

**Councillor Graham Neale**  
**Councillor Maria Linforth-Hall**



**Saint George's Ward Liberal Democrats**

Dear Sir, Madam

**Re: PLANNING APPLICATION REFERENCE 21/04356/FUL** - Redevelopment of the former Woodlands and Masters House site

As the elected councillors of Saint George's Ward which abuts the Woodland site on Dugard way, we would both like to express a number of concerns about the above application.

The proposal has not incorporated many of the reasons the local community opposed the original application. Similarly, our objections, and the reasons given by the Planning Inspector in January have not been adequately addressed.

The site of the proposal is quite rightly defined as *urban*, not *central*, and to change this demarcation would fundamentally affect the nature of the entire locale. West Square conservation area, and other local spaces would be detrimentally affected by a development as proposed.

That the site falls outside Southwark's Elephant & Castle Economic Opportunity Zone is clear, and for the developer *Lifestory* to allude to continuity with that area is either naive or deceitful. This point was enforced by the Planning Inspector earlier this year.

As elected local councillors we understand the pressure for developers to build homes, from an economic and social perspective, but 155 homes on this site is simply over development. We have concerns that Lambeth's draft SADPD suggests that 90 units would be an appropriate density for the site, even this we feel is an *upper limit*, not a target to be reached or exceeded by revenue hungry speculators.

in January this year, at the Planning hearing, Councillor Neale made the point that the decisions of nearby schemes should not be used to justify over development at this site. This was repeated by the Inspector. We are concerned that a domino effect could destroy the fragile community in the area, and drastically reduce the amenity of residents who elected us, and have come to us to ask for support in opposing this proposal.

Please reject this proposal. We, along with hundreds of local residents would like to see a more appropriate plan, in keeping with the character of the area, providing sustainable housing for generations.

Thank you,

Saint George's Ward Councillors

*Maria Linforth-Hall*  
*Graham Neale*

*Working all year round*