

OS/NJ/DP5743

28 February 2022

Planning Policy
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Dear Sir/Madam,

RE: WANDSWORTH LOCAL PLAN PUBLICATION VERSION - REGULATION 19 CONSULTATION

REPRESENTATIONS ON BEHALF OF GREYSTAR EUROPE HOLDINGS LTD & BIG YELLOW SELF STORAGE.

Thank you for providing us with the opportunity to comment on the London Borough of Wandsworth's (LBW) Publication Version (Regulation 19) Local Plan. These representations have been prepared on behalf of our client, Greystar Europe Holdings Ltd and Big Yellow Self Storage who own the York Road Business Centre, Yelverton Road, SW11 (the Site).

As you are aware, we previously made representations to the Regulation 18 draft local plan consultation in March 2021. This provides the relevant background on our Client and the Site, which we do not repeat in these representations. It is important to note however, that since our last representations, our client has submitted an application for the proposed erection of a development up to 24 storeys comprising up to 547 shared living units (Sui Generis) and associated amenity space, co-working, cycle hub, café and retail floorspace (approximately 2,023 sqm Class E), landscaping and all associated works at 57-59 Lombard Road which is currently pending decision (Ref: 2021/4936)

Site Allocation RIV5

As per our previous representations to the Regulation 18 consultation, we support the retention of the Site for mixed-use development incorporating replacement 'economic floorspace' and residential use under Site Allocation RIV5. We note that economic floorspace is defined as uses



comprising office, research and development, light and general industry, storage and logistics/distribution and appropriate sui generis uses. Given the extant consent secured planning permission in April 2019 for retail use as part of a mix of uses, we encourage the council to also include complementary and small-scale retail uses to the allocation to create a genuinely mixed-use development which is a key planning policy objective for the Focal Point Area in which the Site is located within.

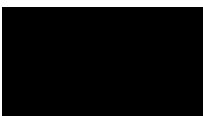
We agree with part 11.46 of the allocation and Appendix 2 of the Local Plan, identifying the Site as within the ‘tall buildings zone’ (TB-B1-03) given the extant consent secured planning permission in April 2019 for a part 4-20 storey tower development on site (ref: 2018/3776). In addition to the Site’s wider context which includes the Winstanley Estate regeneration ranging from 3 to 31 storeys (ref: 2019/0024) and 100-110 York Road which was granted permission for the erection of a 25-storey building (ref: 2017/0745).

However, we note that paragraph 11.46 sets out that the “*maximum appropriate height range for the zone is 7 to 20 storeys*” and Appendix 2 identifies a height range of 7-20 storeys or 21-60m. This range should be updated to “*7 to 24 storeys*” to reflect the current planning application pending decision on site (Ref: 2021/4936), which demonstrates that a development of this scale is appropriate in this location. This position was reached through an iterative design process and extensive pre-application consultation with Officers as endorsed by the Wandsworth Design Review Panel (DRP) and supported by the Greater London Authority (GLA) at Stage I The application has also received 18 objections and 4 comments in support, indicating that this quantum and scale of development is generally expected and accepted in the area.

Summary

We trust our comments will be taken on board in progressing the draft Local Plan 2030 and we look forward to engaging further with you in the future.

Yours faithfully,



DP9 Ltd

