



Southwark Council
Planning Department
160 Tooley Street
London
SE1 2QH

Dear sirs and madam,

Planning reference number 18/AP/1604
K1 site, Roberts Close, Rotherhithe, Southwark

I am writing to object to the above planning application. I am a local resident who will be directly impacted by this building and I am also a user of the Ecology Park. I have looked at your plans and I would like to object on the following grounds.

I AM OBJECTING ON THE GROUNDS THAT:

- The building design is not in keeping with the surrounding area (buildings and woodland). London Square has dropped down to 4 floors and is significantly further back from the woodland. Quebec Quarter has dropped down to 3 stories and still has space between the woodland and the buildings. British Land are proposing 5 and 6 stories right up against the woodland with little to no space between the building and woodland - how can this be justified? It will be overbearing in comparison
- Social Integration: Plot K1 fails to meet the principles of The London Plan, the Southwark Plan and Area Action Plan and segregates social tenants rather than integrating them seamlessly into the community. It is too remote from amenities and is a disgrace.
- The building will more than likely have a negative impact on the Russia dock woodlands and the animals that live within this.
- Impact on public services. The current transport system is already at over capacity. The Elizabeth Line has been pushed back at least 1 year so until we know the impact this will have on the Canada Water Station this application should not be approved. The Jubilee line upgrade has also been scrapped so this will not improve the service. The roads already cannot support the amount of cars and buses and traffic is often at a standstill. How can this application to double the amount of people living in Canada Water even be considered when there are no concrete plans in place to resolve the above? There have been absolutely no suggestions on how to resolve this.

I consider the proposed development to be completely unacceptable and show a complete disregard for the community. I urge the council to reject the application as it currently stands and do what is right for the existing residents of Canada Water.

Yours sincerely,

