



**All Residents
Somerset Estate
London, SW11**

Wandsworth Council

Housing and Regeneration Department
The Town Hall, Wandsworth High Street,
London SW18 2PU

Please ask for/reply to: Richard Goodman

Telephone: 020 8871 6000

Direct Line: 020 8871 6050

Email:

developmentteam@richmondandwandsworth.gov.uk

Web: www.wandsworth.gov.uk

Our ref: HRD/HSD/EP/BCR

Date: 13th June 2018

Dear Resident

Land and Garages at Battersea Church Road, London, SW11 3NF

As part of the Council's commitment to the delivery of a range of housing options for Wandsworth residents and workers to help meet the significant demand for low cost and market housing, the Council has identified a number of potential development sites on its own land. The homes built by the Council will be prioritised for Wandsworth residents and workers and any receipts received from development of market housing will be fully reinvested to support this programme.

The sites identified in your area are the land and garages located on the north-eastern part of the Somerset Estate adjacent to Battersea Church Road. Initial discussions with the Council's planning service have identified the area as having the potential for improvement and development of residential dwellings noting that any amenities in the area identified would need to be replaced and any works would also need to include environmental improvements to enhance this corner of the estate.

As an initial step, a proposal to take this site forward for more detailed feasibility and consultation with residents and stakeholders will be considered by the Council's Housing and Regeneration Overview and Scrutiny Committee on Wednesday 20th June 2018.

I would stress that at this early juncture, whilst there is a clear intention to identify the development potential of this area, there are no firm plans or proposals in place and any decision to take forward development, will take into consideration the views expressed by residents of the Somerset Estate as part of pre-planning consultation that the Council will have with its residents and those living in the vicinity. Formal consultation will also form part of the statutory planning process if it is decided to take development forward. Once the Council has worked up and considered development options, these will be shared and discussed further with local residents for their views and feedback.

As part of any development, consideration will also be given to any environmental improvements required that would complement the development and improve the areas within

Director of Housing and Regeneration: Brian Reilly

the immediate vicinity of the site not only for new residents but for the existing residents living near to and adjacent to the area.

Should the Council's Executive approve the aforementioned proposals, the process of commissioning more detailed feasibilities and developing outline proposals for the site will commence in the coming weeks and the consultation with residents will follow.

A copy of the relevant Committee Report will be available online from 13th June 2018 and can be viewed on the Council's website (www.wandsworth.gov.uk) by clicking on 'meetings' under 'Your Council and Elections' on the left-hand side of the page and then searching the Housing and Regeneration Overview and Scrutiny Committee and clicking on the link labelled "20 June 2018 7.30 p.m."

If you have any queries regarding the content of this letter, please do not hesitate to contact me on 020 8871 6050, or alternatively via email to developmentteam@richmondandwandsworth.gov.uk.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'R Goodman', with a long horizontal flourish extending to the right.

Richard Goodman
Principal Council Development Officer
Housing Strategy and Development