

Comment

Consultee	Balham Society (1308057)
Email Address	[REDACTED]
Company / Organisation	Balham Society
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Balham Society (Balham Society - 1308057)
Comment ID	63
Response Date	28/02/22 19:01
Consultation Point	10.2 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?	Yes

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)

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

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, when considering any legal compliance or soundness matter you have identified in the question above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination.

You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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The "Gateway to the South" epithet did not originate from the coming of the railway in 1856, but from a comedy sketch *Balham: Gateway to the South* written in the late 1940s by Frank Muir and Denis Norden, the best-known version of which was by Peter Sellers, and was not intended to be taken seriously.

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) . No, I do not 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.

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Perhaps this could be corrected.

Comment

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Company / Organisation	Balham Society
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Balham Society (Balham Society - 1308057)
Comment ID	64
Response Date	28/02/22 19:10
Consultation Point	10.6 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)

Justified

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.

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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This para. does not seem to reflect Council policy which is unequivocally that the Crossrail 2 station should be at Tooting, and that a station at Balham would do significant damage to Balham Town Centre, whereas Tooting would benefit from a station.

Balham already has direct links to all the stations mentioned whereas Tooting does not. In terms of rail and underground travel, Balham is already ideally connected, unlike Tooting, and the increased connectivity would be significantly less than for Tooting.

It is not mentioned that a significant amount of demolition would be required at Balham, although this is mentioned in respect of Tooting (p.185, para.8.7). The loss of Waitrose, for example, would significantly damage Balham Town Centre, as this supermarket draws people into Balham, who then also patronise the town centre in general. Irene House, which would also be demolished, has recently been redeveloped for residential use.

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We hope the Plan can be modified to take our observations into account.

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To amplify our points. We may in due course decide not to participate.

Comment

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Company / Organisation	Balham Society
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Balham Society (Balham Society - 1308057)
Comment ID	65
Response Date	28/02/22 19:13
Consultation Point	10.7 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)

Justified

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There is a conundrum relating to parking. On the one hand, it would be desirable to reduce the amount of traffic; on the other, availability of parking is, for many people, one of the reasons to shop in Balham, and the loss of the car park could simply mean that many people will stop shopping in Balham and

will drive longer distances to shop elsewhere. Both Balham and the cause of traffic reduction would suffer. There is no easy answer, but both sides of the argument need to be taken into consideration.

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Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Balham Society (Balham Society - 1308057)
Comment ID	67
Response Date	28/02/22 19:21
Consultation Point	10.24 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

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Para.10.1 refers to the "human-scale townscape", which is one of Balham Town Centre's appealing characteristics. In this context, 7-8 stories at the highest point would be too high, as it would have lost a sense of proportion to the properties opposite on Bedford Hill, and could create an overbearing

atmosphere. 5-6 storeys would seem a more reasonable maximum, as the proportion would be retained, and with it a sense of relatedness between the existing buildings and the new ones. Although currently a car park, the site's open aspect does have some pleasing characteristics, including the trees, in a neighbourhood of open space deficiency, and retaining an element of this would be desirable.

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