

Dear Mr Dempsey

Further to the objection below we have two further points to make. While we appreciate that the time for objection has passed, no decision has yet been made and as the following are clearly relevant material planning considerations they do need to be taken into account.

The first is that a number of documents have been uploaded to the website on 6 July without notice to any consultees. A quick review suggests that they are dated March 2023. It is unclear if these are newly submitted documents, documents which appear elsewhere under different names or as attachments to existing documents or if they constitute revisions to documents previously provided. It is not equitable to expect private individuals to regularly check this online information on the off-chance something new or different has been uploaded or even to expect them to engage professionals to do such comparison for them.

Please as a matter of urgency clarify the status of these documents and where they present new or revised information provide objectors a window of time in which to consider them.

Secondly and in light of recent weather and news information we note that the reports prepared by the applicant do not make any significant assessment of the effects of climate change on London Clay and in particular older properties whose foundations are shallow or non-existent. The linked news article highlights the issue (<https://apple.news/AIHmlbAIHSA6eblZgFhSP6w>). Historic approaches to assessing stability in London are becoming increasingly unrealistic and need to be reviewed and future proofed. Things which we got away with 10 or 15 years ago are not realistic protection against the effects of extended drying and wetting expected over the next few years and decades. There is only one opportunity to get this right which is the current planning decision.

I would be grateful if both of those could be treated as formal objections to the scheme.

In addition I renew my request for confirmation that this matter will be heard by committee, a confirmation of the expected committee date and confirmation that if this application is granted permission, that my client will be consulted on any management or traffic related plans submitted pursuant to conditions.

I would be grateful if you could copy in my colleague Roisin to any reply as we are entering the holiday season.

Daniel Farrand