

26th October 2020

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING APPEALS (DETERMINATION BY INSPECTORS) (INQUIRIES
PROCEDURE) (ENGLAND) RULES 2000**

Site Address	Woodlands Nursing Home 1 Dugard Way London SE11 4TH
Appellant	Neil Sams
Appeal Reference	APP/N5660/W/20/3248960

Notice of Public Inquiry - As an interested party, you may be affected by these proceedings.

I write from the London Borough of Lambeth concerning the above matter and would inform you as an interested party to the above that an appeal has been lodged with the Planning Inspectorate concerning:

“Redevelopment of the former Woodlands and Masters House site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection of 29 storeys building and peripheral lower development of 3/4 storeys, to provide 258 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.”

An Inspector has been appointed by the Secretary of State, under paragraph 1(1) of schedule 6 to the Town and Country Planning Act 1990, to determine this appeal. The appointed Inspector is **John Braithwaite BSc Arch B.Arch (Hons) RIBA MRTPI**.

The Inspector will hold an Inquiry opening on **17 November 2020 at 10.00am** to decide the appeal. The Inquiry will be held as a virtual event run by an Inspector in the normal way, but with the parties invited to join via Microsoft Teams or telephone.

Details of the scheme

Information about the appeal will be available and kept updated on the website at www.lambeth.gov.uk/public-inquiry-woodlands.

Details of this scheme, including copies of the application and appeal documentation can be viewed on the council's website (www.lambeth.gov.uk/planningdatabase) using the reference number 19/02696/FUL.

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Inquiry attendance information

Anyone wishing to attend the inquiry must make that interest known to the Planning Inspectorate Case Officer as soon as possible prior to the inquiry, either by email or telephone, after reading the Inquiry Attendance Information set out below.

When contacting the Planning Inspectorate Case Officer, it would be helpful if you could confirm whether you want to take an active part in the proceedings or anticipate attending just as an observer (see below). The contact details for the Planning Inspectorate Case Officer are as follows:

Mrs Alison Bell
Phone: 0303 444 5279
Email: alison.bell@planninginspectorate.gov.uk
Planning Inspectorate Reference: APP/N5660/W/20/3248960

Before deciding whether to take an active part in the inquiry, you need to think carefully about the points you wish to make. All written submissions from application and appeal stage will be taken into account by the Inspector and re-stating the same points won't add any additional weight to them.

If you feel that taking part in the inquiry is right for you in whatever capacity, you can participate in a number of ways:

- To take part using video, participants will need to have access to Microsoft Teams (via an app or web browser). This link gives further information on how to use this: <https://support.office.com/en-us/teams>.
- Alternatively you can take part by telephone. Please note that joining by telephone to the 020 number that will be used will incur charges. You should check actual rates with your provider. <https://www.gov.uk/call-charges>.

Further guidance from the Planning Inspectorate on how to take part in an appeal can be found at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

- If you wish to take an active part in the proceedings, please make clear in your response to the Planning Inspectorate Case Officer whether you wish only to appear at the inquiry and make a statement, or whether you would also wish to ask questions on particular topics.
- If you wish to just observe the event, you should make that clear in your response to the Planning Inspectorate Case Officer.
- If you want to take an active part but feel unable to for any reason, and/or the points you want to make are not covered in the evidence of others, consider whether someone else could raise them on your behalf.

Registered participants in whatever capacity will receive individual joining instructions, providing details of any requirements, guidance and support whether joining by Teams or telephone. You should note that the event will be recorded by the Planning Inspectorate for training and quality assurance purposes.

Publication of the decision

The appeal decision will be published on the council's website once it has been received, and published online in the Planning Inspectorate's Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>).

If you would like to discuss any aspect of this application or appeal, please contact the case officer Mr Jeff Holt at JHolt@lambeth.gov.uk.

Regards

Lambeth Planning – Appeals