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# Norwood Action Group

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13 August 2024

Dear Sir/Madam

I write on behalf of the Norwood Action Group to reiterate our objection to the SADPD policy for Site 18, 300 -346 Norwood Road,

We strongly support the delivery of more homes in our town centre, especially those which are affordable for local people. However Lambeth's proposals will delay delivery, blight our town centre, its businesses and thus economic growth, result in unsustainable development and lead to the decay and the destruction of our Victorian heritage. We have already argued that the plan is unsound because of the high negative value, £30m at the minimum based upon the Council's own assessment and more likely according to them £50m, of the development as envisaged by Lambeth. Since we made those comments the development market has got worse with housing associations and private developers not going ahead with even consented schemes ( e.g. locally Avenue Park Road, adjacent to Tulse Hill station) and in some cases stalling part way through (e.g. 339 Norwood Road/3 Thurlow Park Road to the north of Site 18 on the Tulse Hill gyratory).

However our analysis is that the 150 – 170 gross number of homes identified by Lambeth plus the commercial and other non residential can be delivered without the loss of our town centre buildings and businesses and disruption to everyone alongside long delays Applying the numbers from the consented development of the former Brookes Laundry site formerly part of Site 18 and other recent applications, in excess of 150 homes can be achieved whilst retaining the Victorian frontage buildings and avoiding development in excess of 6 storeys and thus fire regulation issues. This would be as follows:

York Hill – 47 units – 6 storeys  
Rear of Knowles - 9 units 3 storeys  
Petrol Filling station 47 units 6 storeys  
Waylett Place – 15 units 3- 4 storeys  
Waylett Place car park – 10 units 4 storeys  
Roof and rear extensions of Norwood Road shops and conversion to residential//retained homes – 24 units

Total 152 units

You will note that the above excludes the B&Q site which would deliver a significant number of homes and commercial accommodation once the lease falls due in the 20230's or B&Q otherwise decide to move out. It could be done incrementally as and when landowners wish to proceed and would not therefore require complex site assembly, possibly CPO nor the associated delays... It does not include a town square but that could easily be provided across the road now through closure of Chatsworth Way at its junction with Norwood Road as part of the Council's 'LTN' plans for West Dulwich. We would also be more than willing to give up wider footways for retained buildings and businesses and homes and more retail floorspace..

We would be pleased to provide further details as to how we arrived at this figure and to discuss alternative approaches to delivery of housing and development our town centre should the Inspector so wish. But would say again there are other ways than the Council's plans development of West Norwood.

I hope that you will take these further comments into consideration

Regards

Anne Crane  
Chair of Norwood Action Group.