

From: Susan Measures

Sent: 21 March 2023 23:28

To: Planning

Subject: Planning Application Ref 2022/0528/P O2 Centre site

I would like to enter an objection to the latest planning application regarding the redevelopment of the O2 Centre site on the following grounds:

- 1) The height, density and design layout of the proposed residential blocks. The high rise is not in keeping with majority of the buildings in West Hampstead and higher than the other local developments nearby. Building such a high and dense development is not always conducive to creating a good quality "place to live". From what I can see the response from the Police is that they are concerned about potential crime and anti social activity and cannot support this redevelopment as it is currently proposed.
- 2) The low offer of social housing which is what is really needed in the area, especially accommodation suitable for families with 2 or more children. The current emphasis of the majority of the housing is for one to two bedroom units. Given the growing need also for suitable accommodation for older people, particularly those who may be currently renting and will become increasingly vulnerable in their tenure due to the high level of rental costs, it is unclear what is being planned for this provision
- 3) There seems little regard for the negative impact on the neighbouring Conservation Areas
- 4) The green space is insufficient for the total amount of people who may actually live in the new residential accommodation and lack of green space is an issue identified within the West Hampstead & Fortune Green Neighbourhood Plan. The majority of this is squeezed in between the high buildings, therefore at risk of being in shadow or windy spaces which are not particularly welcoming.
- 5) Many people would like to retain the O2 centre complex as it is an important venue and facility where the existing and new community would come together.
The proposed loss of a large supermarket such as Sainsbury's should not be underestimated as it is used by many who live and work in the area.
- 6) The different stages of the redevelopment may take years and end up creating a disconnect between West Hampstead and Finchley Road. There must be a strong management plan put in place and an overseeing group established to ensure the existing new community and staged occupancy of the new build are not placed under undue strain.

7) I note the substantial objection submitted by the West Hampstead Neighbourhood Development Forum and would agree with their objections.

Sue Measures (Fortune Green Resident), 73 Fordwych Road, NW2 3TL