



SADPD Sites 18

27 October 2025

Dear Lambeth

Norwood Forum has been working closely with the Norwood Society, the Norwood Action Group and Station to Station in assessing the impact of the Council's SADPD on West Norwood and in particular the policies for Site 18 (covering the western side of our town centre) and until withdrawn Site 19 (Knolly's Yard). We have jointly attended discussions with Council officers and members and the EIP itself to put forward our collective views.

Norwood Forum is pleased that our sister local groups have responded to the consultation. We fully support the views they have expressed to which we would wish to add the following:

1. It is very disappointing that vast majority of our concerns and those of our sister groups and local residents, businesses and others with an interest in West Norwood which have been raised many times previously still remain unresolved. These relate both to detailed matters and the principle of the policy put forward for Site 18 and thus the very essence of the document. We would ask the Inspector, as part of his assessment of the SADPD, to review the policies as proposed by Lambeth to be modified in the light these previous comments. We respectfully suggest that the document, in so far as it relates to Site 18, is still not sound. Therefore, the policy for a key part of our town centre, and indeed area, should be struck out and instead applications should be determined on the basis of the NPPF, the London Plan and the Lambeth Local Plan. Together these provide an appropriate basis for development and regeneration without the need for the SADPD. Indeed, the SADPD will, in our opinion, undermine the delivery of national, London and Lambeth policy.
2. Lambeth owns all the major development land within Site 18, except the petrol filling station on Norwood Road and the car repairers and car wash at 1-5 Waylett Place. These latter sites could be developed in isolation, albeit any complications arising from property rights and access would need resolving. In this context Lambeth has control over, and can lead the future development of, Site 18 without the need for the SADPD. Furthermore, the key site, B&Q, has a lease which we understand does not expire until 2034 and a tenant who has clearly stated that they have no intent on moving until then and, if the opportunity arose, beyond that date. In this context any significant redevelopment of Site 18 cannot commence until B&Q moves out of its existing premises. This results in a commencement date of 2034 at the earliest, i.e. in nine years' time. This date is beyond the current Local Plan period and thus the duration of the SADPD. We would urge therefore that a policy framework is put in place closer to the time that B&Q moves, when it is needed and when it would be current. This framework could be a SADPD or a planning brief to inform the owners of the land, primarily Lambeth. It is noteworthy that

Lambeth is currently advertising the lease for the site with industrial and church uses to the rear of the petrol filling station and adjacent to B&Q, with access also off York Hill, on a lease to terminate in 2034. There is a landlord's break clause earlier, but the letting details confirm that Lambeth expect B&Q to continue to 2034.

3. Regarding the other properties within Site 18, they comprise two parades of shops with residential or other uses over (324 - 334 Norwood Road and 336 to 346 Norwood Road) and a small area of land to the rear of the Knowles, 294 - 296 Norwood Road The latter has been the subject of a number of planning applications for its redevelopment. Due to site levels and the aforementioned lease issues, an expectation that this site is developed with the adjoining land is both unrealistic and would delay a beneficial housing or housing lead mixed use scheme.

Station to Station, and their estate agent members, advise that redevelopment of the two parades of shops is not viable. Instead, schemes can be brought forward for individual incremental extensions and improvements of the premises to enhance the existing ground floor retail and related offer, as well as for the addition and improvement of residential accommodation above, as has already taken place elsewhere in the town centre and is underway on Site 18 at 344/346 Norwood Road. There is no need for these schemes to wait for the major Lambeth-owned sites to be redeveloped before they can deliver more and better housing and trading space. Furthermore, Lambeth's required set back of any development merely reduces trading space and the likely residential area above to increase the footway width and allow for open storage and tables and chairs. Given a choice the latter two are of much less commercial value than indoor space. The businesses and others are firmly of the few that the footways are wide enough as they are for the safety and comfort of pedestrians and those visiting the premises. Furthermore, narrower spaces means that potential customers are closer to the shop windows and thus more likely to buy.

4. In summary we would urge you the Council to think again about Site 18 and as a minimum remove the two shopping parades from the designation and the small site behind Knowles if not the entire area. This would promote development and regeneration, as well as the vitality and viability of the town centre. It would also promote the delivery of housing, including much needed affordable homes, in line with national, London and local policy rather than detract from these objectives.

We would also urge the Inspector to so conclude and determine that the SADPD as currently put forward with the main and additional modifications proposed by Lambeth is not sound

Finally, as we raised during both the consultation period and the hearings, we feel the SADPD process in regards Site 18 has been seriously deficient in its community consultation, and that the council failed to satisfy its commitment to community engagement and consultation set out in the Statement of Community Involvement (SCI) (2020). We would therefore urge the council to seize the opportunity to re-engage with the community, based on the principles of "early, proportionate and effective engagement" and create a sound plan for the redevelopment of Site 18.

Regards
Norwood Forum