event was held in February 2023 with only six participants aged 11-17 which appears lip service to the NPPF requirement Section 12 Para. 137 for the local authority to work closely with those effected by their proposals to evolve designs that take into account the views of the community. This is in stark contrast to the previous work conducted by the council which helped shape current policy. A clear preference for no tall buildings has already been demonstrated in previous studies and made obvious through comments received at consultation with the local amenity groups. Any new amendments to the policy should incorporate a requirement for developers to work closely the community.

### Conclusion

The evidence and recommendations proposed for Site 18 to justify the '*design-led optimisation of the site*' is a missed opportunity to ensure a new development of this scale and significance is brought forward with the correct balance between commercial opportunity, community cohesion and excellence in urban design and architecture. The proposed amendments to the site allocation policy for Site 18 do not comply with Local Plan, London Plan or NPPF Policy and should be considered unsound. This site, located close to the historic centre of West Norwood's, is unique in the borough and should be afforded a coherent vision and approach for its future legacy.

Yours faithfully,



Mark Fairhurst

ARB, RIBA, RIBA Conservation Architect Registrant, Civic Trust Award Architectural Assessor, Former Co-Convener Norwood Planning Assembly

cc Norwood Forum, Norwood Action Group, Norwood Society, Cllr Jackie Meldrum, Cllr Jane Pickard, Cllr Fred Cowell, Helen Hayes MP

**From:** [REDACTED]  
**Sent:** 03 May 2024 14:40  
**To:** SADPD  
**Subject:** proposals by Lambeth on the Acre lane Tesco site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam I am a long standing resident of [REDACTED] And want to object to re-development of the Acre lane Tesco site I am not a NIMBY I do understand the need for Social and Truly affordable Housing But these plans are totally out of keeping in the Acre lane area of Low Rise Houses and Flats And commercial premises on Acre lane There have never been buildings on this Site of more than four storeys The Proposals need to be Fundamentally Re-Thought to reduce the Height and Scale of the Development Which will Loom Over existing buildings in Porden road Arlington Lodge And Baytree road Causing loss of Privacy and Sunlight  
[[https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved\\_voter\\_id\\_email\\_signature\\_636x172\\_pro.jpg](https://www.lambeth.gov.uk/sites/default/files/2024-02/Approved_voter_id_email_signature_636x172_pro.jpg)]

[REDACTED]

---

**From:** SADPD  
**Sent:** 03 May 2024 17:02  
**To:** David Richards; SADPD  
**Cc:** [REDACTED] Cllr David Bridson; Cllr Sarbaz Barznji; Cllr Maria Kay;  
[REDACTED] Cllr Danny Adilypour  
**Subject:** RE: SADPD Site 20 (Tesco) - local residents representation  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Dave.

Your email and attachment have been safely received.

Best regards.

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** David Richards [REDACTED]  
**Sent:** Friday, May 3, 2024 2:04 PM  
**To:** SADPD <SADPD@lambeth.gov.uk>  
**Cc:** [REDACTED] Cllr David Bridson [REDACTED]; Cllr Sarbaz Barznji  
[REDACTED] Cllr Maria Kay [REDACTED]; [REDACTED]  
Danny Adilypour [REDACTED]  
**Subject:** SADPD Site 20 (Tesco) - local residents representation

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Lambeth SADPD

Please find attached a representation submission regarding Site 20 on behalf of a number of local residents associations and groups and co-signed by 124 individuals.

The submission is made under the name of Michael Bright who is copied into this email and who will be our representative in any in-person meetings or discussions. Please address any follow up correspondence to Mike at [REDACTED]

We would be grateful if you could confirm receipt of this submission by return email.

# SADPD PSV Representation Form (Reg 19 Stage)



Name of the document (DPD) to which this representation relates:

Please return to: [sadpd@lambeth.gov.uk](mailto:sadpd@lambeth.gov.uk) or  
by post: Lambeth Council, Planning Policy and  
Place Shaping, PO Box 80771, London SW2 9QQ

by **5.00pm on Friday 3<sup>rd</sup> May 2024**

**Please read the accompanying Guidance Note and Privacy Notice before completing the representation form or submitting your comments**

This form has two parts –

Part A – Personal details (please see applicable privacy notices in the accompanying guidance note)

Part B – Your representation(s). Please fill in a separate sheet for each part of the SADPD PSV or associated PCPM you wish to make a representation about.

## Part A

### 1. Personal details\*

*\* If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

### 2. Agent's details (if applicable)

Title	Mr	
First name	Michael	
Last name	Bright	
Job title <sup>†</sup>		
Organisation <sup>†</sup>	See continuation sheet for organisations represented	
Address		
Postcode		
Telephone		
Email <sup>†</sup>		

<sup>†</sup> Where relevant

Ref:

(for official use only)

Lambeth Site Allocations Development Plan Proposed  
Submission Version January 2024 (SADPD PSV) and associated  
Proposed Changes to the Policies Map 2024 (PCPM)

# SADPD PSV Representation Form (Reg 19 Stage)

## Part B – please use a separate sheet for each representation

**3. To which part of the SADPD PSV or associated PCPM does this representation relate?** *(identify specific reference if possible)*

Site Allocation	<div>Site 20 (Tesco Site)</div>	Section	<div>PSV generally in respect of Site 20 incl. SusA &amp; Evidence Paper</div>	Policies Map	<div></div>
-----------------	-------------------------------------	---------	--	--------------	-------------

**4. Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q3 is:**

*(please tick)*

**4.1 Legally compliant**

Yes

☐

No

☐

**4.2 Sound<sup>^</sup>**

Yes

☐

No

☒

**4.3 Complies with the  
Duty to co-operate**

Yes

☐

No

☐

<sup>^</sup> The considerations in relation to being 'sound' are explained in the notes at the back of this form. If

you have ticked 'No' to 4.2, please continue to Q5. Otherwise please go to Q6.

**5. Do you consider the part of the SADPD PSV or associated PCPM that you identified in Q3 is unsound because it is not:**

*(please tick)*

5.1 Positively prepared

☐

5.2 Justified

☒

5.3 Effective

☐

5.4 Consistent with national policy

☐

*(Please tick only one option. A separate form should be used if you wish to raise more than one concern.)*

**6. Please give details of why you consider the part of the SADPD PSV or associated PCPM that you identified in Q3 is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible**

If you wish to support the legal compliance or soundness of the SADPD PSV or associated PCPM or their compliance with the duty to co-operate, please also use this box to set out your comments and then go to Q9.

See continuation sheets at the back of the form.

## SADPD PSV Representation Form (Reg 19 Stage)

7. Please set out what change(s) you consider necessary to make the part of the SADPD PSV or associated PCPM that you identified in Q3 legally compliant or sound, having regard to the test you have identified in Q5 above where this relates to soundness. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination.) You will need to say why this change will make the part of the SADPD PSV or associated PCPM that you identified in Q3 legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of this part of policy or text. Please be as precise as possible.

See continuation sheets at the back of this form.

(if required continue on the additional comments page attached)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify your representation and your suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change to the SADPD PSV or associated PCPM, do you consider it necessary to participate at the oral part of the examination?

☐

No I do not wish to participate at the oral examination

☒

Yes I do wish to participate at the oral examination

Please note that while this will provide an initial indication of your wish to participate in hearing sessions(s), you may be asked at a later point to confirm your request to participate.

If you have selected 'No', your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

See following page.

(if required continue on the additional comments page attached)

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

10. Please tick relevant boxes if you require notification of any of the following to your address stated in Part A:

☒

That the SADPD PSV and associated PCPM have been submitted for independent examination

☒

The publication of the inspector's recommendations following the independent examination

☒

The adoption of the SADPD and revised Policies Map.

Signature

Michael Bright  
see continuation sheet for signature

Date

2 May 2024

Q9. I wish to participate in the oral examination since I am representing residents in neighbouring streets many of whom have lived closely adjacent to the Tesco supermarket on Site 20 for many years and who will be the most profoundly affected by the proposed intensification of the use of the site in future. It is important that the impact of the redevelopment which is likely to follow the adoption of the PSV in whatever form it finally takes, is fully explained and represented. At the hearing other changes to the parameters for development are likely to be advocated by other parties who have responded to the consultation, potentially with significant implications for those I am representing and we need to be aware of these and able to respond.

## SADPD Proposed Submission Version (Reg 19) Representation - Equalities Monitoring

To make sure we are providing fair services to all of Lambeth's diverse communities, and meeting the needs of different groups, it is important that we ask you a few questions about yourself.

You are under no obligation to provide the information requested, but it would help us greatly if you did. The information will be used to help us plan services that meet the needs of all service users.

Responses will be kept confidential, and any information published will be made anonymous. No information that can identify you, your home or your household will be passed to any other organisations without asking you first.

---

### What is your sex?

☐ Male ☐

☐ Female ☐

☐ Other ☐

☐ Don't know ☐

---

### Do you identify, or have you ever identified, as trans?

☐ Yes ☐

☐ No ☐

☐ Don't know ☐

---

### Which best describes your sexual orientation?

☐ Gay ☐

☐ Lesbian ☐

☐ Bisexual ☐

☐ Other ☐

☐ Don't know ☐

☐ Straight ☐

☐ Other ☐

---

### Which age group applies to you?

☐ 18-24 ☐

☐ 25-34 ☐

☐ 35-44 ☐

☐ 45-54 ☐

☐ 55+ ☐

☐ ☐  
☐ ☐  
☐ ☐  
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☐ ☐

If you have a disability or long term health condition: Which of the following best describes the nature of your impairment or health issue?

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☐ ☐

What is your race or ethnic group?

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10 of 10

10 of 10

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**What is your first language?**



10/10/2016

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10/10/2016

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10/10/2019

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10 of 10

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## **SADPD PSV Representation Form (Reg 19 Stage)**

### **Continuation Sheet – Michael Bright**

#### **Submission on behalf of local residents**

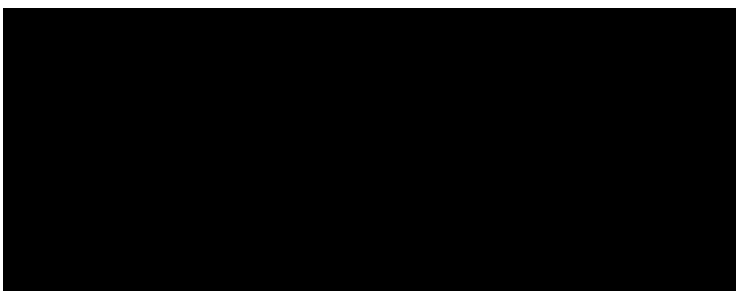
This representation is submitted on behalf of:

- Arlington Lodge Garden Association
- Baytree Road Residents' Association
- Porden Road Residents' Group
- Trinity Gardens Residents' Group
- Marlborough Mews Residents' Group
- The Brixton Society
- Brixton Neighbourhood Forum

The document is co-signed by 124 individuals and their names and contact details are listed on the final page.

In addition, an online petition linked to this representation has, at the time of writing, 775 signatures. Link here: <https://www.change.org/p/no-brixton-tesco-massive-development>

Signed on behalf of the local residents:



Mike Bright

## Q6 Please give details

### Scale, massing, height and density

1. Lambeth Policy H1: 'Maximising housing growth' sets out that the Council will achieve its housing targets by (inter alia)

*"bringing forward a Site Allocations Development Plan Document to provide detailed policy for key sites, based on a design-led assessment of capacity"*

As this representation will show, Lambeth have not followed an appropriate design-led assessment of capacity.

2. The Council's "Design Evidence Document (September 2023)" describes surrounding building heights as follows:

*"Building heights in the immediate locality of the site range from two to four storeys. Ivor House, Acre Lane (east of the site) stands at five storeys and so does Arlington Lodge (southeast of the site)"*

The Council's own evidence base makes it clear that the established pattern of development is predominantly two to four storeys. Lambeth Policy Q5 specifically requires development to respond to surrounding "built form (bulk, scale, height and massing) including roofscapes". The two blocks included in the Indicative Approach that most egregiously break Lambeth's own rules as outlined above are the 32m central "tower" and 24m rear "tower". Such buildings would be incongruous and deleterious to the townscape as well as detrimental to the character and enjoyment of our streets. Furthermore, they follow no established pattern of development, as demanded by Policy Q5 that requires development to be sensitive to:

1. "urban block and grain, patterns of space and relationship, townscape/ landscape character;
2. built form (bulk, scale, height and massing) including roofscapes;
3. siting, orientation and layout and relationship with other buildings and spaces;

Thus we contend that these policy requirements would be breached.

The Council's own rules, as set out in "Design Evidence Document (September 2023)", demonstrate that the site is only appropriate for midrise buildings, of maximum 25m height, fronting onto Acre Lane and that anything behind this would only be appropriate for low-rise buildings, up to 15m, which should step down to 9m at any boundaries to Baytree and Porden Roads.

3. There has been a considerable and unwelcome increase in number of units and size of buildings from the Reg 18 consultation to the current proposal. There is no justification for the additional scale. 170 units to 210 units would be a 23.5% increase in the number of units on site. This allocation would be "unsound" given the unjustified increase that hasn't followed the design-led approach, which further contradicts Lambeth's own Regulation 18 scheme which Lambeth stated to have "optimised" the site's potential. Our view remains that the site can only accommodate between 85-100 units.

4. These concerns were first raised in our response to the Reg.18 consultation, but were clearly disregarded since – despite the Reg. 18 Evidence Paper stating in para. 5.3 that: *“The indicative approach is considered to constitute the optimum level of development capacity for the site”* – the new SADPD PSV proposal for Site 20 is to increase the total number of housing units from a range of between 120-170 originally proposed to a range of between 180-210 which is therefore a clear contradiction to what was stated in the Reg 18 Evidence Paper in terms of optimum density.
5. The revised Indicative Approach is based on 191 housing units, so does not even illustrate the maximum allowed for in the revised range. Nevertheless, to accommodate this less than optimum number (compared to what the SADPD PSV is proposing to allow), involves extending the highest part of the development (at c32m) considerably closer towards the boundary with Baytree Road and generally widening the other blocks, thus further increasing the scale, massing and density of the development. We estimated that the Reg.18 proposal would produce a density of 141 housing units per hectare - a relatively high number based on previously recognised planning standards. We calculate that this would increase to 174 per hectare if the new optimum figure is taken.
6. The Social Aims set out in the SustA include, at 6.4 *“Encourage development at an appropriate density, standard (including sustainable housing standards), size, mix and amenity”*. However, no figures are provided to gauge the density that the suggested “optimisation” would produce. So how can this arbitrary intensification of the density be justified? The two layout plans from the Reg.18 and Reg.19 Evidence Papers illustrate these points:

Reg. 18



Reg.19



7. We are also concerned that the published responses to the Reg.18 consultation revealed that HSBC - who hold a 999-year lease of Site 20 - believe the site can render a total of between 420 - 470 dwellings. Given that the SADPD PSV acknowledges (Reg. 19 Evidence Paper para. 5.5) that *"The Indicative Approach....does not preclude other possible approaches to optimisation coming forward, in different forms, through the planning process"* we fear that developers will take this as an invitation to pursue even higher densities. This risk is exacerbated by the refusal in the SADPD PSV to set a limit

below 45m on the height of the development that Lambeth would be prepared to consider when planning applications are submitted. Lower limits have been stipulated for other SADPD sites, albeit when driven by the need to protect key “local views” (e.g. Site 21 51-57 Effra Road), but we believe this consideration should be extended to adjacent neighbours of Site 20 given the emphasis on taking their amenity into account.

### Sustainability

8. The decision not to limit the height of the development to less than 45m (broadly equivalent to 15 storeys if residential) also raises major issues of sustainability and calls into question whether the proposal can meet the objectives in the Local Plan and the PSV. Taller residential *buildings* generate higher carbon emissions during construction due to their deeper foundations and use more energy for passenger lifts and to circulate heat, water and power. Consequently, the scheme is more likely to meet Lambeth’s own sustainability targets by limiting heights to 15m and below.
9. Building heights of 4 storeys and upwards trigger the need for multiple lifts in residential blocks. Also, the tightening up of fire precautions since the Grenfell Tower fire means extra safety measures if the height exceeds 18m (6 storeys) such as a second escape stair, a fire-fighting lift and an evacuation lift to enable evacuation of people with disabilities. So, the cumulative effect of taller buildings is to increase construction costs and enable developers to argue that their “affordable housing” contribution should be reduced or excused entirely. Thus, relying on a taller development could end up making a minimal contribution to “affordable housing” supply and most of the dwellings provided will not be attractive to families with children.

### Neighbour amenity

10. The scale, massing, height and density of the proposed development as illustrated in the amended (from the Regulation 18 Draft) Indicative Approach, are inappropriate and in conflict with the PSV’s Site Allocation Policy on Neighbour Relationships which includes:

*“In accordance with Local Plan Policy Q2, the scheme should be designed to cause no unacceptable impacts on the amenity of existing neighbours adjacent to the site, including overlooking, loss of daylight, overshadowing and noise pollution. Particular regard should be paid to the relationship with sensitive residential neighbours on Baytree Road, Porden Road, Arlington Lodge and 41-45 Acre Lane”.*

They are similarly in conflict with several of the stated objectives in the Evidence Paper and the environmental and social aims set out in the Sustainability Appraisal Framework (SustA) as set out in the next point.

11. Firstly, in relation to the existing built environment adjacent to the site, the documents state that the amenity of the low-rise residential streets around the site had been carefully considered and protected. However, Porden Road would be virtually enclosed by higher rise buildings taking account of the existing built environment. Baytree Road, Acre Lane and to an extent Arlington Lodge would have buildings looming over them at twice their height or more. This conflicts directly with Social Aim 7.1 in the SustA which states: *“Ensure that the amenity of neighbours is not unduly impacted”*. Similarly, Aim 7.2 states: *“To improve amenity by minimising the impacts associated with the*

*development”. One of the Key Principles listed in the Reg.19 Evidence Paper is “causing no unacceptable effects on neighbour amenity”.*

12. As noted above, the Reg. 19 Evidence Paper states that the redevelopment of the site should “cause no unacceptable effects on neighbour amenity”. It also refers, inter-alia, to parts of the adopted Lambeth Local Plan and the officer comments on objections (in Appendix K of the response to the Section 18 consultation) repeatedly refer to policy Q2, which is the part of the Lambeth Local Plan dealing with “amenity”. Key elements of this policy include:

*“Development will be supported if:*

- i. visual amenity from adjoining sites and from the public realm is not unacceptably compromised;*
- ii. acceptable standards of privacy are provided without a diminution of the design quality*
- iii. adequate outlooks are provided avoiding wherever possible any undue sense of enclosure or unacceptable levels of overlooking (or perceived overlooking);*
- iv. it would not have an unacceptable impact on levels of daylight and sunlight on the host building or adjoining property including their gardens or outdoor spaces;*
- v. the adverse impact of noise is reduced to an acceptable level through the use of attenuation, distance, screening, or layout/orientation in accordance with London Plan policy D14...”*

13. In light of this, we were surprised that the Section 18 Evidence Paper which included CGIs (using VU CITY 3D) of the proposed Indicative Approach for a range of views that might be affected (potentially negatively) did not include views from Baytree Road, Porden Road, or Arlington Lodge despite these close neighbours being registered as particularly sensitive, whose amenity would need to be closely protected according to the stated policy objectives.
14. The Reg.19 Evidence Paper now includes two additional CGI views, one in Porden Road looking north from the southern end (View 12) and one from the pavement in Baytree Road in front of the vehicle access into Arlington Lodge (View 13). However, both of these views are misleading since their positioning does not reveal the appearance of the new development from the rear (or the front) of properties on either side of both the streets and the two facing elevations of Arlington Lodge where the real impact would be felt. Of all the potential visual impacts of the development these are probably the most sensitive and should have been included (i.e. specifically, views from the rear elevations of the western side of Porden Road; from the front elevations of the eastern side of Porden Road; from the rear elevations of the north side of Baytree Road; from the front elevations of the south side of Baytree Road; and from the northern/southern elevations of Arlington Lodge).

15. The SADPD PSV document states in the Neighbour relationships section of the Site Allocations Policy (p.80) that:

*“There may be benefits to future occupiers in reducing the height of the boundary wall shared with Arlington Lodge”*

However, the PSV Evidence Paper refers to constraints in para. 2.23, which include:

*“The high wall condition along the east and south boundary presents amenity issues for occupiers”.*

The inconsistency between these statements is confusing and concerning. And nowhere does either document set out what these benefits and issues are. No issues with the height of the wall have been identified by Baytree Road residents or Porden Road residents, nor as far as we are aware have residents of Arlington Lodge expressed concerns. Since the height of the wall provides substantive shielding for residents from Site 20, as was intended by the condition applied to the permission granted by Lambeth for the supermarket development in 1985 (02.09.1985 Ref. DC/1057/85/GM/17646) this is not surprising. The condition (no.3) states:

*“...new brick boundary walls shall be a minimum of 3 metres in height and shall be erected before the use of the supermarket is commenced”*

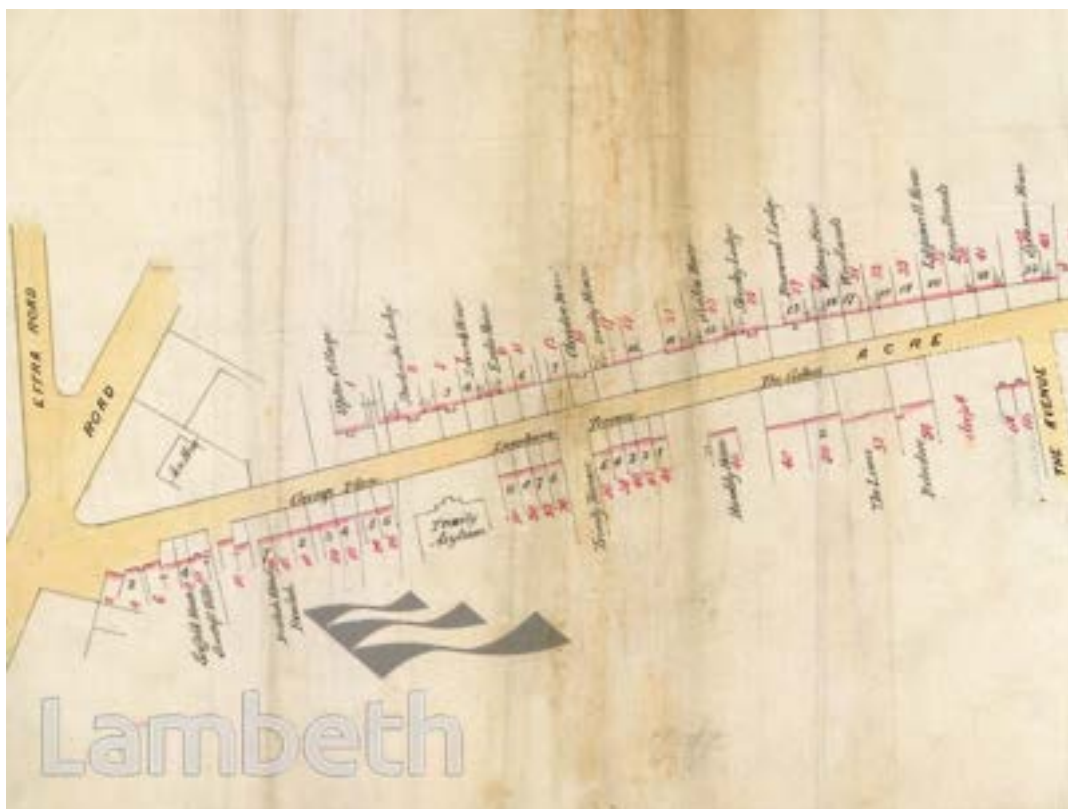
For the Reason that:

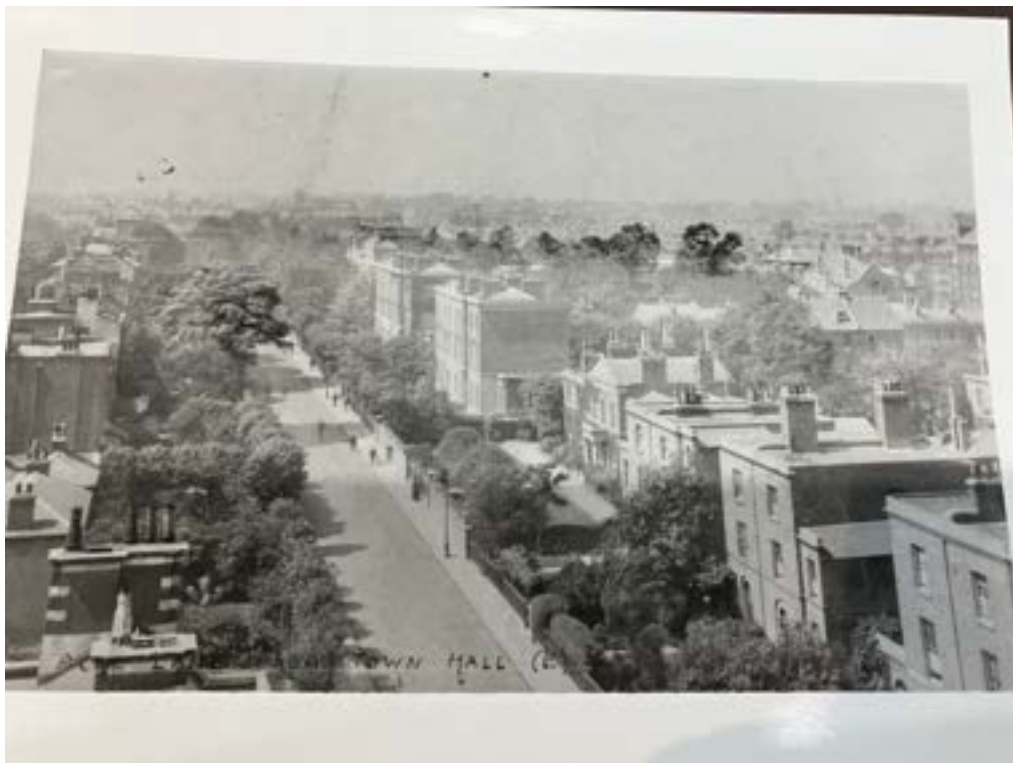
*“To safeguard the amenities of adjoining residential properties”*

Condition 2(b) also refers to works necessary to repair existing boundary walls which will have applied to the wall with Arlington Lodge. From our perspective whatever benefits there might be to reducing the height of the wall for future occupiers it could only have a severe detrimental effect on those of existing residents, which thanks to Lambeth’s foresight in applying these conditions they have enjoyed for almost 40 years. The suggestion is therefore contrary to the PSV’s stated policies and intentions on neighbour amenity.

## Building line

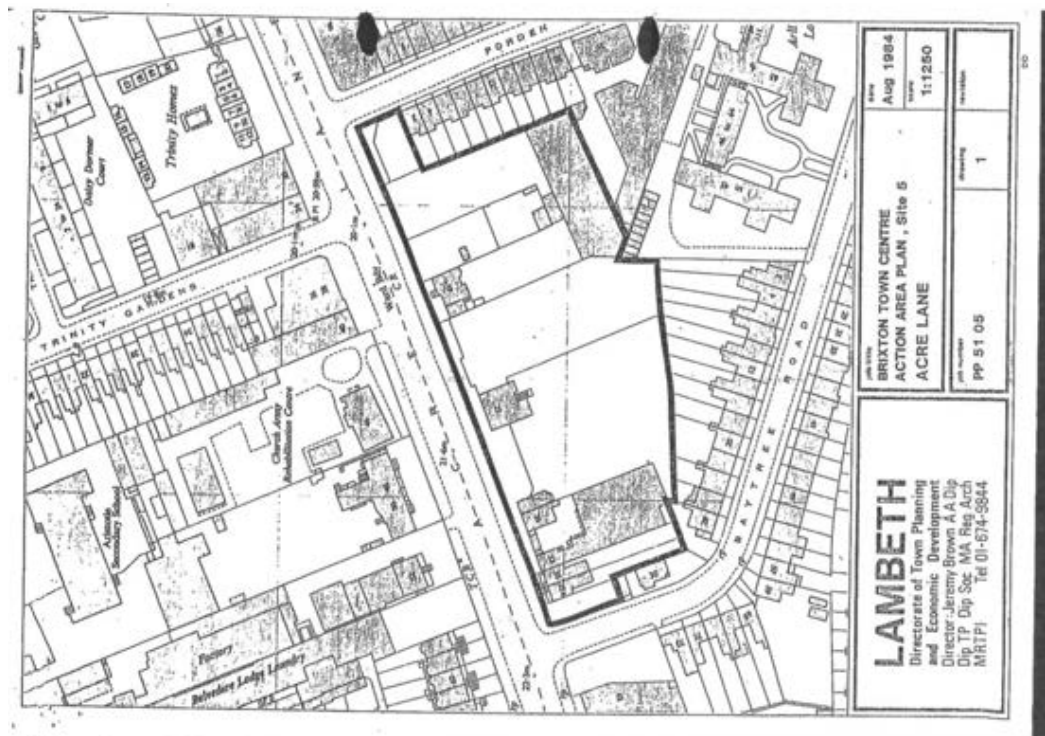
16. The SADPD PSV includes, as part of the Site Allocations Policy, principles that development on the site should address. The first such principle, under “Building design, views and townscape” is *“reinstate a building line to Acre Lane”*. The PSV Evidence Paper includes as one of its Key Principles *“Reinstating the historic building line to Acre Lane”*. Despite the inconsistent definition in these statements we support this principle, but question the evidence that would justify building heights of up to c32m along the proposed Acre Lane frontage. We believe that there have never been buildings on the site greater than 4 storeys high. Images obtained from the Lambeth archives show a plan of the original line of villas on the south side of Acre Lane; a photo of a remaining 2-storey villa on Acre Lane, close to the corner of Porden Road on what is now part of the Tesco car park; and an older photo taken from the roof of the Town Hall looking westwards along Acre Lane which clearly shows the continuous roofline of the villas on the south side of Acre Lane corresponding in height with these along the northern side. All of these are significantly lower than what is now proposed that would clearly not meet the aim of *“reinstating the historic building line.”*





17. The Evidence Paper acknowledges that the original building line consisted of early C19th villas but stated incorrectly that they had all been cleared away in the 1970s. In fact, several remained until the early 1980s and were in situ prior to the site being redeveloped by Tesco, as evidenced by the following plan from Lambeth's historic

planning archive and dated 1984, the year prior to the approval of consent for the existing Tesco supermarket (02.09.1985).



### Parking

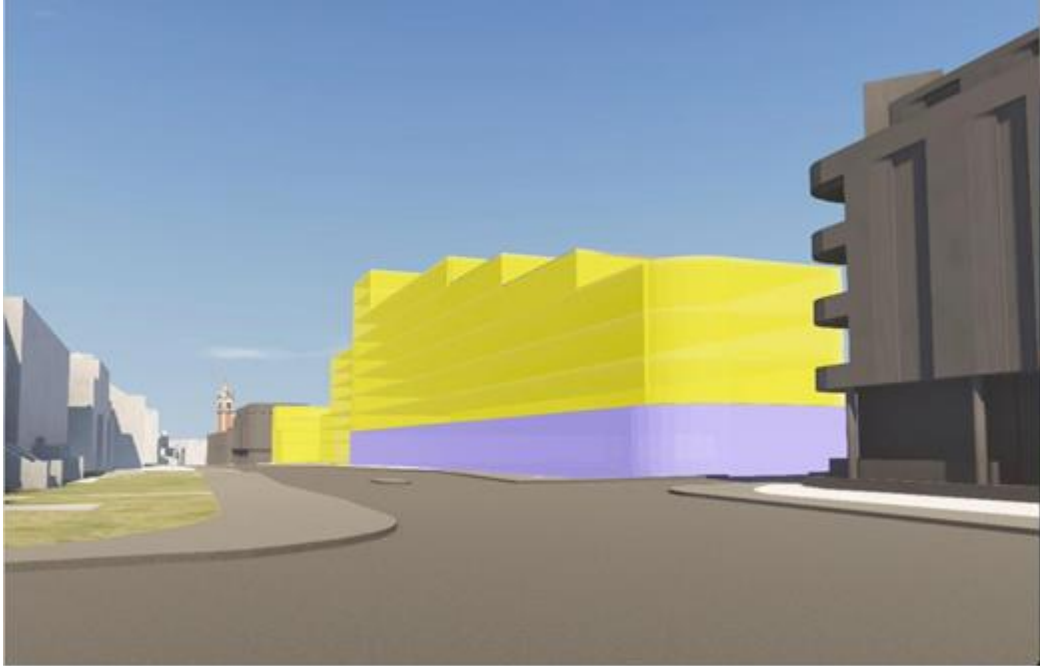
18. The officer comments in response to the Reg. 18 consultation responses stated that no parking permits would be allocated for the redeveloped Site 20. Accordingly, the PSV designates the site as PTAL 6a which confirms this policy, since the site is within a designated controlled parking area. However, we understand that a similar policy was adopted for Somerset Place and Maugham House, but was subsequently reneged on by the Council with the issuing of permits to residents in these blocks. This has displaced parking to other local streets within the local controlled parking zone and caused other permit holders to park a considerable distance from their address. There may have been reasonable grounds for the Council to issue parking permits when it had previously said it wouldn't, but it calls into question the effective application of its objectives to limit and reduce reliance on car usage. And what credence can we give to similar assurances in relation to Site 20? If permits came to be issued in numbers proportionate to those issued in the case referred to, with the number of housing units now proposed, this would make an already serious problem much worse.

### Heritage Assets

19. The PSV Site Allocations policy also includes, in the section on Heritage Assets, the principle that *"development should preserve or enhance the significance (including setting) of heritage assets"*. These include the adjacent Conservation Areas as well as the listed buildings on the north side of Acre Lane such as the Trinity Almshouses.

Similarly, in the SustA section on Environmental Aims 8.6 refers to the aim to “*protect valued views*” which are defined elsewhere to include views from the nearby Trinity Gardens and Brixton Town Centre Conservation Areas and along Acre Lane. We believe these ambitions have not been realised in the proposals due to their scale and height. For example, CGIs are included in the Evidence Paper which show quite the opposite, as per below:

View 4 Acre Lane



Despite the officer conclusion that this view shows no diminution in protected views we believe the opposite – it is completely out of proportion with the buildings on the north side of Acre Lane. Not only does it fail to protect or enhance the heritage assets adjacent to and on Acre Lane but worse, actually damages them. It looks like a large cruise ship.

### View 7 – Trinity Gardens



This view shows serious damage to the setting of the Victorian terrace of houses on the western side of Trinity Gardens which is a major feature of the Conservation Area. The officers' conclusion that the effect is nullified by the post-war block of flats (Daisy Dormer Court) which sits on the southern side of the square is contested: the proposed development clearly has a materially damaging impact on the setting of the terrace and has a very dominating visual impact.

20. It needs to be borne in mind that the boundary of the Trinity Gardens CA runs up to the middle of the Acre Lane roadway. This was pointed out by the Planning Inspectorate in 2003 when an appeal by T-Mobile against the refusal of planning permission for the erection of a mobile phone mast on the pavement outside the Tesco store was dismissed (18.09.2003 APP/N5560/A/04/1141658) due to *"its effect on the character and appearance of the area and adjoining Conservation Area"*. The mobile mast would have been a mere 14.2m high, rather than the c32m of the Reg.19 Indicative Approach at its highest point, as illustrated above.

### Safe Design

21. The environmental aims set out in the SustA include at 12.7 *"Promote high quality, appropriate design and sustainable construction methods"* and the social aims include at 5.7 *"Create inclusive, safe, resilient and sustainable development"*. The PSV states that proposals must comply with the Lambeth Local Plan T7 which deals with servicing and includes in para. 8.38 that:

*“...vehicles must be able to pull clear of the highway without causing obstruction...”*

However, the PSV proposes to make no change to the current servicing arrangements for the new supermarket (i.e. entry to the servicing yard will be from Acre Lane, exit will be to Acre Lane via Baytree Road). This does not meet the stated aims because it does not address the significant problems with these current arrangements, which are inherently unsafe and barely practicable. They require large delivery lorries to cross right over Baytree Road (and block both pedestrian and vehicular access when they do) in order to reverse into the loading bay. This regularly damages the gateposts since the margins for error are so small. The construction of a new residential block at the corner of Baytree Road/Acre Lane directly opposite the delivery exit, which is not yet occupied, increases risks significantly. The officers’ comments that there will be only office/commercial use on the ground floor of this block does not address the concern. There will also be a residential amenity issue due to anti-social hours deliveries causing noise and vibrations. The opportunity offered by a comprehensive redevelopment of the whole site should be taken to design a safe, resilient and adequately sized delivery entrance for the supermarket.

#### Social infrastructure

22. The PSV draws attention to Policy S2 which includes the following (at Section D) in relation to the adequacy of the current social infrastructure serving the site and the impact of the proposed development on this:

*“Proposals for more than 25 residential units should be supported by an assessment of anticipated impact on social infrastructure, including the impact on the quality and sustainability of existing provision. Development proposals should include appropriate provision for social infrastructure to meet the additional need that will arise, when this cannot be met adequately through existing facilities.”*

We recognise that this is a duty that would be expected to apply to specific developers’ proposals when a planning application is submitted. However, since the Indicative Approach set out in the PSV envisages a housing yield of up to 210 units – in excess of eight-times the threshold for such an assessment – we believe the PSV is unsound by virtue of the Evidence paper not including any assessment of potential social infrastructure impacts.

## Family and child-friendly development

23. Given that the footprint of the development, including the vehicle access and servicing arrangements, occupies a high proportion of the whole of the site, it is difficult to see how the environmental aim in the SustA 8.9 *“Protect, enhance and create open space”*, or the social aim 7.5 *“Promote child friendly buildings and places”* can realistically be achieved. This is particularly important given that Lambeth schools are facing a much greater exodus of pupils than any other borough in London (<https://schoolsweek.co.uk/study-reveals-full-scale-of-london-pupil-exodus-amid-school-closures/>). Creating more family homes is vital to ensuring the viability and sustainability of Brixton as a diverse community, not one-bed apartments just geared towards more transient young professionals who will themselves leave Lambeth because of the lack of family homes. The SADPD PSV includes no specific profile of bedroom sizes for the residential units proposed for Site 20, but it is understood that the modelling carried out for the Indicative Approach relies on the borough-wide profile as per the Lambeth Local Plan. In our view the opportunity should instead be taken to provide on this site a higher proportion of family-sized and family-friendly units. This would consolidate the type of residential accommodation already provided by the established housing in the adjacent streets.

## Conclusion

24. The proposals for Site 20 in the SADPD are unsound and not justified for the following reasons:
- a. They squeeze too many housing units onto the site, leading to an unacceptably high density given the close proximity to sensitive low-rise family housing where serious amenity issues would arise. In addition, the proposals have not followed an appropriate design-led assessment of capacity. The proposed allocation of up to 210 units is a 23.5% increase in the number of units initially proposed for the site. This allocation would be “unsound” given the unjustified increase that hasn’t followed the design-led approach, which further contradicts Lambeth’s own Regulation 18 scheme which Lambeth stated to have “optimised” the site’s potential. Our view remains that the site can only accommodate between 85-100 units.
  - b. The PSV fails to demonstrate how it’s stated principles and policies for the development as set out in the main document, the Evidence Paper and the Sustainability Assessment can be met. This applies particularly to the refusal, in response to comments, to stipulate building heights below 45m. It is imperative the peak height be only 15m bordering Acre Lane, stepping down to 9m towards Baytree and Porden roads. We note that this approach is consistent with the approach being taken at 47-49 Acre Lane (Case 22/04570/FUL) where the tallest block will be only 4-storeys. Also, there should be a minimum separation distance of 10m from any existing property lines (ie garden wall) on Baytree Road, Porden Road or Arlington Lodge to any new buildings and anything within 30m of the domestic two-storey properties on Baytree and Porden Road should be limited to 9m tall. Buildings to the southern and western sides of the site should be townhouses and not flats.

- c. A number of the objectives and aims of the development are inconsistently defined.
  - d. Clear objections made in response to the original proposals have not been adequately addressed in the officer comments, in particular in relation to the application of all aspects of Policy Q2 in the Lambeth Local Plan.
  - e. No justification is provided for over-riding the historic planning condition applied to the site boundary wall with Baytree Road/Porden Road (and Arlington Lodge) in 1985 to provide protection to safeguard the amenity of residential neighbours.
  - f. The proposals for managing the need for off-site residents' parking are unconvincing.
  - g. No assessment appears to have been carried out to assess the impact of a development of the scale envisaged on the local social infrastructure.
  - h. The impact on adjacent Heritage Assets have not been properly assessed or judged.
  - i. The current unsafe and noisy mode of service access to the supermarket is not being addressed.
  - j. The opportunity of providing a greater proportion of family-sized and child-friendly housing is missed.
25. A possible alternative site layout is illustrated below, which would achieve the number of new housing units we believe is realistic without the damaging impacts the Reg.19 proposals would involve. Such a solution would, we believe, secure the key objectives of the overall strategy; comply with the Lambeth Local Plan in a more coherent way; and provide a more effective design-led solution.



Key: 15m (blue), 12m (orange), 9m (green)

## Q7 What changes are necessary?

### Scale, massing, height & density – Q8, points 1-9:

- A. Reduce the height, scale, massing and density by limiting the number of housing units to a range of between 85–100.
- B. The document be amended to permit a peak height of only 15m and that this be limited to the Acre Lane frontage. All massing should gradually step down from Acre Lane towards the heights found on Baytree and Porden roads.
- C. Stipulate maximum heights of buildings as follows:
  - 1. Facing Porden Road – 9m
  - 2. Facing Baytree Road – 9m (and stepped back from the boundary line as per the Reg. 18 proposals)
  - 3. Facing Acre Lane – 15m, reducing to 12m where it meets the line of building at 9m facing Baytree Road
  - 4. Facing Arlington Lodge – 9m
  - 5. Facing Ivor House – 9m
- D. Remove all reference to tall buildings from the PSV to avoid confusion with these stipulated maximum heights.
- E. Add the following additional bullet points to the SADPD PSV section on “Building design, views and townscape”:
  - 1. *the building’s massing must be sensitive to the domestic scale of the properties on Baytree Road and Porden Road and stepped down appropriately to result in no harmful relationship; and*
  - 2. *the developments in the rear, adjacent to Baytree and Porden roads, should be townhouses only, which better reflects Baytree and Porden Roads in character and scale, as required by Lambeth Policy Q5.*

This would also diversify the housing mix being delivered with genuine family housing.

### Neighbour amenity – Q8, points 10-15:

- A. As per Points 1-9 A-E above.
- B. Properly assess views of the development from the particularly sensitive locations affecting adjacent residential neighbours i.e. Baytree Road, Porden Road and Arlington Lodge and apply Policy Q2 in full, particularly relating to overlooking and visual amenity.
- C. Amend the second paragraph of the statement re Neighbour Relationships in the SADPD PSV to:

*“Retail service areas must be enclosed, to allow noisy servicing operations to take place overnight. The existing boundary wall with Arlington Lodge and also with properties on the northern side of Baytree Road and the western side of Porden Road protects the privacy of residents in an already densely populated area, and the wall’s height was covenanted as part of the planning permission for Tesco being allowed to build the Tesco store and car park in 1985. The boundary walls with Arlington Lodge and Baytree/Porden Roads shall not be altered or reduced in height.”*

And add a third paragraph as follows:

*“There must be prescribed set-ins from the boundary of properties neighbouring the Tesco site and maximum permitted building heights near the boundaries. A minimum of 10m should be retained from any neighbouring property to any new buildings and anything within 30m of the domestic two-storey properties on Baytree and Porden Road should match the existing massing at 9m tall.”*

#### Building Line – Q8, points 16-17

Reinstate a building line on Acre Lane which respects the historic line more closely by reducing the height of the proposed development at the eastern end of the Acre Lane frontage to 9m as per the original. This would correspond with the heights of the buildings, including Heritage Assets, on the northern side.

#### Parking – Q8, point 18

- A. Apply the policy for restricted issuing of parking permits in new developments firmly and consistently.
- B. By reducing the number of units as suggested in Points 1-5, create a modest number of on-site parking spaces, restricted for use only by disabled users and those who meet a definition of high need to travel by car.

#### Heritage Assets – Q8, points 19-20

As per Points 1-9 above

#### Safe Design – Q8, point 21

Provide a better engineered solution for service access to the supermarket, including full enclosure of the service area – preferably through ingress and egress for delivery vehicles directly from and to Acre Lane, and certainly without blocking Baytree Road to facilitate manoeuvres by delivery lorries within the service area. (See also under Points 10-15 C. above).

Consider combining the servicing access for the supermarket and residential buildings for efficiency and a single point of entry.

Social Infrastructure – Q8, point 22

An assessment of the capacity of the existing social infrastructure to meet the additional needs arising from a development on this scale should be carried out as part of the PSV, to inform the judgements made about the “optimisation” of the site for additional housing.

Family & Child-friendly Development – Q8, point 23

Reconsider the scale and massing of the envisaged development and re-align this towards medium or low-rise housing predominantly for families.

## Co-signatories from local residents

The following signatures were collected using Google Forms.

	Name	Surname	Address and postcode	email address
1	Blandine	Baiget		
2	Anthony	Casagrande		
3	Stephen	Humphreys		
4	Dee	Humphreys		
5	Nicolai	Schuman		
6	Jane	Wroe		
7	Jane	Wright		
8	Thibault	Scalbert		
9	Helen	Edwards		
10	David	Richards		
11	Roy	Taylor		
12	Hugh	Cave-Jones		
13	Jean-Marc	Barbaud		
14	Beatriz	Fernandez		
15	Guy	Jones		
16	Elizabet	Burton		
17	Nicolas	Watson		
18	Richard	Marsh		
19	Tamsin	Marsh		
20	Levon	McGregor		
21	Michael	Bright		
22	Victoria	Hastings		
23	Mary	Cotterell		
24	Huma	Farooqui		
25	Miranda	Macaulay		
26	Himali	De Silva		
27	Miles	Kessie		
28	Louis	Kessie		
29	Rachel	Farley		
30	Anne-Marie	Baan		
31	David	Hinton		
32	Sharan	Kaur		
33	Anderson	Lorentson		
34	Peter	Da Costa MBE		
35	Alice	O'Connor		
36	Charlotte	O'Connor		
37	Alice	O'Connor		
38	Angela	Moon		
39	Karolina	Korol		
40	Lucy	Smith		

41	Ben	McGuigan
42	Patricia/Paddy	Harrower
43	Jamie	Harrower
44	Ray	Perrotte
45	Mike	Thacker
46	Samantha	Simms
47	Mamie	Beddis
48	Rodney	Bell
49	Katy	Ingleby
50	Gaetano	Cavaliere
51	Max	Campbell
52	Pooja	Bagal
53	Harmit	Kambo
54	Anita	Kambo
55	Nisha	Vekaria
56	Veena	Srirangam
57	Julian	Rees
58	Miquel	Nijssen
59	Peter	Dâ€™Costa MBE
60	Charlotte	Taylor
61	Punam	Vadgama
62	Dilip	Vadgama
63	Nita	Vadgama
64	Sarah	Henderson
65	Tim	Noble
66	Chris	Taylor
67	Stefan	Lubek
68	Amar	Chudasama
69	Josh	Lubek
70	Darshana	Chudasama
71	Anya	Blanshard- Phibbs
72	David	Green
73	Lukas	Beynon
74	Alexandra	Hulme
75	Barbara	Wilson
76	Agree	Bell
77	Celine	Balleyguier
78	Nicolas	Le Moigne
79	Hugh	Janus
80	Barry	McOckiner
81	Norma	Imbee
82	Flora	Scott-Barrett
83	Mary	Santos
84	Victoria	Todd

85	Craig	Flanders
86	Helen	Edwards
87	Sheila	Tugwell
88	Francesca	Sorenti
89	Gary	Hatfield
90	Nina	Quesnel
91	Simon	Ball
92	Verity	Owers
93	Adrian	Ruth
94	Dawn	Watson
95	Susie	Lee
96	Janice	Taylor
97	George	Lewkowicz
98	Charles	Reid
99	Sophie	Luck
100	Andrew	Beale
101	Victoria	Hastings
102	Marc	Cime
103	Charles	Reid
104	Huma	Farooqui
105	Meishara	Pusey
106	Leon	Kreitzman
107	Regina	Manacom
108	Roy	Taylor
109	Anna	La Borde
110	Michael	Ciancia
111	peter	dcosta
112	Eva	Verissimo
113	April	Webb
114	Mark	Bristow
115	Akira	Planter
116	Christiana	Hayward
117	Dee	Doyle
118	Yordan	Yordanov
119	Sarah	Hart
120	Edward	Westnedge
121	Abena	Brakowa
122	Janis	Morton
123	Seymour	Butz
124	Andreia	Sangalli

**From:** huma farooqui [REDACTED]  
**Sent:** 03 May 2024 17:35  
**To:** SADPD  
**Subject:** Fw: TESCO Building

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----- Forwarded message -----

**From:** [REDACTED]  
**To:** "sadpd@lambeth.gov.uk" <sadpd@lambeth.gov.uk>  
**Sent:** Thu, 2 May 2024 at 11:13  
**Subject:** TESCO Building

Dear All,

Speaking as a representative from [REDACTED], we are very keen to maintain the privacy that we have established over the years.  
We do not want to see our covenanted wall removed to benefit future occupiers.

We understand that Lambeth Council are currently consulting about what a new housing development could look like on the site of Tesco and its car park. To be clear, we understand that Tesco has not yet started a 'planning application'. What we realise is that this stage is before a planning application might be submitted.

We recognise that there is a need for more housing and that the Tesco site is a good site for development. As a community, we recognise that Lambeth does need more housing, and we are supportive in principle of developing the Tesco site, but the current proposals would pack too many units into a massive complex that will loom over the surrounding neighbourhood. The height and density should be scaled back so that the height is similar to the surrounding neighbourhood, **and less dense to allow for green spaces near to the boundaries of Baytree and Porden Roads.**

Specific objections to and concerns about the proposal for 'Site 20 - Tesco'. :

1. The proposals try to squeeze too many housing units (210) onto the site, and I'm concerned that the site owners want to build more than twice that number!
2. In the original Lambeth Council consultation, a lower figure of units was proposed, between 120-170. That was considered an 'optimised' level, so I am concerned that Lambeth Council now claim that it can almost double that.

3. I am also really concerned that the published responses to the Reg.18 consultation revealed that HSBC, who holds a 999-year lease of the Tesco site believe that it can yield between 420 - 470 dwellings! Again, this is not based on sound design-led principles, but on a site owner wanting to maximise density and therefore maximise profit.

4. Indeed, at the online stakeholder meeting on Saturday 27th April, Lambeth Council stated that the reason the size of the development has increased so much between the first and second consultations is because Tesco have said they wouldn't develop the land if it was only the amount of units specified in the first proposal. **So, this indicates that the scale of the proposal is led by developer's profit motive**, rather than by sound planning principles.

5. As such, these new profit-driven proposals contradict Lambeth Council's own optimised proposals set out in the Regulation 18 consultation stage.

6. Even though the current proposals set out a maximum height of 32m, there is nothing in the proposals that would prevent the eventual structure from being as high as 45m (the maximum height before it is classed as a 'tall building'). But to be clear, even 32m is far too high. It would be completely out of keeping with, and tower over, the adjacent streets of 2-3 storey family housing.

7. Objections made to the original proposals about the impacts on neighbours in terms of overlooking, enclosure and outlook have been completely ignored, despite clear policy on this in the Lambeth Local Plan.

8. **The proposals aim to over-ride the planning condition applied to the site boundary wall with Baytree Road and Arlington Lodge in 1985 to protect their privacy. The current boundary wall height should be maintained.**

9. Given the pressures on local parking already, it is imperative that no parking permits should be provided to residents of the new development (with the exception of registered disabled people).

10. The scale and mass of the development would damage the settings of adjacent Conservation Areas and Listed Buildings just across the road.

11. The current unsafe service access to the supermarket is not being addressed by the current proposals.

12. The opportunity of providing a greater proportion of family-sized and childfriendly housing, which Lambeth desperately needs (especially given the exodus of families from Lambeth, and the merging of closing of local schools) is being missed. We think this particular site should focus on low-rise family sized accommodation.

13. Based on the current proposals, the site would be over-developed, leaving little or no space to meet the Council's stated ambition to "retain, improve or create new open space" despite the area being deficient in this.

14. Specific 'positive' proposals for how the site can be developed.

The highest point of the development should be along the Acre Lane line, and it should be massed downwards from there to reduce the impact on the low-rise housing on Baytree and Porden Roads.

• Specifically, the peak height of the development should be no more than 15m bordering Acre Lane (which is in keeping with the Acre Lane skyline), **stepping down to 9m towards Baytree and Porden roads.** •

We note that in the planning documents for the 47-49 Acre Lane development (<https://modern.gov.lambeth.gov.uk/documents/s147791/PAC%20report%20-%2047-49%20Acre%20Lane%20to%20DS.pdf>), that in section 6.11.3 'Height, scale and massing', it states "The proposed building heights would be consistent with the local context. Existing buildings

around the Site range between 1 and 5 storeys in height, with a general increase in height and scale towards Acre Lane. The tallest building is the consented development at 41-45 Acre Lane which will be at 5 storeys when complete.

The proposed development would range from 1 and 4 storeys in height. The predominant height is 4 storeys and this would step down towards the south, from 4 to 3 to 2 storeys closest to the rear of existing properties on Sudbourne Road." As a community, we simply want the same principle to be applied here. For Lambeth Council to consider a planning proposal for the Tesco site like the one set out in the Regulation 19 consultation would be a total contradiction to the height, scale and massing principles of this nearby Acre Lane development.

**There should be a minimum separation distance of 10m from any existing property line on Baytree Road, Porden Road or Arlington Lodge to any new buildings.**

Any building within 30m of the domestic two-storey properties on Baytree and Porden Road **should be limited to 9m tall.**

- Buildings to the southern and western sides of the site should be townhouses and not flats.
- We want to see low rise family sized housing on this site, in keeping with the low-rise family housing immediately surrounding it.

The site must provide green spaces. The green spaces should be positioned along the boundaries of Baytree and Porden Roads to maximise the distance between the existing houses and the new buildings. This advisory note is based on extensive communication and consultation between local residents affected by the development.

I look forward to your meaningful consideration especially to Arlington lodge.

Best,  
Huma



**From:** Irene Hird [REDACTED]  
**Sent:** 04 May 2024 12:52  
**To:** SADPD  
**Subject:** town centre NORWOOD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue category

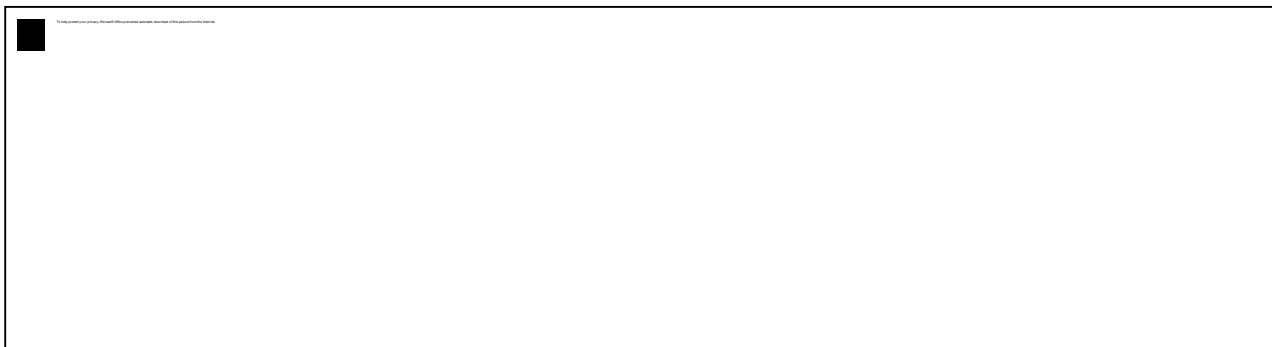
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This is a tragedy in the making.

Irene HIRD

RESIDENT



**From:** Daisy and Rupert Gray [REDACTED]  
**Sent:** 03 May 2024 18:43  
**To:** SADPD  
**Subject:** Lambeth Site Allocations Development Plan for Effra Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue category

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Hello,

My husband and I live on [REDACTED] and have heard about this local planning application on our local Whatsapp group.

We would like to convey our concern for the suggested maximum 14m height of new buildings in the Effra Road development. See page 90 here: <https://www.lambeth.gov.uk/sites/default/files/2024-03/lambeth-site-allocations-development-plan-document-psv.pdf>

If the new buildings did go up to 14m we would be concerned most about blocking out sunlight to our house. We are also concerned about privacy and noise if we were to have a block of flats built in the space.

Please could you keep us updated about the planning proposals. We are happy to be part of any further research or surveys you want to do with local residents.

We note on page 93 about 'Neighbour relationships':

*Particular regard should be paid to the relationship with sensitive residential neighbours on Dalberg Road and Fitch Court. New terraced housing to the rear of site should provide a better relationship with the gardens on Dalberg Road than the existing site layout. Applicants should test the relationship with potential optimum massing and demonstrate to the satisfaction of the local planning authority that acceptable neighbour relationships can be achieved, including in relation to daylight, sunlight, privacy, outlook and noise. As required by Lambeth Local Plan Policy Q7, applicants should demonstrate that development of the site does not prejudice the optimum future development of adjoining land. The Agent of Change principle will apply in accordance with London Plan Policy D13.*

We hope that this sensitivity is kept in mind with the planning application.

Kind regards,

Daisy & Rupert Gray  
[REDACTED]

**From:** Cllr David Bridson  
**Sent:** 03 May 2024 17:01  
**To:** SADPD  
**Cc:** Cllr Sarbaz Barznji; Cllr Maria Kay  
**Subject:** Councillors Consultation Response  
**Attachments:** Brixton Acre Lane Councillors Response to Site 20 TESCO SADPD Consultation\_Final.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue category

Dear SADPD team,

Please find attached a consultation response on behalf of the Brixton Acre Lane Councillors.

With best wishes,

Cllr David Bridson  
Labour and Co-operative Councillor for Brixton Acre Lane



## **Brixton Acre Lane Councillors Response to Site 20 TESCO ACRE LANE SADPD Consultation 3 May 2024**

This consultation response is on behalf of Cllr David Bridson, Cllr Maria Kay and Cllr Sarbaz Barznji. Cllr David Bridson declares an interest that he lives on Acre Lane, close to the proposed development, but approaches the SADPD consultation and process with an open mind.

### **Overview**

1.0 Brixton Acre Lane councillors are supportive of the vision set out by the SADPD process. For Lambeth to play its role in ending the housing crisis, it must build new homes in the borough. Local councillors know more than anyone how long waiting lists are for homes and the level of need there is across the borough.

1.1 The Acre Lane Tesco site is a prime location for development, the site is currently underutilised and a brownfield site, the proposals allow for the current supermarket amenity to remain, whilst adding the social value of additional housing to the site.

1.2 Between previous phases of the SADPD process councillors note the growth of plans moving from 120-170 units to 210 units which brings with it increased height and massing. Councillors would like to see a fairer balance set between the site owners and community views.

1.3 We believe that the height of the site should be kept within the existing skyline of Acre Lane as dictated by buildings such as Ivor House or 41-45 Acre Lane. Similar approaches such as those used in 47 Acre Lane (near the timber yard) should be followed such as staircasing the height in order to deliver on the housing needed and being in-keeping with the local area.

### **Engagement**

2.1 Brixton Acre Lane Councillors conducted three ‘walkabouts’ with residents who live in the local area. This includes residents from Porden Road, Baytree Road and Arlington Lodge. The in-person sessions were attended by 25 different residents who attended to hear more information about the development and share their opinions. The online session was attended by two residents who also shared their views about the SADPD.

2.2 Overall, Brixton Acre Lane councillors received over 35 direct email representations from local residents, some of which were on behalf of groups of residents such as resident groups.

2.3 Brixton Acre Lane Councillors enabled the sharing of factual and correct information by allowing key residents, for example chairs of resident groups, to attend the SADPD stakeholders session and relayed questions from residents to the SADPD team for responses to share with the community.

2.4 Brixton Acre Lane Councillors have been in discussion with our local MP, Bell Riberio-Addy and shared information regarding engagement sessions and the sharing of key information.

2.5 It must be highlighted that local residents started a petition, named 'No Brixton Tesco Massive Development' which at the time of writing had gained 775 signatures.

### **Height and massing**

3.1 Many residents commented about the current proposed maximum height.

3.2 During engagement sessions Councillors were able to clarify information regarding definitions, the Lambeth Plan and the London Plan. Residents now understand that the proposed nine story block does not constitute a high rise block as per our local plans. However, many did feel that nine stories was still too high to be in keeping with the area.

3.3 Acre Lane frontage ranges from the five story Ivor House to five stories on the new development at the corner of Baytree and Acre Lane. Maughn House at the end of Porden Road sits at six stories, Arlington lodge at five stories and the highest building on Acre Lane is Sandhurst Court at eight stories much further down.

3.4 Councillors have seen good development design and co-design with residents through 47-49 Acre Lane development, which received approval last year. This struck a good balance which was popular to all, on the Acre Lane facing side the development is at its highest point, it then steps down to two stories as it gets closer to the back of resident houses on Sudbourne Road. Councillors would recommend a similar phased approach to this development. With the frontage of the development on Acre Lane been the highest point, then stepped down as it approaches the neighbouring low-rise roads in the area.

3.5 Overall, the development should be in keeping with the skyline of Acre Lane and be sensitive to the two story houses around the boundary of the site.

### **Boundary to the development**

4.1 Residents commented on the closeness of development to their homes. The consultation outcome must set out a minimum distance from the back of existing homes to the start of the new development.

4.2 Residents of Arlington Lodge fought for many years for the height of the wall in which creates a barrier from Tesco to the Estate. The consultation proposes changes to this boundary wall, Councillors believe the boundary wall should be kept in its entirety as it is to protect resident privacy, or be rebuilt to the same height.

### **Green space**

5.1 The development plans are starkly missing significant public green space, which is a big opportunity for this development to bring in. Brixton Acre Lane ward has the second lowest canopy coverage of any ward in the whole borough and has one small green space in Windmill Gardens at the other end of our ward. This development should provide an opportunity to bring forward publicly accessible green space for all of our residents who live in central Brixton.

5.2 The boundary of the development could serve as a unique opportunity to bring forward green space whilst also giving added protection to the boundaries of existing homes.

### **Parking**

6.1 It is vital that any housing development that comes forward here is enforced as car free. In other developments in this area we have had this promise but residents in new blocks were given parking permits which is now being rectified. For the impact on neighbouring roads, it must be enforceable, unless there is a need for a blue badge disability car parking space.

### **Social infrastructure and amenities**

7.1 The SADPD makes little reference to a development of this size impacting local amenities. Residents raised impacts on local doctors and other services which may need to increase capacity. The commercial and business space in the current scope should consider what additional services may be needed which could be built in directly. Section 106 funding which comes from the development must be ringfenced to deal with specific issues which the development may create with regards to capacity and a full audit must be carried out as part of the planning process.

### **Types of housing**

8.1 Many residents spoke about what homes would be built here. Councillors explained the expectation was at least 35% of these would be affordable as per local plans since the council does not own the land. Councillors provided clarity about what affordable meant.

8.2 Residents expressed the need for family homes, however councillors explained the specifics of development plans would only be brought forward when a developer puts forward a plan to the planning department.

8.3 In all discussions it was outlined that this is not a development seeking planning permission, it is not at that stage. This is all a precursor to planning - all developments would eventually go through planning committee, which is an approval committee made of democratically elected councillors.

### **Impact of development**

9.1 It was noted that residents in this area have undergone a number of major developments with the New Town Hall development. Councillors would like to see strict planning conditions implemented on any future development to monitor noise and pollution which may affect these homes, which would ultimately be enforceable.

### **Striking a balance on scale**

10.1 The previous phases of the SADPD saw that the plan aimed to deliver on the council's ambition of 120-170 units. However, since engagement with Tesco it appears the amount has increased to 210 units to maximise profitability. Councillors understand the fact this is not a site owned by the council and the development would need to be attractive to Tesco and HSBC to undergo development in order to realise the number of affordable homes the borough needs. However, we would like to see a fairer balance to be struck to which gives weight to the height and massing concerns raised by the community.

### **Consultation process**

11.1 Many residents spoke about their disappointment that their comments in the last phase had not been listened to. Councillors explained that residents were not the only people consulted and this included HSBC and Tesco as well who may wish to maximise the asset as much as possible.

11.2 The council did not effectively communicate about the consultation and more should be done to engage local residents in future so they don't find out by word of mouth. Residents felt they should have been told about the consultation if they had completed the previous ones as they had already expressed an interest. Moving forward councillors would suggest that anyone expressing an interest through consultation on this development should be updated about its progress and future stages.

11.3 Neighbouring residents felt that they should have received letter about the plans directly given their proximity to the site. However, Councillors explained this is not at planning committee stage which is when this normally happens.

11.4 Councillors expressed that this is an additional level of consultation that other developments in the ward have not had. This will hopefully mean that residents feedback can be taken into account when designs are developed.

[REDACTED]

---

**From:** Julia [REDACTED]  
**Sent:** 02 July 2024 11:14  
**To:** SADPD  
**Subject:** SADPD site 20 Tesco

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Green category

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From Julia Chamberlain, [REDACTED]

Please register my objection to the development on the Tesco site, poor idea, just a money grab.

Julia

[REDACTED]

**From:** Chris Agathangelou [REDACTED]  
**Sent:** 05 August 2024 10:04  
**To:** SADPD  
**Subject:** Commnets on: SAPD Proposed Site 18: 300–346 Norwood Road SE27

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red category

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Dear Lambeth Council,

I am writing to express my comments and concerns regarding the proposed development on site 18 of West Norwood. As a new resident of West Norwood, I have a vested interest in the future of our community spaces and believe it is important to share my views on this matter.

#### Positive Aspects:

Firstly, I would like to acknowledge the positive aspects of the proposed redevelopment:

1. **Improved pedestrian permeability:** I appreciate the efforts to improve the pedestrian access in the town centre.
2. **More green space:** The introduction of a new public square and tree planting along the main road is much needed and has the potential to greatly improve the appearance and usability of the high street.
3. **Maximising underutilised space:** The area directly behind the buildings on Norwood Road is underutilised and appears run down, it is a good idea to transform the space for the community.
4. **Widening pavement:** The pavement along the high street is narrow at present, the idea to widen it for easier pedestrian access I would welcome.
5. **Affordable housing:** I welcome the desire to provide more affordable homes and shopfront space to the area.

#### Concerns and Suggestions:

However, I also have several concerns and suggestions that I believe should be addressed:

1. **Preservation of Heritage:** It is crucial that the redevelopment respects and preserves the historical and cultural heritage of our town centre. Any changes should be sensitive to the existing architecture and historical landmarks. I am particularly concerned about the proposed demolition of the parades of shops at 336-346 and 324-334, which are some of the more aesthetically pleasing period buildings on the high street. These buildings offer decent shop floor space and house valuable local businesses. Conversely, the proposal does not include the much poorer architectural quality buildings at 348-362. Additionally, the relatively new building housing Iceland is of poor architectural quality and stands in stark contrast to the rest of Norwood Road due to its different brick colour and soulless, generic box design. I am concerned that any newly constructed buildings will resemble this newer, less attractive structure rather than the historically valuable and aesthetically pleasing older period buildings. It is important that the new buildings take inspiration from the surrounding architecture and blend in to the wonderful buildings we already have on Norwood Road.
2. **Public Square:** The public square proposed in the latest design appears too small to have any real purpose. It is my view that the proposed area should be larger, it will not be able to have the desired greening effect in its current size. Having a larger space would allow it to be multipurpose.
3. **Community Involvement:** I recommend greater community involvement in the planning process. Public consultations and forums will allow residents to voice their opinions and contribute to a redevelopment that

truly reflects the needs and desires of the community. Lambeth has not sufficiently conducted public consultation, particularly for a plan that will permanently alter the core of our community. There wasn't even a public exhibition.

4. **Failure to protect brilliant local businesses:** The council have failed to adequately protect local businesses, showing a complete lack of recognition for the vital contribution they make to our 15-minute neighbourhood. These businesses stood by the community during COVID-19, and our high street thrives because of its unique character. The impact of redevelopment on small businesses is well-documented: existing businesses are often forced to close, leaving them struggling for survival; redevelopment projects can take years to complete, causing prolonged disruption; and ultimately, former businesses cannot afford to return, resulting in empty units that, when filled, are occupied by generic chains rather than the distinctive local enterprises that once defined our community. The council should take proactive steps to safeguard the local businesses that will be affected by the redevelopment.
5. **Large building size:** The proposed buildings are excessively large and positioned too close together, creating a development that will not integrate well with the existing town. Their size and density are out of scale with the current townscape, leading to a sense of overcrowding and disrupting the architectural harmony of the area. This incongruity is likely to detract from the character and appeal of our town centre, making it less welcoming and functional for residents and visitors alike.
6. **The need to retain an anchor store such as B&Q:** B&Q brings many visitors from the surrounding area, to lose a key anchor store would make the area less attractive to visitors from further out.
7. **Widening pavement:** I think the plan does not go far enough in improving friendliness to pedestrians along Norwood road. The road is currently dominated by cars despite the busy foot traffic.

#### **Conclusion:**

In conclusion, while I support the initiative to redevelop Site 18, I believe it is imperative that the council addresses these concerns to ensure a balanced and inclusive development. I appreciate the opportunity to provide input and trust that the council will consider these points in their decision-making process.

Thank you for your attention to this matter. I look forward to your response and to the continued improvement of our town centre.

Yours sincerely,  
Chris



[REDACTED]

---

**From:** Tom Palmer [REDACTED]  
**Sent:** 12 August 2024 22:47  
**To:** SADPD  
**Subject:** Site 19 consultation

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To whom it may concern,  
My objection related to this application include the change in character to Norwood high street for the worse and limited green space allocation. I appreciate we need more houses, but the design should be in keeping with the character of the high street & include more green space, reduced hard standing and more trees. This would have societal as well as environmental benefits.

Best wishes,  
Tom Palmer

[REDACTED]

[REDACTED]

---

**From:** Susan Osborn [REDACTED]  
**Sent:** 13 August 2024 06:37  
**To:** SADPD  
**Cc:** [REDACTED]  
**Subject:** SadPD Site 18 and 19

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Dear Sir /Madam,

I wish to challenge Lambeth's proposals for the above.

Lambeth has failed to consult appropriately with the community. It yet again had to extend the deadline for responses to the Plan as they failed to send it to the required local organisations/interested parties. Lambeth systematically 'consults' in the minimum way possible to pretend to meet the minimum standards and frequently fails even to do that.

The local community wholehearted supports the use of Site 18 for affordable housing. The Council's own analysis demonstrates that their proposals are economically non viable for this site, which will lead either to planning blight or the elimination of the provision of supported housing in order for the development to be economically affordable. This is a significant lost opportunity .

The London Mayor's office has issued guidance promoting mansion flat type housing, in particular in areas such as West Norwood which is predominantly residential 4 storey buildings with the exception of landmarks such as the town centre church. Such designs avoid 'cliff edge' developments which it is recognised destroy locally communities and creates barriers between different and differing parts of these communities. The plans as presented will also remove the remaining Victorian buildings along the High Road destroying much of what is left of the local heritage. West Norwood is a thriving local shopping centre which will be destroyed if the plan is implemented. The shopping centre acted as a hub for supporting vulnerable people during the pandemic. At our peril do we destroy such supportive communities. They are easy to pull down but take years to rebuild, if they ever can be. Please reject Lambeth's plans for site 18 and support the local community in promoting the development of affordable housing with a design in keeping with the local area and preserving a supportive and thriving social and business community.

Yours faithfully

Sue Osborn

Local resident for over [REDACTED].

Sent from my iPhone

[REDACTED]

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**From:** James Forrester [REDACTED]  
**Sent:** 13 August 2024 11:27  
**To:** SADPD  
**Subject:** Site 18 and 19 - SADPD Objection

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Hello there

I would like to raise a formal objection to plans submitted for Site 18 and 19 on Norwood High Street.

I object on the basis of:

- inadequate consultation with the local community
- the plans will fundamentally change the nature of West Norwood for ever. The buildings are too high, overshadowing the high street.
- I am concerned that this development, mixed with higher traffic as a result of planned restrictions to driving in surrounding rounds (e.g. Chestnut, Robson), will make West Norwood a horrible place for pedestrians.
- it is unclear that taking away local businesses, with no clear plan for their repatriation, is good for the community.

Regards

James Forrester  
West Norwood resident

[REDACTED]

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**From:** Josephine Botting [REDACTED]  
**Sent:** 13 August 2024 12:30  
**To:** SADPD  
**Subject:** Site 18 and 19 West Norwood

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Dear Sir or Madam

I'm writing to express my opposition to the plans for the above sites in West Norwood.

There has not been sufficient public consultation - if it wasn't for local groups, I would not even have been aware of your significant plans for the area.

There has also been a distinct failure to consider local businesses - the high street is my nearest shopping area and I support these businesses who have built up a good trade with locals. How will these businesses survive with this ill-thought out development?

There has also not been any community involvement with the plans for this radical redesign of our high street, which will spoil the aspect and feel of the centre and also damage the setting of Grade II\* listed St Luke's church.

I'm outraged at these dreadful plans and insist that you rethink and involve us, the local community, in coming up with a better, more sympathetic plan.

Yours  
Josephine Botting  
[REDACTED]

**From:** gemma.crane [REDACTED]  
**Sent:** 13 August 2024 16:34  
**To:** SADPD  
**Cc:** [REDACTED]  
**Subject:** objection to the SADPD policy for Site 18, 300 -346 Norwood Road

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Sending on behalf on Anne Crane

Dear Sir/Madam

I write on behalf of the Norwood Action Group to reiterate our objection to the SADPD policy for Site 18, 300 -346 Norwood Road,

We strongly support the delivery of more homes in our town centre, especially those which are affordable for local people. However Lambeth's proposals will delay delivery, blight our town centre, its businesses and thus economic growth, result in unsustainable development and lead to the decay and the destruction of our Victorian heritage. We have already argued that the plan is unsound because of the high negative value, £30m at the minimum based upon the Council's own assessment and more likely according to them £50m, of the development as envisaged by Lambeth. Since we made those comments the development market has got worse with housing associations and private developers not going ahead with even consented schemes ( e.g. locally Avenue Park Road, adjacent to Tulse Hill station) and in some cases stalling part way through (e.g. 339 Norwood Road/3 Thurlow Park Road to the north of Site 18 on the Tulse Hill gyratory).

However our analysis is that the 150 – 170 gross number of homes identified by Lambeth plus the commercial and other non residential can be delivered without the loss of our town centre buildings and businesses and disruption to everyone alongside long delays Applying the numbers from the consented development of the former Brookes Laundry site formerly part of Site 18 and other recent applications, in excess of 150 homes can be achieved whilst retaining the Victorian frontage buildings and avoiding development in excess of 6 storeys and thus fire regulation issues. This would be as follows:

York Hill – 47 units – 6 storeys

Rear of Knowles - 9 units 3 storeys

Petrol Filling station 47 units 6 storeys

Waylett Place – 15 units 3- 4 storeys

Waylitt Place car park – 10 units 4 storeys

Roof and rear extensions of Norwood Road shops and conversion to residential//retained homes – 24 units

Total 152 units

You will note that the above excludes the B&Q site which would deliver a significant number of homes and commercial accommodation once the lease falls due in the 20230's or B&Q otherwise decide to move out. It could be done incrementally as and when landowners wish to proceed and would not therefore require complex site assembly, possibly CPO nor the associated delays... It does not include a town square but that could easily be provided across the road now through closure of Chatsworth Way at its junction with Norwood Road as part of the Council's 'LTN' plans for West Dulwich. We would also be more than willing to give up wider footways for retained buildings and businesses and homes and more retail floorspace..

We would be pleased to provide further details as to how we arrived at this figure and to discuss alternative approaches to delivery of housing and development our town centre should the Inspector so wish. But would say again there are other ways than the Council's plans development of West Norwood.

I hope that you will take these further comments into consideration

Regards

Anne Crane

Chair of Norwood Action Group.

[REDACTED]

---

**From:** Maggie C [REDACTED]  
**Sent:** 13 August 2024 16:38  
**To:** SADPD  
**Subject:** SADPD PSV Representation (Reg 19 Stage) x 4 forms: Objection to Proposed Redevelopment of Site 3, Leigham Court Road Car Park  
**Attachments:** attachment 2. Summary of Objections to the Redevelopment Proposal.pdf; 4. national policy SADPD\_PSV\_Reg 19 \_Representation\_Form\_and\_Equalities\_Monitoring.pdf; 3. Not effective SADPD\_PSV\_Reg 19\_Representation\_Form\_and\_Equalities\_Monitoring.pdf; 2 Not justified SADPD\_PSV\_Reg 19\_Representation\_Form\_and\_Equalities\_Monitoring.pdf; 1. SADPD\_PSV\_Reg 19\_Representation\_Form\_and\_Equalities\_Monitoring.pdf

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Dear Lambeth Planning

Re: Objection to Proposed Redevelopment of Site 3, Leigham Court Road Car Park

I am writing to formally object to the proposed redevelopment of the council-owned land at SADPD Site 3 as outlined in the current Regulation 19 consultation.

As an immediate neighbour, homeowner, and an [REDACTED], I am appalled and deeply aggrieved by this proposal. The fact that I was blatantly excluded from any notification underscores the sheer incompetence and callousness of the process. Despite being a long-standing resident at [REDACTED], with both an occupied apartment and a mature ground-level garden crucial to my daily life, the evidence base documents have callously ignored my existence. This egregious oversight is not just a mistake but a deliberate and contemptuous dismissal of my rights and well-being as a [REDACTED] member of this community.

This shocking disregard for basic decency and respect is a clear betrayal of trust and a slap in the face to all residents who trust in the fairness of local governance. It reveals a ruthless and soulless approach that prioritises profit over the lives and dignity of residents.

This development plan not only lacks integrity but is an affront to justice and human decency.

In addition to the above, I also highlight the following concerns based on the London Plan 2021 and the Lambeth Site Allocations Development Plan Document (SADPD):

**Lack of Green Space (London Plan Policy G5)**

The proposal does not incorporate sufficient green space or urban greening measures, essential for enhancing biodiversity and residents' well-being.

**Potential Noise Pollution (London Plan Policy D14)**

The introduction of commercial activities will result in increased noise levels, adversely affecting the residential area and contradicting Policy D14, which aims to avoid significant adverse noise impacts.

**Impact on Local Heritage (Lambeth SADPD Policy Q22)**

The development negatively impact local heritage assets, and fails to protect and enhance the borough's historical and cultural significance as required by Policy Q22.

\*Excessive Density (Lambeth SADPD Policy H2)

Due to planning permission being granted in very close locations (21/03028/FUL, 23/01343/FULL \_\_\_\_\_) The proposed density will exceed recommended levels, leading to overdevelopment and straining local infrastructure and services.

Insufficient Transport Infrastructure (London Plan Policy T4)

The development will place additional pressure on existing transport infrastructure, which has not been adequately addressed in the proposal.

Insufficient Provision of Social Infrastructure (London Plan Policy S1)

The proposal does not provide adequate social infrastructure to support the increased population, essential for community well-being.

I also agree with all the representation made by T. Cushley.

Given these issues, I urge the council to halt the proposed development and conduct a thorough review that accurately reflects the existing conditions and potential impacts.

Thank you for your attention to this matter.

Yours faithfully,

M. Cushley

A large black rectangular redaction box covering the signature area.

### **Summary of Objections to the Redevelopment Proposal**

The proposed redevelopment of Site 3 at Leigham Court Road is met with significant opposition based on numerous breaches of planning legislation, inaccuracies in documentation, and failure to comply with both The London Plan and Lambeth's Local Plan. The key objections are as follows:

#### **Failure to Recognise Existing Residential Properties:**

The planning documents fail to acknowledge an existing residential property at 33a Leigham Court Road, which directly adjoins the site. This omission leads to inaccurate assessments regarding the potential impact on this property, including privacy loss, overshadowing, and noise pollution. Such an oversight violates the requirement to consider and mitigate impacts on neighbouring properties.

#### **Breach of Consultation Process:**

The consultation process was flawed due to technical issues where not all relevant consultees were notified. This failure resulted in an unclear and inadequate consultation period, violating proper public consultation practices. Local residents and businesses were not accurately informed, undermining their ability to make informed decisions and assessments.

#### **Heritage and Environmental Concerns:**

The redevelopment will negatively affect nearby conservation areas, including the Streatham High Road/Streatham Hill Conservation Area and the Leigham Court Road North Conservation Area. The development fails to preserve or enhance these heritage assets, conflicting with The London Plan and Lambeth's Local Plan.

The site includes a Deciduous Woodland Priority Habitat, crucial for local biodiversity. The redevelopment threatens this habitat, contradicting policies aimed at conserving biodiversity. This breach of environmental regulations is a significant concern.

#### **Inaccuracies in Documentation and Misrepresentation:**

The redevelopment plans incorrectly label the residential property at 33a Leigham Court Road as a "retail" unit. This misrepresentation undermines the validity of impact assessments and breaches planning regulations that require accurate site documentation.

The proposal fails to accurately map the site, leading to inappropriate planning decisions and further highlighting the significant flaws in the planning documentation.

#### **Incompatibility with Sustainable Development Standards:**

The redevelopment does not meet the required environmental standards, particularly concerning sustainable design and urban greening. The omission of the residential property in the assessments further demonstrates the project's failure to achieve these standards, making it inconsistent with The London Plan and Lambeth's Local Plan.

#### **Loss of Essential Community Services:**

The redevelopment will lead to the loss of a vital public car park, essential for local businesses, residents, and people with mobility issues. This loss has not been adequately addressed, further demonstrating the redevelopment's failure to meet community needs.

#### **Legal and Regulatory Violations:**

The redevelopment proposal breaches several legal frameworks, including the Conservation of Habitats and Species Regulations 2017. The failure to properly consult and consider the existing residential property and the Deciduous Woodland Priority Habitat is a violation of both national and local planning laws. Daylight and

#### **Overshadowing Issues:**

The redevelopment will significantly reduce natural light for the residential property at 33a Leigham Court Road, violating policies related to daylight and sunlight penetration. The proposal also includes incorrect shadow modelling, further undermining the project's legitimacy.

#### **Failure to Align with Community Needs:**

The proposal does not consider alternative uses for the site that would better serve the community, such as creating green spaces, allotments, yoyo centre or other community facilities. The development prioritises housing targets over community well-being and environmental sustainability.

#### **Misleading Information and Omission of Crucial Details:**

The Sustainability Appraisal and related documents were prepared without full context, notably omitting the existence of the residential property at 33a Leigham Court Road. This omission is a breach of legal duties under planning regulations, rendering the appraisal process flawed.

**The proposed redevelopment of Site 3 is fundamentally flawed and should not proceed in its current form. The numerous breaches of legislation, inaccuracies in documentation, and failure to comply with established planning policies demonstrate that the project is not only inappropriate for the area but also legally and procedurally unsound. It is recommended that the site be removed from the Site Allocations Development Plan Document (SADPD) until substantial revisions are made to address these significant concerns.**

[REDACTED]

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**From:** Jane Pickard [REDACTED]  
**Sent:** 13 August 2024 16:52  
**To:** SADPD  
**Subject:** SADPD

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I would like to take the opportunity to express my objections to the SADPD in relation to Site 18.

This is likely to result in a radical transformation of Norwood town centre, but without adequate consultation. I would expect a new vision for Norwood of this fairly detailed nature to have been given a thorough airing in several public meetings and online with a local exhibition showing models of the buildings envisaged.

The height of buildings being proposed for site 18 is out of keeping with this small suburban centre where very few buildings are more than three storeys high. A recent development running to seven storeys already looks somewhat too bulky for its surroundings.

Please give this more thought and more consultation before it is established as a blueprint for developers.

Jane

Jane Pickard  
[REDACTED]