THE NORWOOD SOCIETY
*The Heritage Society for Norwood*

[www.norwoodsociety.co.uk](http://www.norwoodsociety.co.uk)

Planning Objections

18 February 2022

Dear Sir / Madam

**Draft Lambeth Site Allocations Development Plan Document (SADPD). Site 18 and Site 19**

We object the draft proposals for the SADPD for Site 18 and 19 for the reasons set out below.

**SITE 18**

The vision for Site 18 “This key town centre site provides significant opportunity for sustainable, mixed-use redevelopment to include new housing and affordable housing, flexible workspace, and shops and food and drink uses that contribute to the renewal of the shopping frontage on Norwood Road, helping to contribute to the ‘fifteen-minute neighbourhood’ this area provides for local people”. Also included is improvements to public realm including increased permeability for pedestrian and cyclists, and a new town centre space.

Whilst accepting there are opportunities within Site 18 to incorporate the Vision as set out above the reality of these proposals are different. If approved the site allocation policy would allow for demolition of all the buildings within the site boundary, this includes the oldest shopping parade in West Norwood circa 1870. It is a nonsense to “provide a clearly defined parapet line to Norwood Road to respect context and create a balanced townscape with the Victorian frontage opposite” when not addressing the importance of the Victorian buildings on Site 18. The central part of the site is considered appropriate for a tall building of 36m, more than twice the height of the existing buildings. Allowing tall buildings on this site is totally inappropriate especially one 36m which would stick out like a sore thumb and dominate the town centre.

Although we would welcome investment in new homes and improvements to retail the wholesale redevelopment of this site would impact on the retail heart of West Norwood that consists of predominantly independent retailers with low vacancy rates.

B&Q is an important anchor store in the town centre and also provides essential parking for those buying bulky goods. It adds to the reason why West Norwood can be called a 15min Neighbourhood.

**Site 19**

Site 19 bounded on all 3 sides by railway lines on embankments and currently in employment use eg. scaffolders. Current access to the site is so poor that users have specially adapted low vehicles to access the site. Any major development of the site will require a new access off Knollys Road. The cost of building the infrastructure to service this site could make it financially unviable to build the much needed affordable housing. We also question what will happen to the existing uses that provide a local service?

The draft site allocation policy considers tall buildings the tallest suggested height being 68m appropriate for this site. We consider that tall buildings are inappropriate for this site and will dominate the surrounding area and impact on views from other parts of the Borough.

**General**

The Vision Maps for Site 18 and 19 are very misleading as they should be accompanied by a topographical survey showing ground levels relative to OD level.

No other Lambeth town centre sites are to be affected in the same way by these proposed policies for Site 18 and 19, we therefore believe that the consultation process must also be treated differently to reflect this. There is an established community volunteer led Neighbourhood Planning Assembly who are writing a [Neighbourhood Plan](https://www.norwoodplanning.org/charter%22%20%5Ct%20%22_blank). This forum should be used to develop genuinely collaborative and community driven proposals for these two sites.

Yours sincerely

Marian Girdler

Chair Norwood Society Planning Sub Committee