

From:

To:
Peter Kozak
3/26 Hawk Wing, The Planning Inspectorate
Temple Quay House, 2 The Square,
Temple Quay, Bristol BS1 6PN

Date:

APP/E5330/W/15/3129768

Dear Sir,

Please take this letter as my formal request for dismissal of the above Appeal by Linden Homes and Novalong Ltd and planning permission refusal. I request this because:-

1. **National Planning Policy Para 74** - The Application is against Para 74. As the land is not surplus to requirements and would not be replaced by an equivalent or better provision. The development is not for alternative sports and recreational provision.

2. **London Plan (2015)** – The Application is against Policies 3.19 and 7.18.

3. **Royal Greenwich Local Plan: Core Strategy with Detailed Policies Adopted 30 July 2014.** The site is currently designated as **Community Open Space**. Development management Policy OS(b) Community Open Space protects the site.

Greenwich Core Strategy with Development Management Policies states:- Planning permission will protect existing social and community facilities. The site is not required for housing purposes in terms of delivering the Council's London Plan housing targets.

4. **Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)** – The Application is against Policies H1, OS1, OS(b) and OS(d). Also the Application is clearly against the **LOCAL PLAN CORE STRATEGY WITH DETAILED POLICIES**.

5. The marketing that, the Appellants state has been undertaken has many onerous conditions attached to make any offer to purchase the Site unattractive. In reality it was done because last time non marketing aided Rejection of their Appeal. Further it was a way to gain intelligence about interested parties and to spike the guns of potential purchasers. Also, the Developer and Applicant Novalong has Legal control of the Land Owner and sale of the Land. Therefore, Novalong prevented purchasers from talking to the Land Owner and could reject all offers for the Land. This caused a number of interested parties to pull out. Despite the onerous conditions an offer has been made and an outline planning application made (Greenwich Ref 15/1330/O), which is still to be determined.

6. The Applicant for 15/1330/O, Greenwich Borough FC, made an offer to take over the Site and invest £4M but it was rejected for spurious reasons by Novalong the Developer and Appeal Applicant. Novalong have also bought up other property in the area to manipulate the outcome of their Planning Applications.

Finally I request rejection because the appeal is spurious and has no basis. The appeal is requested for non determination yet the appellants agrees in their SoC document Page 11 that an extension was agreed and that they allowed the application to proceed to be decided on 1 July thus showing a further agreement to an extension while they were actually generating this Appeal. They also conspired to cause Non Determination.

Yours sincerely,