



OPEN LETTER - 13th April 2016

Copied to Councillors and Sandra Roebuck, Director of Regeneration, Lambeth Council

Percy Mullaney
c/o Berkeley Urban Developments
3rd Floor, Ergon House
Horseferry Road
London, SW1P 2AL

Dear Percy

Re: OAKDA Masterplan

Further to previous correspondence, thank you also for your specific response to KOV of 2nd April, which is constructive. We are grateful for the time you and your colleagues have clearly spent responding to the individual points in our last email about the Little Oval community proposals. KOV is confident in the merits of these alternative proposals, so at one level we may have to agree to disagree with many of your points.

It is clear that the plans Berkeley homes are proposing continue to ignore significant requests made by KOV, in particular in relation to the setting of gasholder no.1 and the need for adequate provision of public green space and linkages to the Kennington Park Estate. This must be reconsidered in the light of Historic England's recent listing.

Nevertheless, a couple of specific responses, questions and suggestions following on from your comments:

- As you acknowledge, our attention to relevant neighbouring architectural details and styles would give the development a sympathetic local character, so KOV disagrees with your suggestion that it will be a monotonous block of development.
- Little Oval and Create Streets worked with calfordseaden, among others, to make these assessments and draw up these plans. Obviously they were done quickly but they have a vast range of experience in projects such as these. As such KOV is confident in the principles of what is proposed. KOV is also very confident in the extent of their community engagement, that they are reflecting community desires.

- In terms of light, some of London's most desirable and sought after streets would fail modern regulations, due to narrowness or light issues. The Little Oval development whilst including some narrower streets, still correlates with what data (both specifically here, and more broadly) shows is popular.
- KOV recognises the practical point you make about boundaries. Create Streets and Little Oval's approach to master-planning is a very different one to Berkeley Homes, coming out of a different tradition of place-making and reflects different priorities and a different trade off between short term and long term wellbeing. Frankly to make a great place here for the long term, some of the site boundaries need to be changed and the whole area opened up, especially with linkages to the Kennington Park Estate and Kennington Park beyond. We are confident that for a design and form that they like and which they don't feel excludes them residents would be prepared for that. We agree with you that faced with a development with less human scale and less of a sense of place that is unlikely to be the case.

Your letter also suggests we need to supply more information. However, I would contest this and say that it is for the developers to listen to reasonable and rational consultation responses and see how much they can accommodate the communities' requests rather than ignoring them and seeking to diminish them.

Additionally, Berkeley Homes has sought more information but has not yet supplied what is reasonable to expect:

- Do you have a "full area schedule, block and height plans, open space areas (private and public) and something that indicates where the various uses are located on site" above all with GIA so that we can continue to assess your plan? Thank you so much.
- Do you judge that your scheme will need to change as a result of the Historic England listing? How?
- You state in your circular of 31st March that you will be publishing the results of your consultation but to date nothing further has been circulated – when will this be available for scrutiny? You are leaving very little time between this and intended sign off by Lambeth Council. This is of grave concern if you are to meet the promises of community engagement using the Berkeley Homes toolkit, particularly given that our request for a further meeting in March with yourselves and Sandra Roebuck were ignored.

We also very much looking forward to seeing the pack that you'll be issuing following the amendments to the masterplan. When will these be available? We look forward as well to the further engagement you'll be carrying out after this.

Helen Monger
Chair

