

## Comment on a planning application

### Application Details

**Application:** 2025/4170

**Address:** Land at Lennox Estate Arabella Drive SW15

**Proposal:** Construction of 81 new affordable units (Use Class C3) across two buildings ranging from 6 to 14 storeys, incorporating ground floor community floorspace (Use Class E(d) and F2). Demolition of existing buildings, MUGA and structures and stopping up of part of Arabella Drive, provision of new and replacement open space and play space, landscape and public realm improvements including reorganisation of car parking and carriageway on Ludovick Walk. Removal and replacement of existing pedestrian and stepped access to existing homes at 11-15 Ludovick Walk and other associated works.

### Comments Made By

**Name:** Ms. Julie Maskell

**Address:** 236 ARABELLA DRIVE LONDON SW15 5LQ

### Comments

**Type of comment:** Object to the proposal

**Comment:** Dear Sir or Madam,

We strongly object to the proposed road system and the removal or reduction of the green space within our estate. The proposed road layout, which will remove the ring road; is an essential feature for vehicles and is a major issue and flaw in the proposed plans for a new route. The new road plans allow no U-turns, would make access in and out of the estate extremely difficult and virtually impossible during rush hour in the morning and evenings school drop off and school pick up times and even worse during the months that the royal parks are closed early.

Should the road be blocked by a van, bus, emergency services vehicle, refuse lorry or car, (this is a regular occurrence) residents would be unable to enter or leave. This creates a situation where residents could effectively be trapped within the estate, which is unacceptable and raises serious concerns about safety, access for emergency vehicles, and day-to-day living. The impact also on Priory Lane traffic congestion would be severe when vehicles trying to turn in to the estate have only 1 access route to Arabella Drive and Burke Close.

At present vehicles can use the ring road to access their homes should one of the routes be temporarily blocked; the proposed new route will leave no alternative route. With the road being only 1 car wide how do residents navigate this ludicrous situation. The estate struggles with parking spaces and it is often difficult or impossible to park safely and for those residents with disabilities and other conditions that need to park near to their homes the proposal would make the parking even more difficult and provide even less parking spaces.

Residents feel that our concerns are not being listened to. Those making these decisions do not live on the estate and will not experience the consequences of these plans, yet we will have to live with them every day.

The green space is an essential part of daily life on this estate and a defining feature of the community. It is the only safe communal recreation and play area available for residents of all ages. Parents are particularly concerned that, without the green, children will be forced to play in the surrounding squares, increasing noise levels that are already difficult to tolerate.

The green also provides a vital visual and environmental benefit. It is a welcome relief from the surrounding bricks and concrete and contributes significantly to residents' wellbeing and quality of life.

We need the green to remain an open space. It is the heart of this estate and the only safe recreational area for both young and old. Its loss would have a lasting negative impact on the community.

We urge you to reconsider these proposals and to meaningfully engage with residents before any decisions are made.

Yours faithfully, Residents of the Estate