



Mr Darryl Flay
Chief Executive, Oracle Group
8 Oracle House
Welbeck Way
London W1G 9YL

06 November 2008

Dear Mr Flay,

Putney Place, 84-88 Upper Richmond Road

As you will know by now, your planning application to build two tower blocks at Putney Place, 84-88 Upper Richmond Road was unanimously rejected by Councillors on the Wandsworth Council planning committee. I am writing for two reasons:

First, to urge you to respect residents' views, the unanimous verdict of councillors and the resounding criticism of the plan by council planning officers - and not appeal this decision.

But second, to tell you that residents do support redevelopment of the Putney Place and to invite you to work with them to come up with a plan that can command local support, comply with the Local Development Plan, meet local need and improve Upper Richmond Road.

In this I extend an offer of my assistance. If you are genuinely interested in regenerating this site I would like to work with you and ensure residents are involved. Regenerating Putney town centre is one of my top priorities and the potential for Putney Place is substantial.

I should also advise you, if you haven't reached this conclusion already that the planning consultants you employed have in my opinion served you extremely poorly. I cannot overstate how much damage that their presentation at the public meeting organised by the Putney Society did to your plans among the local community.

That said, if you do want local support for this plan you can get it - provided you are genuinely interested in working with those of us who have a long term stake in the area. So, while I know you consulted residents some months ago on these plans holding open days (which was a good idea), by the stage you did this you had already designed the basic outline of your plans. That was too late. I urge you to return to the drawing board and give residents a say from scratch.

Please accept that the dreadful plans that have been submitted are dead. While you have the right to appeal to the independent planning inspectorate it would win you so much more goodwill locally to accept the views of local residents and their elected representatives. I must advise you that of the 440+ residents who responded to my survey on this issue, just 12 - that's 12 people, not 12% - supported your plans. To press on, in the hope that a disengaged, disinterested planning inspector might just overturn the will of local people would be cynical, contemptuous and arrogant.

I appreciate you have a lot of thinking to do about this site and these plans. I look forward to hearing from you when you have had a chance to do so.

Yours sincerely,

A handwritten signature in blue ink that reads 'Stuart King'.

Stuart King



Stuart King

Labour's Parliamentary candidate for Putney, Roehampton and Southfields
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