

Dear Jules,

I would urge you to reject the development of 100 Woodgate Drive in Lambeth (Ref 22/00300/FUL) by Hadley Property Group.

This development is situated in a location that is visible from four London boroughs - Lambeth, Merton, Wandsworth and Croydon - with its construction having a detrimental effect on the local community in Streatham and the immediate vicinity in all boroughs, something the GLA has previously supported in their rejection of other applications.

Numerous local community groups including the Streatham Society and Friends of Streatham Common have expressed anger, frustration and disappointment that the proposal made it this far considering its inappropriateness.

I do not oppose the development of the site and bringing new homes to the area and would welcome a lower development more in-keeping with the local vernacular, but this proposal has significant flaws that not only make it wholly inappropriate for the community, but also means it is in breach of your own rules. It is a 14 storey tower in an area with 3 to 4 storey homes at most.

The frustration amongst residents is that the development is a lost opportunity to do something that would bring value and much needed services to the community. But this proposal has no architectural merit or warmth. The development would be a very bad precedent for the area and most likely lead to other very tall tower blocks in nearby areas.

The principle objections focus on the scale and density of the development which make it wholly unsuitable for the area and its clear breach of several legal requirements:

1. The development breaches the Lambeth Local Plan
2. The development contravenes the Immanuel church heritage site and protected Streatham Common view
3. The development has just 2 parking bays which will cause stress to surrounding streets
4. The impact from loss of light and privacy on local residents
5. The development is out of keeping and sets a precedent for the area, one that will permanently change its character
6. There is a chronic lack of capacity at Streatham Common station and other local transport links.
7. No provision for local community improvements including doctors, dentists, and schools

As the elected representative of people bordering this development, I call upon you to consider these submissions and exercise your power under Article 6 or 7 to refuse permission. This would also end the need to seek further legal recourse against the developers and local and regional planning authorities.

Yours sincerely

Neil Garratt, AM
Leader, City Hall Conservatives

Neil Garratt AM
London Assembly Member for Croydon & Sutton
Leader, City Hall Conservatives