

Osman, Louis

From: Edward Ledwidge [REDACTED]
Sent: 28 February 2022 19:04
To: PlanningPolicy Wandsworth
Subject: Representation to the Publication Local Plan - Brook Court Site, Kirtling Street (Site NE5)
Attachments: LB Wandsworth Local Plan - NE5 Brook Court Sites Kirtling Street Final.pdf

Please find attached representations to the Publication Local Plan submitted on behalf of Brooks Court Management Company who represent the freehold owners of the Brook Court site, Kirtling Street (Site NE5).

It would be much appreciated if you could confirm receipt of this letter.

Regards

EDWARD LEDWIDGE
PARTNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
[REDACTED]

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PDX/ED/OP

email: Planning Policy
Wandsworth Council
The Town Hall
Wandsworth High Street
London
SW18 2PU

28 February 2022

Sent via email to:
planningpolicy@wandsworth.gov.uk

Dear Sir/Madam

**LONDON BOROUGH OF WANDSWORTH: LOCAL PLAN FULL REVIEW (JANUARY 2022)
PUBLICATION VERSION LOCAL PLAN – REGULATION 19 OF THE TOWN AND COUNTRY PLANNING (LOCAL
PLANNING) (ENGLAND) REGS 2012**

We write on behalf of our client, Brooks Court Management Company who represent the freehold owners of the Brook Court site, Kirtling Street (“the Site”), in response to the London Borough of Wandsworth’s consultation on the proposed Wandsworth Publication Version Draft Local Plan.

These representations set out comments on the Pre-publication Draft Local Plan, dated January 2022. Specifically in this letter we comment specifically in relation to Site Allocation NE5 Brooks Court, Kirtling Street, SW8. The following responds to specific policies concerning Site Allocation NE5, Brooks Court, Kirtling Street outlined within the draft Publication Version Local Plan.

Site Allocation NE5: Brooks Court, Kirtling Street

The Kirtling Street Cluster comprises five sites, including Brooks Court (NE5) to which these representations relate. The Site is located to the north of Nine Elms Lane and east of Kirtling Street.

The Site is to be allocated for residential led development within an area where buildings of 8-25 storeys would be supported. Our client is supportive of this approach in principle.

The Site Allocation identifies that consideration should be given to site layout and permeability of the Brook Court sites (NE5) as they will front on to the main access to Battersea Power Station and the pedestrian/cycle route to the proposed Nine Elms Pimlico Bridge and Thames Path, as set out at paragraph 5.40 in the draft Local Plan. The draft Allocation further states that proposals should aim to transform the entrance into a more pleasant place where all users can be accommodated in a balanced way. At paragraph 5.34 of the draft Site Allocation, developments are required to ensure that pedestrian and cycling movements are safe and connected to the cycle network as set out in the NESB Cycling Strategy and support the potential for future onward connection to the proposed Nine Elms Pimlico Bridge and Thames Path.

We note that the allocation for Site NE5 has been amended to clarify that the identified route through the Site should be for pedestrians rather than vehicles. Whilst this amendment is supported by our client it would be more appropriate to assess the need for permeability through the Site at the planning application stage having regard to other planned development within the Kirtling Street Cluster. Accordingly the identified route should be identified as part of the aspiration to enhance connectivity in the area and not an absolute policy requirement for the Site.

We trust that these observations are useful at this consultation stage. We wish to maintain an active role in the engagement process moving forward, specifically in relation to the Site's allocation and look forward to receiving an update as LBW proceed through to examination of their new Local Plan.

If you have any comment / queries please do not hesitate to contact [REDACTED]
[REDACTED] Olivia Powell [REDACTED] of this office in this
first instance.

Yours sincerely

Montagu Evans LLP