

Osman, Louis

From: Edward Cox [REDACTED]
Sent: 28 February 2022 21:43
To: PlanningPolicy Wandsworth
Subject: Draft Local Plan Full Review

Dear Sirs

A response to Page 218.Item/para 10.6

WANDSWORTH DRAFT LOCAL PLAN

Consultation ending 28th February 2022

Response of SAVE OUR BALHAM

Page 218

Para 10.6

Office floorspace in Balham is generally limited to units above ground floor retail premises; however 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. The Sainsbury's site and car park within the 'Balham triangle' could present an opportunity for redevelopment and intensification of land for a mix of uses in the town centre, particularly were a Crossrail 2 station to be realised here. **The environs of Balham station are being considered as a potential station on the future Crossrail 2 link**, though Tooting is the current preferred route. In addition to relieving congestion on the Northern Line, this would provide Balham with a rapid and direct connection to major London stations such as Clapham Junction, Victoria, Tottenham Court Road and Euston.

Building Design (BDonline), an authoritative industry publication, reported on 10th March 2021:

"Last November, when TfL and the Department for Transport reached an agreement that saw the former handed £1.8bn to help it out of the financial blackhole caused by the covid-19 pandemic, one of the deal's conditions was TfL winds up consultancy work on Crossrail 2 for the duration of the funding agreement – although this suspension has now become indefinite".

Because there is no route safeguarded in Balham the redevelopment of Irene House has been undertaken and flats are now available in the former office building which was converted and extended without reference to TFL.

The significance of Irene House is that it adjoins Balham Station (mainline and underground) and IF there had been a safeguarded route it would have been on top of it.

The only safeguarded route (in Wandsworth) is from Clapham Junction to Tooting Broadway.

Thank you for your attention to this submission to the consultation.

Timed at 2142 Monday 28th February 2022