



[WWW.STOPTHEBLOCKS.ORG](http://WWW.STOPTHEBLOCKS.ORG)

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**25 July 2020**

Dear Neighbour

Stop the Blocks Community Action Group (StB) is a group formed by members of the local community that is constructively challenging the wide concerns over the redevelopment proposals for the **former Woodlands Nursing Home** site in Kennington.

### Forthcoming Public Inquiry

You are probably aware that the developer is committing substantial resources to securing planning permission via the route of a public inquiry which will commence on 17 November 2020 and it is expected to last seven working days. This has happened because the community and Lambeth Planning identified the critical flaws in the developers planning proposals. Lambeth provided thirteen indicative reasons as to why they were likely to refuse the developer planning permission.

We consider that the proposals ride roughshod over planning policy, listed buildings, conservation areas and the privacy and amenity of existing local residents.

It is understood that at the public inquiry the developer will bring forward eight expert witnesses, legal and planning people, and the developer has also diverted £1m to help present and win their case. Currently the plans are for the public inquiry to be held in the borough, it will be in person attendance and open to the public.

Lambeth will robustly be defending its concerns against the developer. However, StB has taken up the option of being a third party at the public inquiry with the aim providing independent and robust scrutiny on behalf of the community. In our view securing a dismissal of the developers at the public inquiry is the only realistic and remaining opportunity to get this flawed scheme dismissed.

### StB Community Q&A Sessions

To help answer any questions about the public inquiry, we will be hosting one-hour online sessions at 7pm on Tuesday 4<sup>th</sup> August 2020, Wednesday 5<sup>th</sup> August, and Thursday 6<sup>th</sup> August 2020. These sessions will all follow the same agenda, so we hope you can attend one of the evenings that is convenient for you. The sessions will be on the online Zoom platform and we will email you the details which can also be [found on our website here](#).



## Stop the Blocks Fighting Fund

Last autumn, generous residents donated over £5500 to help the community secure vital external expertise to ensure we had fully qualified and robust professional legal counsel and expert advice from the outset. These generous donations helped in ensuring the planning issues were scrutinised and presented to Lambeth Planning in the most efficient and effective way possible.

If the community wishes (through StB) to have its own legal representation at the public inquiry, we will need to raise £18,000. Generous local neighbours have already pledged in £5,000 in the last few weeks. At this stage we need to find out if the community are willing to fund the StB legal team and so we are only seeking pledges at this stage. If there are insufficient pledges, StB will do what it can but its involvement at the public inquiry will be limited to what our volunteers can and are able to do. We cannot secure any legal help for free, but we have tried to secure the most competitive rates for representation for the full seven days of the public inquiry.

### Pledges Only

We are asking for everyone that wishes to make a pledge to let us know by emailing us. Ideally, we would need at least £120 per person pledged to reach the funding target, and if you wish to or can afford it then please pledge more. You can make a pledge by email at [contactstoptheblocks@gmail.com](mailto:contactstoptheblocks@gmail.com) but please let us know by Monday 10th August 2020 so that we can plan ahead.

If there are sufficient pledges and the community wants it, we can then ask for those pledges to be converted into donations and secure the professional and legal representation for the full seven days of the public inquiry and hopefully secure a rejection of this vastly over scaled and damaging scheme. Please be aware, that if do not receive sufficient donations (from the pledges) to reach the £18,000 target we will have to fall back upon limited voluntary efforts and representations at the public inquiry.

We feel it is important to get the best redevelopment outcome possible on this site not just for the current community, but also the newcomers who we want to welcome into the area so that it continues to flourish and grow.

Our campaign continues because of local community support. We need your backing to win.

Kind regards

### Your Team at Stop the Blocks Community Action Group

**Please note: Our official fundraising page is only on [www.GoFundMe.com](https://www.GoFundMe.com) under "Stop the Blocks in Kennington". Please do not donate via Change.org or any other sites. Thank you for your understanding and support.**