

Comment

Consultee	Mr fergus Jack (1306552)
Email Address	[REDACTED]
Address	
Event Name	Wandsworth Local Plan - Regulation 19 Consultation
Comment by	Mr fergus Jack (1306552)
Comment ID	20
Response Date	08/02/22 12:57
Consultation Point	10 Area Strategy for Balham (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)

Consistent with national policy

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.

Please note your response should provide succinctly all the information, evidence and supporting information necessary to support / justify the response. After this stage, further submission will only be at the request of the Inspector, based on the matters and issues they identify for examination.

You have allocated an open area in the heart of Balham as suitable for both high buildings and mixed use development. However you have described Balham as being typified by low rise Victorian and Edwardian buildings with retail on the ground floor with residential accommodation above. You also pick out key buildings such as the Bedford pub, which is a landmark as it can be seen from the station due to the open space provide by the surface car park on the Sainsbury's site. You also mention a

lack of street trees in Balham, given that this site provides trees and is capable of providing more, your proposal to allow development and intensification seems at odds with your statement. You are also advising that the scheme be retail or leisure led on the ground floor, regardless of the fact that the restaurant formerly Harrison's has been vacant for over two years and outside of Hildreth Street and the High Road, retail provision is secondary at best, with local traders and convenience retail making up the remainder. Development on this site will blight Balham for ever by losing its airy, suburban feel, by crowding the site with unwanted and potentially under used retail as well as causing considerable pain to local traders during the development phase when well needed parking will be lost for two years. Whilst residential accommodation may be required across the borough, intensive development of existing housing estates would be far better suited to maintain the character of Balham and provide increased and updated accommodation for residents. This scheme strikes of a large retailer and house builder coming to put pressure on the council to allow development to maximise shareholder revenue at the expense of local community

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)