**EXAMPLE OBJECTION LETTER/EMAIL FOR GUIDANCE**

**YOUR ADDRESS**

**DATE**

**Southwark Council**

**Michael Glasgow**

**Planning Department**

**160 Tooley Street**

**London**

**SE1 2QH OR EMAIL TO:**

**[michael.glasgow@southwark.gov.uk](mailto:michael.glasgow@southwark.gov.uk) (Planning Case Officer) , johnson.situ@southwark.gov.uk (Head of Planning),** [**nick.johnson@southwark.gov.uk**](mailto:nick.johnson@southwark.gov.uk) **(Surry Docks Ward Coucillor),** [**stephanie.cryan@southwark.gov.uk**](mailto:stephanie.cryan@southwark.gov.uk) **(Rotherhithe Ward Councillor)**

**Dear Sir/Madam,**

**Planning reference number 18/AP/1604**

**K1 site, Roberts Close, Rotherhithe, Southwark**

**YOU MUST INCLUDE THE ABOVE INFORMATION!**

**INTRODUCTORY SENTENCE IN OWN WORDS, FOR EXAMPLE:** I am writing to express in the strongest terms possible my objection/s to the above application. As a **local resident/user of the Ecology park/user of its services/someone whose recovery from ill health has been enabled by working as a volunteer at the Ecology Park etc etc**, and having studied the plans at some length, I would make the following observations and formal objections:

**PLEASE STATE CLEARLY – I AM OBJECTING ON THE GROUNDS THAT:**

**CHOOSE FROM THESE EXAMPLES/INCLUDE YOUR OWN POINTS. BE AWARE COUNCILS COUNT ‘LETTERS SHOWING STRONG SIMILARITIES’ AS ONE OBJECTION, USE YOUR OWN WORDS (SEE GUIDANCE NOTES AT END).**

* The building will have an adverse impact on the habitats and biodiversity of Russia Dock Woodland and Stave Hill Ecology Park (Local Nature Reserve)
* Significant overshadowing of the Ecology Park and the surrounding area will lead to loss of sunlight and daylight hours reducing visitor use and enjoyment.
* The injury to trees in the Ecology Park – shading causes significant impact on tree growth.
* Loss and reduction of community asset and leisure space.  The nearest equivalent site is Gillespie Park in Islington, N5. The Local Nature Reserve is well used by residents, visitors, families, wildlife enthusiasts, the local nurseries and schools.
* The visual appearance.  The K1 block will be higher than any of the surrounding buildings and yet it will be closest to the Local Nature Reserve where it can do most damage.
* Density of building.  The proposed 5/6 storey block is not appropriate to the area immediately adjacent to the Local Nature Reserve, does not match with existing developments around the margins of the Local Nature Reserve, is of urban rather than suburban densities. This density of building magnifies the damage that overshadowing will cause to the Ecology Park. The plans and resulting destruction of the habitat in the Local Nature Reserve should be considered by the Council as a whole, not in a piecemeal fashion as presented by the developer British Land.

**PLEASE NOTE: “Mitigations” mentioned entirely unofficially by British Land are currently ONLY intentions. These should at least be imposed conditions with similar/complementary habitats to the Ecology Park. SO, YOU MAY WANT TO INCLUDE THE FOLLOWING:**

* The public realm improvement that has been proposed will itself be significantly shaded by the K1 development and therefore cannot be viewed as an alternative, addition or real mitigation.
* The public realm improvement proposal has not fully considered the impact of Quietway 14, with regard to users of the area.
* The green roof proposed within the K1 development will not provide adequate replacement habitat for insect /bird/animal species affected, or any replacement habitat for plants affected.

**NOW FINISH WITH A STRONG CONCLUDING PARAGRAPH, FOR EXAMPLE:**

For these reasons I consider the proposed development to be unsustainable, unacceptable and to show a disregard for the community and it’s diminishing resources. It will irrevocably damage Russia Dock Woodland and Stave Hill Ecology Park (LNR), a jewel in the borough of Southwark that provides so much for rare and threatened wildlife and incredibly important, vital green space, with the local human community suffering equally badly as a result of its loss.

This a site that provides education for all ages and abilities, schools, special needs units, colleges and universities; that provides invaluable opportunities for those under the care of local nhs trusts; unmatched opportunities for those going through the Community Payback system; offers countless free community events and training and provides a safe and essential space for all members of the community to learn, relax and work together.

All this is based on what thrives in the Ecology Park and what has been managed by charity staff and volunteers for years. All this will be significantly and irredeemably damaged and dominated by a poorly designed development that favours the few, offers no social housing or defined, viable or guaranteed ecological or environmental benefits by developers who have made no real effort to compromise for the good of all.

With future plots within this development already potentially having their social housing obligations passed on elsewhere and with no significantly ecological open green space planned, now is the time the council should stand up and demand better for this community and demand better of developers like British Land. I emphatically urge the council to reject this application.

**OR WORDS TO THAT SIMILAR EFFECT….**

Yours sincerely…..

**ADDITIONAL GUIDANCE NOTES:**

**1. Write the application reference number and name/address of the scheme at the top of your letter.** This will make sure that there is no confusion as to which application you are objecting.

**2. Make clear that you object.** State in bold, capital letters in the very first sentence ‘I OBJECT to this application for the following reasons...’ many responses don’t make this clear and are put in the ‘neutral’ pile.

**3. Refer to development plan**. For each point you make, explain why it is contrary to the development plan and list the relevant policy reference *if you can*. Try and respond to any development plan policies that conflict with your views, making clear why you consider them to be less relevant in determining the application.

**4. Make clear if there are any other material considerations that should be taken into account.** These are matters which policy does not cover but are planning issues of importance. There is more guidance on what might represent a material consideration here.

**5. Don’t be emotive, focus on the issues. T**he members of the planning committee will accept those recommendations which are made solely on the planning matters at hand.  Leave more ‘personal’ arguments to when you are allowed to address members at planning committee meetings.

**6. Consider the public interest - explain how the development affects the local community as a whole.** Avoid land ownership issues, effects on the value of neighbouring property, or personal circumstances of the applicant.

**7. Always try to use evidence to support a point, rather than just making an assertion that cannot be backed up.**  If at all possible, refer to planning case law on an equivalent matter.

**8. Make as many points as you can** – give planning officer/members the ammunition to justify refusing the application.

**9. Use pictures to make your point** – take a picture and ensure the photo includes the date and time it was taken.

**10. Get your comments in on time**. Late comments may be taken into account, but you can’t rely on this. If you are sending an email, then include a postal address.

**11. Link to Friends of Russia Dock Woodland and Friends of Stave Hill objection letter to Roberts Close K1 development:**

[**http://fordw.org/2018/08/12/fordw-object-letter/**](http://fordw.org/2018/08/12/fordw-object-letter/)