

Latest news about the Camberwell Union planning appeal



We're crowd-funding to raise money for legal costs so we can be formally represented at the planning inquiry

Peachtree's appeal against refusal of the Camberwell Union planning application will be heard at a planning inquiry in August.

The inquiry is a complete re-determination of the application; the inspector will consider all the information relevant to the application.

Southwark refused the application due to:

- the density of the development
- loss of employment floorspace.

These will be significant issues at the appeal, but *we need other concerns to be raised such as tall buildings, the local context, and character of the area.*

Participating in the inquiry

WWTRA and FOBP opposed the planning application. We have made written submissions to the planning inspector saying the council was right to refuse the application. We now want to participate in the inquiry – to present arguments and evidence of our own, to supplement the case presented by the council.

Peachtree and the council will be represented by barristers. Each side will call expert witnesses and cross-examine them.

WWTRA, Southwark Law Centre and Friends of Burgess Park (FOBP) *have collectively applied for and been granted 'Rule 6 status'.*

Rule 6 gives us formal status at the inquiry, with a right to submit a statement of case; call our own witnesses; cross examine the council's and Peachtree's witnesses; and make a closing statement at the end of the inquiry. We can appoint a barrister to act on our behalf.

Other local groups might also come on board.

We now have to:

- submit our statement of case to the Planning Inspectorate and to the other parties by 17 June
- appoint a barrister
- decide which witnesses to call, including expert witnesses of our own, eg on local transport infrastructure.
- Raise funds to pay for the above.

Each party at the inquiry usually bears its own costs, regardless of the outcome. So we will need to cover our costs.

What will it cost?

It's difficult to know for sure, but our fundraising target is £2,000.

WWTRA and FOBP will each make a contribution, but we need to raise money from other sources. We'll use crowdjustice.com as well as traditional means such as collection boxes.

Wells Way Triangle Residents Association wwtracamberwell@gmail.com

Other tall buildings in the pipeline

21-23 Parkhouse St (19/ AP/0469) Southwark Council to demolish existing building and build two new blocks: 5-storeys for commercial/employment use; **7-10 storeys** overlooking Burgess Park for commercial/employment use and 33 apartments. **Deadline for comments: 7 June**



If it's approved, this will set the precedent for tall buildings on the boundary of the park.

35-39 Parkhouse St (old Hunnex site) Dolphin Living to build 100 apartments. Planning application not yet submitted. Early images show a **9 or 10 storey block** overlooking Burgess Park



25-33 Parkhouse Street (Babcock police vehicle repair depot) Recently sold to private developer Joseph Homes

This 3d image of Camberwell Union was produced by one of our residents – more meaningful than anything we've seen from developers or the council. Scary, isn't it!

Now try to visualise:

- up to 10 storeys on the Hunnex site
- who knows what on the Babcock Site
- 5/7/10 storey buildings at 21-23 Parkhouse



