

# The Brixton Society

Understanding the Past, Looking to the Future

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*Your ref:*  
20/01822/FUL &  
20/01822/EIAFUL

## **SHAKESPEARE ROAD, SE24 0PT – Residential Development of Waste Transfer Site on East side:**

Dear Mr Oates,

Thank you for your letters of 29 April advising us of revisions to the above application, and to the linked application 20/01066/EIAFUL. These have been examined, but I must report that our **objections** made in February still stand.

The proposals for the Shakespeare Road site still represent a gross over-development of the site and are unsuitable for this context. Our comments on the recent changes are set out below:

### **1. Building Design changes**

No changes have been made to the massing or height of the proposed residential blocks. The issues of excessive building heights, high density and adverse impacts on daylight and sunlight to surrounding homes have not been addressed.

Changes are limited to hasty modifications to mitigate the worst failings in privacy between dwellings within the proposed development. These would have been avoidable if the Local Plan gave clearer guidance on separation distances.

### **2. Travel & Transport**

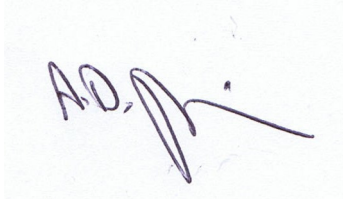
We note modest improvements to cycle storage capacity and to access routes for refuse collection.

However, the accessibility of the site remains inadequate for the proposed number of residents, after taking into account the actual carrying capacity of

the public transport network at peak hours. In addition, the introduction of the Railton Low Traffic Neighbourhood last year means that van deliveries and private car access are only possible from the Loughborough Junction end of Shakespeare Road.

More substantial changes have been made to the projected traffic volumes in the related application (20/01066/EIAFUL) for relocating the waste transfer function to Windsor Grove, which I understand have already been commented on by our counterparts in the Norwood Action Group and Norwood Forum.

Yours sincerely,



Hon. Secretary