

From: D Peek

Sent: 28 March 2023 10:23

To: Planning

Subject: Planning reference 2022/0528/P - Supporting the O2 Centre Masterplan proposals

D Peek

NW34HN

Dear Planning Team

I am writing to oppose the O2 Centre Masterplan proposals planning reference number: 2022/0528/P.

the very existence of the heavily-laden social media campaign set up by Landsec only serves to underline my concern about the enormous overdevelopment of 2022/0528/P this site.

The density of the housing will put enormous strain on all the different elements of the local urban infrastructure.

in the introduction of their social media text Landsec declares there will be 2 public parks but this is utterly misleading. A total of 270sq metres has been allocated to public spaces - a tiny proportion particularly given over 600 homes are planned. The Affordable Housing will only be affordable to families/individuals earning a minimum of £50k so doesn't provide for any social housing needs.

In the shorter term the amount of demolition and construction will necessitate FIFTEEN years of disruption and a very significant number of trucks accessing the site on the already compromised traffic flow along Finchley Road and West End Lane. The expectations of the residents to be using bikes isn't supported by local infrastructure - neither Finchley Rd nor West End Lane have cycle lanes. To the east of the site the nearest allocated cycle route follows a zigzag path of steep roads.

there is so much more I could write but given I have missed the deadline for the consultation it's all pretty pointless anyway.

2022/0528/P

Kind regards,

D Peek