

## Comment

Consultee	Mr Gavin Chandler (1265322)
Email Address	
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Mr Gavin Chandler (1265322)
Comment ID	54
Response Date	28/02/22 17:01
Consultation Point	10.6 Paragraph ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.1

Do you consider the Local Plan is legally compliant? No

Do you consider the Local Plan is sound? No

If you have entered 'No' to the above, please answer the below. Otherwise, please go to the next question. Do you think the Local Plan is unsound because it is not: (Please tick all that apply)

Effective

Do you consider the Local Plan complies with the duty to co-operate? No

Please give details of why you think the Local Plan is not legally compliant and/or is unsound and/or fails to comply with the duty to co-operate.

If you wish to provide comments in support of the legal compliance and/or soundness of the Local Plan, or its compliance with the duty to co-operate, please use this box to set out your comments.

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The statement that 'there are several larger more modern premises on the outskirts of the town centre boundary. The quality of these buildings is good, and there is little evidence of vacancy.' feels like it assumes Irene House has remained in commercial use. It has in fact been converted to offices, leaving

little to no purpose use office space on the town boundary. This conversion was a clear failure to co-operate, given the space was intended to be protected for commercial use in all draft (and the previous) version(s) of the Local Plan. Despite this being raised in the previous consultation, the change of use of Irene House (to residential, an area not heavily targeted for Balham) has been ignored in the production of this plan (including not reducing the target residential unit number). This is a clear failure to co-operate and borders on legal non-compliance. Nor does the Local Plan offer solutions to replace the commercial space that existed in Irene house, to restore the mix that helped Balham thrive. This makes it unsound. Balham is fairly uniquely placed in terms of road, cycle, rail and tube accessibility which makes commercial development highly viable and attractive to residents; this will only increase from our links to the Enterprise Zone in Battersea; this should be addressed.

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Suggest that it is acknowledged that Irene House was developed against the councils wishes (which I presume it was given the Local Plan wording) and offer potential solutions to make commercial development further attractive to developers and / or the council themselves.

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

**If you are seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)? (Please tick box as appropriate)**      Yes, I wish to participate in hearing session(s)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

**If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

I have raised this point before and researched heavily into the point. As a long term resident of the borough keen on progress and with working knowledge of the development and construction landscape in London, I am able to positively add to the hearing.

## Comment

Consultee	Mr Gavin Chandler (1265322)
Email Address	
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Mr Gavin Chandler (1265322)
Comment ID	55
Response Date	28/02/22 17:05
Consultation Point	10.7 Paragraph ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.1

Do you consider the Local Plan is legally compliant? Yes

Do you consider the Local Plan is sound? No

If you have entered 'No' to the above, please answer the below. Otherwise, please go to the next question. Do you think the Local Plan is unsound because it is not: (Please tick all that apply)

Positively prepared

Do you consider the Local Plan complies with the duty to co-operate? Yes

**Please give details of why you think the Local Plan is not legally compliant and/or is unsound and/or fails to comply with the duty to co-operate.**

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Minor item, but given the success of the pedestrianisation of Bedford Hill last year, I believe traffic planning considerations should be considered to enable further and less temporary pedestrianisation of the street at weekends.

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The Plan should be revised to state that the council will review options for the pedestrianisation of Bedford Hill at weekends.

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## Comment

Consultee	Mr Gavin Chandler (1265322)
Email Address	
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Mr Gavin Chandler (1265322)
Comment ID	56
Response Date	28/02/22 17:21
Consultation Point	10.12 Paragraph ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.1

Do you consider the Local Plan is legally compliant? Yes

Do you consider the Local Plan is sound? No

If you have entered 'No' to the above, please answer the below. Otherwise, please go to the next question. Do you think the Local Plan is unsound because it is not: (Please tick all that apply)

Justified

Do you consider the Local Plan complies with the duty to co-operate? No

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The Plan seems to have been written without the knowledge of the Irene House development on the edge of the town centre (indicated by Irene House remaining as commercial use in the Plan and referenced as provided office space). The Irene House development will provide, or has provided, 84

additional homes; this far exceeds the capacity target of 48 new homes in the plan. This puts the soundness of the plan at risk and, given this was raised in the previous consultation, represents a failure to cooperate.

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Suggest that the 48 Home target is removed and the Inclusive Growth section of the Balham plan focuses on retail and commercial growth. To complete this, a new point should be added to state that the commercial space lost by the Irene House development will be replaced (and I propose to make this realistic an area given within which commercial developments will be positively thought of)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

**If you are seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)? (Please tick box as appropriate)**      Yes, I wish to participate in hearing session(s)

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The Plan seems to have been written without the knowledge of the Irene House development on the edge of the town centre (indicated by Irene House remaining as commercial use in the Plan and referenced as provided office space). The Irene House development will provide, or has provided, 84 additional homes; this far exceeds the capacity target of 48 new homes in the plan. This puts the soundness of the plan at risk and, given this was raised in the previous consultation, represents a failure to cooperate.



## Comment

**Consultee** Mr Gavin Chandler (1265322)

**Email Address** 

**Address** 

**Event Name** Wandsworth Local Plan - Regulation 19 Consultation

**Comment by** Mr Gavin Chandler (1265322)

**Comment ID** 57

**Response Date** 28/02/22 17:24

**Consultation Point** 10.23 Paragraph ([View](#))

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Do you consider the Local Plan is legally compliant?** Yes

**Do you consider the Local Plan is sound?** No

**If you have entered 'No' to the above, please answer the below. Otherwise, please go to the next question. Do you think the Local Plan is unsound because it is not: (Please tick all that apply)**

- Positively prepared
- Justified
- Effective

**Do you consider the Local Plan complies with the duty to co-operate?** Yes

**Please give details of why you think the Local Plan is not legally compliant and/or is unsound and/or fails to comply with the duty to co-operate.**

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This should be extended to public realm green space at roof level, in line with the requirement of the plan for open spaces and with current City of London development trends

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Developments should provide open spaces for public use at roof level.

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**If you are seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)? (Please tick box as appropriate)**      Yes, I wish to participate in hearing session(s)

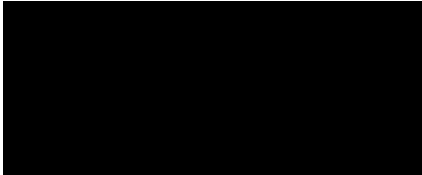
Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

**If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

Yes; I have experience in this area



## Comment

Consultee	Mr Gavin Chandler (1265322)
Email Address	
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Mr Gavin Chandler (1265322)
Comment ID	58
Response Date	28/02/22 17:32
Consultation Point	Map 10.2 BA1 Sainsbury's Car Park, Bedford Hill, SW12 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.1
Do you consider the Local Plan is legally compliant?	Yes
Do you consider the Local Plan is sound?	No
If you have entered 'No' to the above, please answer the below. Otherwise, please go to the next question. Do you think the Local Plan is unsound because it is not: (Please tick all that apply)	<ul style="list-style-type: none"> <li>. Positively prepared</li> <li>. Justified</li> <li>. Effective</li> <li>. Consistent with national policy</li> </ul>
Do you consider the Local Plan complies with the duty to co-operate?	No

**Please give details of why you think the Local Plan is not legally compliant and/or is unsound and/or fails to comply with the duty to co-operate.**

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Clearly, while the area is not an open space, this development will significantly impact the town for the vast majority of the town centre's users and residents. The car park is vital to the town and a large reason why Balham has such a thriving feel to it, particularly for those with young children, the elderly

and the disabled, for whom public transport isn't always a pragmatic option. The allocation of the area as (relatively high rise) will also completely change the feel of the east side of town, which currently feels open. This part of the plan needs serious revision and lacks soundness, is out of sink with national and local policy to create open spaces and seems to have been done without the thoughts of the residents in mind.

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Ideally, the area remains as a car park at ground level. If unviable then any development should be low rise, retail and commercial focussed with a height limit in line with the east side of Bedford Hill. The number of parking spaces should be replicated (as a minimum) within the development and open public space should be provided at roof level.

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**If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

Informed local opinion is vital for this part of the plan.

## Comment

Consultee	Mr Gavin Chandler (1265322)
Email Address	
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Mr Gavin Chandler (1265322)
Comment ID	59
Response Date	28/02/22 17:33
Consultation Point	10.17 Paragraph ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.1

Do you consider the Local Plan is legally compliant? Yes

Do you consider the Local Plan is sound? No

If you have entered 'No' to the above, please answer the below. Otherwise, please go to the next question. Do you think the Local Plan is unsound because it is not: (Please tick all that apply)

Effective

Do you consider the Local Plan complies with the duty to co-operate? No

**Please give details of why you think the Local Plan is not legally compliant and/or is unsound and/or fails to comply with the duty to co-operate.**

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See comments elsewhere, the number of parking spaces should replicate the current provision.

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See comments elsewhere, the number of parking spaces should replicate the current provision.

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**If you are seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)? (Please tick box as appropriate)**      Yes, I wish to participate in hearing session(s)

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**If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

This part of the plan is vital to Balham residents and any hearing needs informed local opinion.

## Comment

Consultee	Mr Gavin Chandler (1265322)
Email Address	
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Mr Gavin Chandler (1265322)
Comment ID	60
Response Date	28/02/22 17:40
Consultation Point	Picture 18.2 ( <a href="#">View</a> )
Status	Submitted
Submission Type	Web
Version	0.1

Do you consider the Local Plan is legally compliant? No

Do you consider the Local Plan is sound? No

If you have entered 'No' to the above, please answer the below. Otherwise, please go to the next question. Do you think the Local Plan is unsound because it is not: (Please tick all that apply)

<input type="checkbox"/>	Positively prepared
<input type="checkbox"/>	Effective

Do you consider the Local Plan complies with the duty to co-operate? No

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Irene House is still shown as an Economic Use Protected Area - the only significant one in Balham. This has been converted from office use to 84 new homes. Clearly this impacts the Plans soundness and compliance. The economic use should be replicated elsewhere.

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A new area for commercial development needs to be allocated in the Balham Area and references to Irene House require deleting (regrettably).

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**If you are seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)? (Please tick box as appropriate)**      Yes, I wish to participate in hearing session(s)

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**If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

This (protecting our economy) is key to Balham residents. Whilst the development of Irene House is unlikely to be reversed, the intention of the Plan as is sound, so informed local opinion is required on how that commercial space should be replaced.

## Comment

**Consultee** Mr Gavin Chandler (1265322)

**Email Address** 

**Address** 

**Event Name** Wandsworth Local Plan - Regulation 19 Consultation

**Comment by** Mr Gavin Chandler (1265322)

**Comment ID** 61

**Response Date** 28/02/22 17:44

**Consultation Point** 18.50 Paragraph ([View](#))

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Do you consider the Local Plan is legally compliant?** No

**Do you consider the Local Plan is sound?** No

**If you have entered 'No' to the above, please answer the below. Otherwise, please go to the next question. Do you think the Local Plan is unsound because it is not: (Please tick all that apply)**

- Positively prepared
- Justified
- Effective

**Do you consider the Local Plan complies with the duty to co-operate?** No

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Irene House is still listed, despite having been converted to residential units. The intention of this area of the report is sound, so how is this economic use going to be replicated in Balham. The Plan needs to address that in order to be compliant, sound and for the council to demonstrate co-operation.

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Irene House needs to be deleted, with explanation, and an alternative for Balham (particularly to attract the sort of development detailed in 18.16) identified by the council.

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**If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

This is a vital lose of economic use for Balham and local informed opinion is required.