

London  
SE1 5RR

9<sup>th</sup> December 2018

Southwark Council  
Michael Glasgow  
Planning Department  
160 Tooley Street  
London  
SE1 2QH

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

Dear Sir/Madam,

I am writing to express in the strongest terms possible my objections to the above application. As users of the Ecology Park, regular Volunteers and local naturalist and having studied the plans at some length, **WE ARE OBJECTING ON THE GROUNDS THAT:**

1. The building will have an adverse impact on the habitats and biodiversity of Russia Dock Woodland and Stave Hill Ecology Park (Local Nature Reserve). The park with its varied habitats of mixed woodland, meadow and ponds is home to Common Pipistrelle and 3 amphibian species. Over 70 bird species have been recorded in the park. These include regular wintering Kingfisher as well as Spring and Autumn migrants including Warbler species, Spotted Flycatcher and Firecrest. We have recorded 11 dragonfly species and over 20 butterfly species.
2. Significant overshadowing of the Ecology Park and the surrounding area will lead to loss of sunlight and daylight hours reducing visitor use and enjoyment.
3. **The injury to trees:** overshadowing in the Ecology Park will cause injury to trees; Shading causes significant impact on tree growth.
4. **Loss and reduction of community asset and leisure space:** Russia Dock Woodland and Stave Hill Ecology Park (Local Nature Reserve) is well used by residents and their families, visitors such as walking groups, wildlife enthusiasts as well as local nurseries and schools. The nearest equivalent site is Gillespie Park in Islington, N5.
5. **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.
6. **Density of building:** The proposed 5/6 storey block is not appropriate to the area immediately adjacent to the Local Nature Reserve and does not match with existing developments around the margins of the Local Nature Reserve, and 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.

7. 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.
8. The public realm improvement proposal has not fully considered the impact of Quietway 14, with regard to users of the area.
9. The green roof proposed within the K1 development will not provide adequate replacement habitat for insect, bird and animal species affected, or any replacement habitat for plants affected. Again I draw your attention to the diversity of species found within the park boundaries.
10. For these reasons I consider the proposed development to be unsustainable as well as unacceptable and to show a disregard for the community and its diminishing resources. It will irreversibly damage the biodiversity of Russia Dock Woodland and Stave Hill Ecology Park (Local Nature Reserve). The park, a jewel in the Borough of Southwark, provides so much for rare and threatened wildlife and is an incredibly important, vital green space.
11. **Loss to the Community:** The local human community will suffer equally badly as a result of the parks damage and loss. Russia Dock Woodland and Stave Hill Ecology Park (Local Nature Reserve) provide education for all ages and abilities, schools, special needs units, colleges and universities. It provides invaluable opportunities for those under the care of local NHS trusts and unmatched opportunities for those going through the Community Payback System. This valuable green space 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 30 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.

Yours sincerely