

From: Brenda Gray Champion

Sent: 14 April 2025 12:05

To: Planning

Subject: Comment on reference number 2025/0484/P O2 Planning

To Camden Planning:

I oppose the current LandSec Plans for the following reasons.

- 1. Increasing the height of towers beyond what has previously been acceptable in this area of Camden was already wrong. Further increases are simply about LandSec's profits. There is no community benefit. Studies have shown that buildings over 8 stories decrease community ties and lead to property abuses. These social studies are being ignored to the detriment of the present and future community. Why has Camden been socially prudent when it comes to the height of buildings by West End Lane but has lost its judgement about oversized, anti-social buildings just meters away at the O2 Complex?**
- 2. Green areas are too small - only a fraction of what is required. Considering balconies as green space is a ridiculous cheat and detrimental to the overall community in the complex and the local area.**
- 3. There are no reasonable plans for moving people through the tube and train stations where old facilities are already overcrowded. This is a car-free complex. People need public transport to be accessible and to flow properly to prevent dangerous crowds. Why is this not a priority in the plan?**
- 4. Food poverty increases in the community will be furthered by this complex. LandSec is not making provisions for a grocery store of equal or larger size to replace Sainsbury. There will be an additional 4500-5000 people in this neighbourhood. LandSec said at one of their consultations that they would be adding express-style stores but did not have provisions for a large store, then they added a larger store that is still under the present size of Sainsbury. The change will impact**

thousands of local people negatively. A large Sainsbury's anchors prices, creates competition, provides larger packages of food at competitive prices for families and stocks more fresh produce with a higher turnover than any store around. Prices at smaller express stores are 15-20% higher than at Sainsbury. Shops such as Aldi give the illusion of discount food by using smaller packaging for goods with the same or higher unit prices as Sainsbury. Waitrose has gone through an extension, but their new square footage is largely for alcohol, and prices are 15-20% higher across most offerings. Does Camden Council not care that it is forcing grocery prices higher by allowing the removal of the only large local grocery store that prices competitively for large and small households?

Camden and London are working to rules that emphasize the bricks and mortar of housing, but they are not considering the quality of life on this side of the borough once we lose our only large grocery store and find all our public services squeezed. We need stronger thought on food provision, transport provision, water provision, and green space provision, and we must not be vulnerable to the whims of corporate developers who seem to operate purely on profit motive or be used by Camden to swell housing numbers that satisfy the London Plan but restrict and diminish standards of life for people who live in and around the development.

Be reasonable, Camden. Reducing the size of this project has the potential to supply a whole lot more to the community. Roll back the height of the buildings and force LandSec to build the surrounding social structures and tell them to do so as if their CEO, board and executive directors would be forced to take up residence in the complex for two years without their cars.

Sincerely,

Brenda Champion

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