

## **Appendices for the additional planning statement & amendments addressing the Council's concerns**

### **Appendix-1**

Internal Consultees' comments provided by the case officer on 14<sup>th</sup> March 2012

#### **1) Transport Team**

##### Car parking Comments

The Transport Team was satisfied with the provision of 11 off-street parking. The predicted use is for classes with four babies. Assuming that all babies arrive in separate cars and accounting for overlap between classes there will be a maximum of 8 vehicles on site at any time. This can be accommodated within the parking area provided.

##### Highway Safety

This development is not expected to have a significant negative impact on the highway network.

##### Travel Plan comments

The travel plan is of good quality and proposes a number of measures to promote and support the use of sustainable modes of travel for those accessing the site. The travel plan contains ambitious targets for reducing the use of private cars to access the site, and this will be rigorously monitored by the applicant (and reported to Southwark Council) as part of the travel plan. The travel plan is welcomed by Southwark Council and is acceptable.

Should planning permission be granted, it is recommended that the travel plan is secured via a planning condition. The condition wording should specify that the applicant must re-submit the travel plan for approval following the baseline travel surveys (within the first 3 months of occupation).

#### **2) Design and Conservation Team**

Dulwich Wood is characterised by its greened character and appearance derived from the many of open spaces and large gardens. Woodhall Drive fully conforms to this with large detached buildings set back generously from the footpath with substantial gardens. The loss of front garden to accommodate 11 car parking spaces would fail to preserve or enhance the established and characteristic greened aesthetic and is thus out of character to the area. The area covered by parking is large and would be a permanent element even though the use would be a temporary one day a week for 12 months. The permanent parking area is therefore a disproportionate loss of garden relative to the proposed frequency and length of use, unless a

condition is imposed that requires reinstatement of the garden (planting) following the expiry of the 12 month period.

It is acknowledged that the parking area is screened by hedging which somewhat mitigates the visual impact of the parking and if the Officer is minded to approve on this basis we would recommend that the screening be permanently retained, or indeed additional planting implemented, to ensure acceptability.

## Appendix-2 Neighbour incorrect and misleading petition

URGENT – Time Critical Action Required

24<sup>th</sup> February 2012

Dear neighbours,

This is just to let you know that 2 Woodhall Drive has made a further application to Southwark to run swimming lessons at their premises.

There were an overwhelming number of complaints registered with Southwark when the last made such application at the end of 2011, following which the application was withdrawn.

The consultation period to register your comments with the Council ends on **Thursday 1<sup>st</sup> March 2012**. Comments can be made by letter or email (see enclosed copy of new application 12-AP-0200 for details)

This planning notice is only sent to immediate neighbours, which is why we are copy circulating the notice as it is a matter that affects the whole of Woodhall.

We know that many of you have written in on the previous occasion to complain, however since No. 2 have now made a fresh application, the old letters cannot be taken as valid.

This counts as a new application, and therefore needs a fresh set of letters/emails before 1<sup>st</sup> March. Please note you can refer to any earlier correspondence you have sent Southwark on the old application (11/AP/2936) to save writing it all out again. The points are the same, although the times different.

The Dulwich Estate is also having a committee meeting at the beginning of March to discuss the matter. We gather there are already many letters, but it has been suggested that a petition from the residents of Woodhall generally would help them to see the number of objections. We have therefore drafted a short statement that we hope you would be happy to sign. This does not, of course, preclude anyone from writing to the Scheme of Management, but rather shows the number of objectors.

If we've missed you today, and you do feel strongly about this matter, we would encourage you to sign the petition enclosed and drop it in to No.4 Woodhall Drive at your convenience.



**Appendix-3 Clarification regarding the existing gravel area**

See attached