



Planning Applications
2 Adelaide Road
London SW18 1DA
f.a.o. Julia Kelly

176 Upper Richmond Road
London SW15 2SH

28 March 2022

Dear Julia

**Planning Application 2021/5767
Delivery Kitchens at Rosslyn Park**

The Putney Society as the amenity society for Putney and Roehampton, OBJECTS to this application for retrospective consent.

The planning statement with this application notes on page 6 that this is Metropolitan Open Land yet claims on page 7 that 'The application site is located within the existing built up area of Wandsworth'. This is quite simply not true. Other than the single storey rugby pavilion and modest open stands this land has never been developed. As you are aware from our other recent letter about this ground, London Plan Policy G3 says the tests for what can be done in MOL are those for Green Belt. Paragraph 149 of the NPPF allows new facilities on Green Belt / MOL only in connection with existing sports use, and only *'as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'*.

This is the key point. Commercial kitchens have no justification for being on MOL. The same is true about the proliferation of other containers shown in the photos. It doesn't matter how well located this open space is or how the traffic is managed or whether the containers are screened. MOL is OPEN LAND and must be protected from development.

The only letter in support says 'let the club do whatever it likes to raise money'. The whole purpose of a planning system is to balance that against public benefit. The public would benefit far more if these kitchens were in established commercial locations, preferably in vacant shop space and paying taxes.

Yours Sincerely

Andrew Catto

Andrew Catto,
Buildings Panel Convenor
For and on behalf of the Putney Society.

The Putney Society

The amenity society for Putney and Roehampton. Registered Charity No. 263242
www.putneysociety.org.uk