

Tooting Bec and Broadway Forum and Area Application - statement
of consultation

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1 Introduction	3
2 Consultation Undertaken	5
3 Representations and the Council's response	7

Appendix

1 Schedule of Representations and Council response	10
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1 Introduction

1.1 Neighbourhood planning is a key part of the Government's Localism agenda. It can provide local communities with the opportunity to help shape and manage development in their local area. Neighbourhood plans were introduced by the Localism Act 2011 which enables communities to get together to develop planning policies at a neighbourhood level that will become part of the local planning framework for their area.

1.2 Neighbourhood Plans can set planning policies for the use and development of land. They can provide a range of detailed policies and proposals for an area, or set out a single policy relating to a specific issue.

1.3 The first stage in the Neighbourhood Planning process is for a neighbourhood area to be proposed and designated. A neighbourhood area can be proposed by a group within the area's community, which has to be a group that is capable of becoming the designated neighbourhood forum for the area they are applying to have designated.

1.4 The Council then consults on the area proposed and reviews the statement of justification submitted by the group as to why the proposed neighbourhood area is an appropriate area. Local planning authorities have a wide discretion with regard to the issues to be considered, but the decision must be based on the appropriateness of the area and not what a forthcoming neighbourhood plan may seek to deliver.

1.5 The local planning authority is also required to consider whether the area applied for should be designated as a 'business area' (i.e. if it is an area that is wholly or predominately business in nature).

1.6 The Council must determine applications for a neighbourhood area and designate at least part of the area proposed within set timescales.

1.7 A group can then make an application to be designated as the neighbourhood forum for the area, although in practice this can be submitted at the same time as the area application if the forum application has been produced alongside the area application. The Council then carries out public consultation and determines the application. The key consideration in relation to the Forum application is the degree to which the proposed Neighbourhood Forum is representative of the proposed Neighbourhood Area.

1.8 Neighbourhood area and forum applications can be submitted to the local planning authority simultaneously. The full process and requirements for designations as neighbourhood area and forum are set out in Government legislation.

Joint submission of applications for a neighbourhood forum and neighbourhood area for Tooting Bec and Broadway

1.9 The Council received applications from the proposed Tooting Bec and Broadway Neighbourhood Forum on 7th September 2016 to establish both a Neighbourhood Area and a Neighbourhood Forum, to be known as:

- 'Tooting Bec and Broadway Neighbourhood Area'; and to
- set-up a Neighbourhood Forum, to be known as 'Tooting Bec and Broadway Neighbourhood Forum'

1.10 These applications include a written constitution, Forum membership, statement of justification and a map showing the proposed Neighbourhood Area boundary. Copies of these documents can be found on the Council's website: <http://www.wandsworth.gov.uk/neighbourhoodplanning>

1.11 The proposed Neighbourhood Area boundary falls entirely within the Wandsworth Borough boundary and is partly contiguous with Merton and Lambeth London Borough Councils. The Council determined that, in accordance with Section 61 F of the Town and Country Planning Act, both the Forum and Area applications contained the necessary information prescribed by the legislation.

1.12 This Statement of Consultation describes the consultation that was undertaken, provides a summary of responses received, and the Council's responses to these comments.

Further information:

Visit our [website](http://www.wandsworth.gov.uk/neighbourhoodplanning): <http://www.wandsworth.gov.uk/neighbourhoodplanning>

Telephone: (020) 8871 7620

Email: planningpolicy@wandsworth.gov.uk

2 Consultation Undertaken

2.1 Comments were invited on both the Neighbourhood Area and Neighbourhood Forum applications from 9 January 2017 for a 6 week period to ending on 20 February 2017. The Council's consultation set out the details of the consultation period and how and where comments could be made.

2.2 The Neighbourhood Planning (General) Regulations 2012 (as amended) set out the consultation requirements for neighbourhood planning. The Regulations require that as soon as possible after receiving an area and/or forum application, the Council must publicise the applications on their website for at least six weeks and bring it to the attention of people who live, work or carry on business in the area. In accordance with the Regulations the following consultation was carried out:

2.3 The applications, including details of how to make representations, were publicised on the Council's website. In addition a notice was published in the local newspaper (Wandsworth Local Guardian) and laminated street notices were posted up in prominent locations within the proposed Neighbourhood Area. In addition the Council used both Twitter and Facebook to publicise the consultation:

- 9th January (at initial launch of the consultation);
- 23rd January (giving a reminder of one month left to contribute); and
- 10th February 2017 (giving a reminder of just over a fortnight left to contribute).

2.4 A press notice of the application and details of consultation also appeared in the Council's E-newsletter and Brightside online (the Council's magazine with a circulation of around 50,000 homes) on 13 January, 10 February and 17 February 2017.

2.5 There was also a post on Streetlife in January 2017 to notify people of the consultation. Streetlife is a British social network for local communities, which aims to help people make the most of where they live by connecting with their neighbours and sharing practical information, advice and resources. People sign up with their postcode and email address, and the Council automatically connects them with the Streetlife users in their local area, and keeps users posted on the discussions happening in their local area.

2.6 The Council also used its Local Plan database of people and organisations that have made previous comments and/or expressed an interest to be kept informed of progress of local planning documents. Those on the Local Plan Database who live or work within the Tooting Bec and Broadway postcode area and businesses were sent letters and/or emails depending on how they had requested to be kept informed of local planning matters.

2.7 A formal letter of consultation was sent to both Merton and Lambeth Councils' planning teams as the proposed neighbourhood area is contiguous with both Councils' boundaries.

2.8 A total of 42 laminated street notices were posted up (on the weekend before the start of consultation dates) in prominent locations chosen to capture a variety of members of the community, including workers and residents. These were erected in locations outside schools, religious institutions, Tooting Leisure centre, Tooting Library, Tooting Bec and Tooting Broadway London Underground stations, main shopping locations and along roads defining the edges of the proposed neighbourhood area.

2.9 Hard copies of the application, a notice of consultation (which included details of how to make representations and the deadline by which they should be received) were available for viewing at the Council's offices and hard copies of the Forum and Area applications and statutory notice were available for reference at Tooting library. The library's notice stated that electronic responses were encouraged but further paper copies could be made available on request, and it also stated that further information and downloadable versions of all the documents can be found on the Council's website.

3 Representations and the Council’s response

3.1 At the end of the consultation period on 20 February 2017, representations had been received from 39 contributors. There were three representations specifically about the boundary of the proposed neighbourhood area, and one representation raising a query about the proposed Forum membership. The majority of responses were supportive or sought more information. Where more information was requested, to assist the consultation process the Council sent an emailed response which comprised a summary of the consultation and contact details of the proposed Neighbourhood Forum.

3.2 The consultation process was successful in reaching a wide range of respondents which included individual residents, statutory/regulatory bodies and local groups:

Statutory consultees and other regulatory organisations who responded:

- Historic England and Greater London Archaeological Advisory Service
- London Underground Infrastructure Protection Transport for London (TfL)
- Sport England
- The Health and Safety Executive
- The National Grid
- The Environment Agency

Local Groups who responded:

- The Balham and Tooting Community Association (BACTA)
- The Wandsworth Environmental Forum (WEF)

3.3 The responses to both the Forum and Area applications alongside the Council’s response are summarised in Appendix 1. The responses can be broadly summarised as follows:

RESPONSE	NUMBER (includes mixed responses)
Support	12-including mixed responses

RESPONSE	NUMBER (includes mixed responses)
Other (includes no comments /seeking further information)	31 – Two of which raised particular queries on the boundaries of the Area application but did not object per se. One raised queries on the make up of the Proposed Forum.
Object	Zero

3.4 One comment was made about the Forum membership, specifically the respondent was unclear about how the Forum members came to be selected or where they were from. This was made as part of a mixed response which supported the principle of community involvement in planning issues. The Council considers that sufficient information has been provided with the application to demonstrate that the Forum’s membership meets the criteria set out in the regulations, which includes local residents and elected members. The supporting information also demonstrated how the proposed Forum had sought to engage with the community prior to applying to the Council.

3.5 Comments were received from two individuals to the proposed boundary, and one comment was made on the appropriateness of the area being designated a neighbourhood area. One respondent suggested whether a street which was beyond the proposed neighbourhood area boundary in the London Borough of Merton could be included.

3.6 Another respondent suggested that Furzedown ward should be included in the area boundary. In both cases, the statement of justification explains that the proposed boundary was drawn up by engaging a wide range of residents and organisations to reach a compromise between widely held concepts of Tooting’s extent and what will be a manageable area for neighbourhood plan making. With respect to Furzedown, the Statement confirms that a number of consultations were held with Furzedown-based groups who accepted this conclusion.

3.7 Historic England’s representation noted that the proposed Neighbourhood Area would split two conservation areas and that they would normally advise neighbourhood area boundaries to follow existing defined boundaries. In response, the Council note the concern of Historic England about the principle of splitting conservation areas when formulating plans or policies and the Council would work with the proposed Neighbourhood Forum to ensure the character of the conservation areas remain. As the consultation relates only to the first stage of the neighbourhood planning process, i.e. the Forum and Area application, it is considered that this issue is more appropriately addressed in the subsequent plan-making stages.

3.8 In response to all representations, the Council considers that the proposed boundary is appropriate and in accordance with relevant legislation and national Planning Practice Guidance.

3.9 Other than Historic England, the five public/statutory bodies that responded provided their general standing advice for neighbourhood planning and made no specific comments.

Appendix 1 Schedule of Representations and Council response

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
Sport England	<p>Planning Policy in the National Planning Policy Framework identifies how the planning system can facilitate social interaction and create healthy, inclusive communities. It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'.</p> <p>If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the</p>	Other	Information and comments relating to the plan-making stage are noted.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
Greater London Archaeological Advisory Service (part of Historic England)	<p>Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link: Sport England planning tools and guidance</p>	Other	The information review and the offer of support to the proposed Forum are noted.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
Love Art	<p>Requested to become involved in neighbourhood planning.</p> <p>My main concern is that the community spirit of Tooting is preserved, gentrification, too many unaffordable flats and too many corporate chains on the high street. The other main concern is CrossRail which is now threatening Tooting Market. I have vested interest in the market as run Love Art from it but either way the very idea of the demolition of this brilliant and historic institution is absurd and would like to know the council's stance on this, it really is the heart of Tooting and without it, the area will feel very bland.</p>	Other	An email reply was sent to provide an overview of the consultation and to provide contact details of the proposed Forum.
London Underground	No comments to make at this stage.	Other	Noted

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
<p>Stephen Dean</p>	<p>I am writing in connection with the proposal to create a Neighbourhood area in Tooting Bec and Tooting Broadway and offer my feedback and general support. As the area of Tooting Bec and Tooting Broadway continue their rapid gentrification it is encouraging to see proposals like this being put forward.</p> <p>Having reviewed the boundaries I believe though that the area being proposed doesn't accurately reflect what is broadly considered to be Tooting by many residents and indeed the council. For example the ward of Furzedown has been entirely omitted. The area is walking distance to Tooting town centre and Tooting Bec tube and would also benefit from this type of initiative. Economically there is a small but regularly used bank of shops on Moyser Road that many people rely on and this could be improved were it to be brought into the catchment areas. Moyser Lane also suffers many of the same problems associated with Tooting – fly tipping, public drinking etc. Mitcham Lane is also economically depressed, it has recently seen the</p>	<p>Support and Other</p>	<p>Support noted.</p> <p>The comments on the inclusion of Furzedown are noted. However, the Council considers that the proposed Neighbourhood Area boundary complies with the criteria and requirements set out in the relevant legislation as well as with the National Planning Policy Guidance on setting neighbourhood area boundaries -in that the boundary does reflect elected ward boundaries (Tooting) as well as aligning with the borough boundary. More specifically the Statement of Justification explains that the boundary has been arrived at by engaging with a wide range of residents and organisations to reach a compromise between widely held concepts of Tooting's extent and what will be a manageable area in practise.</p> <p>The Statement confirms that a number of consultations were held with Furzedown-based groups who accepted this conclusion. The outcome of these consultations also recognised that with a large area and a strong identity, it may therefore wish to develop its own neighbourhood plan in future. After further liaison with the Tooting Bec and Broadway Neighbourhood group it was identified that the</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>murder of a teenager and is extremely economically depressed – this initiative could help this area. Whilst some may view Furzedown as Streatham or Streatham Park our local MP is Dr Khan who as you are aware is the MP for Tooting. To not include Furzedown would be to leave it withering on a vine as a small outpost of Wandsworth Borough with less representation than Tooting. It is worth noting there is sign posting on Eardley road highlighting that you have now entered Tooting so to not include it is again perplexing. Some further observations are that the areas around Tooting Athletics track and Tooting Lido have not been included - these are key facilities that belong to Tooting and many identify Tooting with. I would therefore urge the council to consider widening the boundaries to include Furzedown.</p>		<p>groups consulted with were the Furzedown Low Carbon Zone (FLCZ) and the Furzedown Community Network (FCN). Councillor Leonie Cooper (Furzedown Ward Councillor) was also consulted.</p>
Lester Truster	<p>With the future changes to the ward boundary changes in mind, is there a possibility that Ascot Road can be included?</p>	Other	<p>Query noted. Ascot Road is located outside the Tooting ward and Wandsworth Borough boundary. The Council considers that the proposed boundary is in line with National Planning Guidance which advocates elected</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
Paul Hopwood	<p>I am delighted to see that this initiative is happening, and as a resident of Garratt Lane for nearly 15 years, feel that it is long overdue that there was a greater community involvement in planning issues.</p> <p>However, I am a little worried that at no point in the constitution is there any mention of how members of this forum might be selected. Where have these 21 people come from? Is there a democratic process at all?? Who are the parties able to make decisions on membership?</p> <p>I am delighted that residents might get a say about Tooting. However, in its current form, this forum's constitution looks alarmingly unrepresentative. 'Seeking' to</p>	Support and Other	<p>ward boundaries as suitable for defining a neighbourhood area boundary. As explained above, the Statement of Justification explains that the boundary has been arrived at by engaging with a wide range of residents and organisations to reach a compromise between widely held concepts of Tooting's extent and what will be a manageable area in practise.</p> <p>Regarding the query on the composition of the proposed Forum, the Council has reviewed the supporting information provided with the Forum application and is satisfied that the Forum is representative of the proposed Neighbourhood Area and that it meets the requirements for designation asset out in the legislation, i.e. it includes a minimum of 21 individuals who either:</p> <ul style="list-style-type: none"> • live in the neighbourhood area • work there; and/or • are elected members for a local authority that includes all or part of the neighbourhood area.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	hear the voices of residents is voices might be heard in concrete terms. The constitution needs to be far more specific in this regard.		
Caroline Norrie	I would like to be on the planning neighbourhood forum. How is this being taken forward?	Other	An email reply was sent to provide an overview of the consultation and to provide contact details of the proposed Forum.
James Grant	<p>I am supportive of the initiative and its stated aims. I was not aware of it until your consultation opened but have since contacted the organisers to join their mailing list and get involved in future meetings. I believe that the area proposed contains what most people would think of as Tooting, concentrating as it does around the High Street and stations. I agree with the southern and eastern boundaries and do not have a strong view on the detail of the northern and western boundaries.</p> <p>I agree fully with paragraphs 13 and 14 of the justification statement and believe that a well-functioning forum could make a significant difference in addressing some of these local issues.</p>	Support	Support noted.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>I think that for a forum of this kind to function properly it would need an appropriate budget, particularly if it wants to have meaningful and ongoing consultation with c.30,000 residents. Consideration needs to be given to where this would come from. It is not clear whether the forum has applied for the grant funding available from DCLG.</p> <p>The initial membership seems broadly representative of the area.</p> <p>In summary, I fully support this initiative and hope that it proceeds as outlined in the application.</p>		
Garry Samett	<p>I'd like to express my support for the Tooting Bec and Broadway application for a neighbourhood planning forum. It sounds like a useful forum and a super initiative.</p>	Support	Support noted.
Anne O'Donogue	<p>I am interested as along term resident in being involved with the neighbourhood forum.</p>	Other	<p>An email reply was sent to provide an overview the consultation and to provide contact details of the proposed Forum.</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
<p>London Underground Infrastructure Protection, Shahina Inayathusein</p>	<p>We have no comments to make at this stage except that London Underground Infrastructure Protection needs to be consulted as Statutory Consultees on any planning application within London Underground zone of interest as per TOWN AND COUNTRY PLANNING, ENGLAND -The Town and Country Planning (Development Management Procedure) (England) Order 2015 issued on 16th April 2015.</p> <p>Also, where there are intended works in the Highway we would need to be notified of these so that we can ensure there is no damage to them.</p>	<p>Other</p>	<p>Noted.</p>
<p>Lilias Gillies</p>	<p>I support the boundaries and the intentions of the Tooting Bec and Broadway Neighbourhood Plan. It will be a great plan to enable neighbourhood participation in making the local neighbourhood I support the boundaries and the intentions of the Tooting Bec and Broadway Neighbourhood Plan. It will be a great plan to enable neighbourhood participation in making the local</p>	<p>Support</p>	<p>Support noted.</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	neighbourhood as we would like it. The boundaries seem reasonable and have been supported by good local discussions.		
Andrew Malvern	I have seen the proposed application for a neighbourhood planning area and forum and strongly support this application.	Support	Support noted.
Mrs Michelle Nicholson	If places are still open, I wish to volunteer and participate in the Tooting neighbourhood forum	Other	An email reply was sent to provide an overview the consultation and to provide contact details of the proposed Forum.
Christopher Pook	My wife and I are residents in Tooting and would like to be included / considered to be part of the forum. Having our daughter recently has led to an increased interest in the nature of services offered in the Tooting area.	Other	An email reply was sent to provide an overview the consultation and to provide contact details of the proposed Forum.
Barbara Jennings	As a long term resident of the areas affected (I have lived in Tooting for over 30 years), I think this is an excellent idea and give it my full support. Tooting has changed a great deal in the years I have lived in it, but it has a distinctive character and community which should be preserved as the area develops.	Support/ Other	Support and general comments noted.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>For many years Tooting has been somewhat the poor relation in comparison with surrounding areas such as Clapham, Balham, Wandsworth and Wimbledon, and now that the area is seeing a revival it is extremely important that the local character which residents value so highly is protected and allowed to flourish for the benefit of all residents, businesses and organisations in the area. The Neighbourhood Forum and Area proposal seems like an excellent way to do this and to give local stakeholders a voice in the development of the area, and I firmly support it.</p>		
<p>Balham and Tooting Community Association, Kate Allan</p>	<p>Balham and Tooting Community Association warmly welcomes the proposal to establish a Neighbourhood Forum for Tooting Bec and Tooting Broadway. The Forum, and the Neighbourhood Plan it will lead to, will give the community in Tooting a stronger voice in influencing and leading planning in our area. There is ample evidence that people in Tooting cherish Tooting's special character, especially its vibrancy and</p>	<p>Support</p>	<p>Support noted.</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>diversity. They would like to be able to contribute to a process that values this while taking up opportunities to strengthen local economic and social well-being. BATCA hopes to see the Council's recognition of the Forum and the Plan Area proposed in the near future.</p>		
<p>Wandsworth Environment Forum, Vicki Carrol</p>	<p>This is an excellent way of encouraging and enabling local residents to genuinely participate in and benefit from development in their area. Involving the local community may well raise specific issues which are overlooked in general borough-wide planning policies. The Neighbourhood Forum will provide a more holistic perspective across all aspects of the Tooting Bec and Broadway area. The Neighbourhood Forum outline has been presented in well researched, detailed format and the wide variety of supporters behind the application demonstrates the range of community and political commitment. The Wandsworth Environment Forum thoroughly endorses this application.</p>	<p>Support</p>	<p>Support noted.</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
<p>Transport for London, Sarah Hoad</p>	<p>TfL has no objection to the establishment of the Neighbourhood Area promoted by the Tooting Bec and Broadway Neighbourhood Forum. TfL does however have a number of assets and operations within the area.</p> <p>Consultation: The Neighbourhood Planning (General) Regulations 2012 state that consultation will occur through all stages of the neighbourhood planning process with 'people who live, work or carry on business in the area'. TfL would request consultation throughout the neighbourhood planning process. TfL has an interest in facilitating the neighbourhood planning process and to ensure that any local transport aspirations are achievable and compliant with the London Plan and the Mayor's Transport Strategy. In addition this provides an opportunity for TfL to ensure investment is targeted appropriately in relation to neighbourhood plans and that infrastructure which is fundamental to transport operations can be protected to ensure service reliability. TfL is also a landowner and developer. With that in</p>	<p>Other</p>	<p>Noted. Information provided and future protocol for neighbourhood planning is also noted.</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
Historic England, David English	<p>mind, TfL intends to develop a protocol to govern its involvement in the neighbourhood planning process and liaison with London Boroughs and neighbourhood forums. TfL therefore encourages the organisations to contact us should their plans or proposals impact on TfL's assets or operations through the development of their plan in order to assist in the development of policies. Information on TfL's assets operations and proposals can be shared through this process.</p> <p>The Neighbourhood Planning (General) Regulations (2012) require Historic England, as a statutory agency, be consulted on Neighbourhood Plans where the Neighbourhood Forum consider our interest is affected by the Plan. As Historic England's remit is to advise on proposals affecting the historic environment our comments relate to the implications of the proposed boundary for designated and undesignated heritage assets.</p>	Other	Comments on the impact of development within the neighbourhood plan area affecting the setting of the Historic Park and Garden around Springfield Hospital, and other heritage assets are premature, as this stage is to define the Area Boundary and designation of the Neighbourhood Forum. This stage of the process cannot pre-empt the content of any future plan nor the degree and location of any development advocated in a future neighbourhood plan.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>The area covered by the proposed Neighbourhood Plan, as illustrated on the map included in this consultation, includes the Grade I listed former Cinema (now Gala Bingo). There are also 30 list entries for buildings at Grade II within your neighbourhood area, one of which is considered to be At Risk (100 Tooting Bec Road), as well as and four conservation areas. The area contains an Archaeological Priority Area (APA) around Tooting High Street, which is part of a Roman road known as Stane Street. The area also borders Springfield Hospital, which includes a Grade II Registered Park and Garden. Depending on the scale and location of development within the Neighbourhood Area, it could affect the setting of the park, and other heritage assets within Wandsworth.</p> <p>Proposed boundary for designated and undesignated heritage assets;</p> <p>The area covered by the proposed Neighbourhood Plan, as illustrated on the map included in this consultation, includes the Grade I listed former Cinema (now</p>		<p>It is noted that Historic England normally advise that neighbourhood boundaries should respect pre-defined conservation area boundaries. However, the Council considers that the proposed boundary is appropriate in line with legislation and also with the guidance set out in the National Planning Practice Guidance, which advocates electoral ward boundaries as suitable starting point for neighbourhood area boundaries. Without knowing the content of any future neighbourhood plan, the impact of the conservation area cannot be determined at this stage, but should one be submitted, this would be the appropriate stage to discuss such matters with Historic England.</p> <p>Comments on developing a neighbourhood plan are also noted.</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>Gala Bingo). There are also 30 list entries for buildings at Grade II within your neighbourhood area, one of which is considered to be At Risk (100 Tooting Bec Road), as well as and four conservation areas. The area contains an Archaeological Priority Area (APA) around Tooting High Street, which is part of a Roman road known as Stane Street. The area also borders Springfield Hospital, which includes a Grade II Registered Park and Garden. Depending on the scale and location of development within the Neighbourhood Area, it could affect the setting of the park, and other heritage assets within Wandsworth.</p> <p>Proposed Boundaries: Historic England notes that the Heaver Estate and Wandsworth Common Conservation Areas are only partially located within the proposed Neighbourhood Forum area. Historic England normally advocates that Neighbourhood Plans should respect pre-defined boundaries such as those for conservation areas. This is because the boundaries of conservation areas cover clearly defined character areas. As such</p>		

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	respecting these boundaries in the plan making process is important in ensuring a consistent application of planning policies for the historic environment. This in turn will better protect local character and identity from piecemeal change.		
Andrew Malvern	My partner and I think the Tooting planning organisation is a great idea and we would like to be involved in the consultation.	Other	An email reply was sent to provide an overview the consultation and to provide contact details of the proposed Forum.
Simon Clark	Please send me details of this consultation.	Other	An email reply was sent to provide an overview the consultation and to provide contact details of the proposed Forum.
Michele Kennedy	I am interested in taking part in the Tooting Forum. I would be grateful if you could send me further information.	Other	An email reply was sent to provide an overview the consultation and to provide contact details of the proposed Forum.
Barbara Adolph	I strongly support the proposed Neighbourhood Area and Neighbourhood Forum for Tooting, as it would give local residents a stronger say in matters affecting them. It would enable local people to vision the kind of neighbourhood they want to live in and do business in, and address conflicts	Support	Support noted.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>around future development pathways for the area. It would contribute to make Tooting an even more attractive location.</p>		
Sophia Dempsey	<p>Please can you include me in future consultations on Tooting.</p>	Other	<p>Noted, and an email reply was also sent to provide contact details of the proposed Forum.</p>
Libby Lawson	<p>I'm a resident of Longley Road - a boundary road on the area of the proposed neighbourhood forum and I recognise this area as having one sense of place which is separate to areas beyond that boundary. My family and I very much identify this area as our neighbourhood where we have lived for eighteen years.</p> <p>I am extremely grateful for the effort of everyone involved in getting the plans this far. I understand the need for compliance with the NPPF but feel local knowledge will result in for better outcomes.</p>	Support/Other	<p>At this stage of the process the Council cannot pre-empt the content of any future plan. However, the comments will be passed on to the proposed Neighbourhood Forum.</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>Within this area are aspects of built heritage that do not merit statutory listing but that are highly regarded by the community within the proposed neighbourhood area.</p> <p>There is also a much recognised need for a green space and a 'greening' of the area in general. As Tooting develops I hope that a NPF and NP would ensure the safeguarding of some of this heritage and enable some provision of green spaces along with other positive change.</p>		
Jane Kellock	I support the above application; the neighbourhood forum will have a localised knowledge of the specific area giving a greater understanding and appreciation of the impact of planning applications including design, location and development.	Support	Support noted.
National Grid Robert Deanwood	National Grid owns and operates the high voltage electricity transmission system in England and Wales, and also owns and operates the gas transmission system. To help ensure the continued safe operation	Other	Information, links and offer to assist are noted, but are relevant to the next plan-making stage.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments: An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Whilst there is no implication for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.</p>		

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
<p>Environment Agency, Charles Muriithi</p>	<p>Thank you for consulting the Environment Agency on the above. It is not within our remit to comment on the proposed boundary that will comprise the neighbourhood area or the composition of the forum. Tooting Bec and Broadway Neighbourhood Area is in Flood Zone 1, which is land having a less than 1 in 1,000 annual probability of river or sea flooding. However, the River Graveney and Figges Marsh Ditch are located just outside of the proposed boundary. These are tributaries of the River Wandle and designated Main River by the Environment Agency and therefore as the competent authority in respect of flood Any works in, under, over or within 8m of an Environment Agency designated Main River is likely to require permission from under the terms of the Environmental Permitting Regulations.</p> <p>The Planning Practice Guidance Neighbourhood Planning points out that the overall approach to flood risk management in paragraph 100 of the National Planning Policy Framework applies to neighbourhood planning.</p>	<p>Other</p>	<p>Information, links and offer to assist are noted, but are relevant to the next plan-making stage.</p>

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
	<p>Development should take a sequential approach and be steered to areas of lowest flood risk as per NPPF.</p> <p>All our maps and data sets are regularly reviewed and updated so it's important you are using the latest data to decide on when to consult and as part of the evidence base for local plans and strategies.</p> <p>We have attached more information for your consideration. We are keen to work closely with you to identify infrastructure projects and environmental improvement schemes which will benefit sustainable development of the neighbourhood.</p>		
Lucy Whitehead	As a resident of Tooting Bec I would be keen to get involved. Kindly advise how I can do this.	Other	An email reply was sent to provide an overview the consultation and to provide contact details of the proposed Forum.
Kate Boulting	I'm really interested in this consultation and forum, but wonder how we can get involved. How can we find out more information?	Other	An email reply was sent to provide an overview the consultation and to provide contact details of the proposed Forum.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
Tina Dias	I am interested in knowing more about the Neighbourhood consultation forum. I am from Tooting Bec.	Other	An email reply was sent to provide an overview of the consultation and to provide contact details of the proposed Forum.
Fatima Shafiq	I wish to take part in the consultation. Please could you provide me with the details.	Other	An email reply was sent to provide an overview of the consultation and to provide contact details of the proposed Forum.
Alison Dale	I would like to be involved in the consultation, please send me details.	Other	An email reply was sent to provide an overview of the consultation and to provide contact details of the proposed Forum.
Dorota Thomas	A friend has just emailed me about the proposed Tooting neighbourhood forum. We are both long-standing Tooting residents but neither of us has heard about this before. Can you explain?	Other	An email reply was sent to provide an overview of the consultation and to provide contact details of the proposed Forum.
Paul Wallington	Following the information given in the weekly e-mail bulletin from Wandsworth, I would like to take part in the consultation for the Tooting Bec and Broadway Neighbourhood Planning Area.	Other	An email reply was sent to provide an overview of the consultation and to provide contact details of the proposed Forum.
Debbie Pennington	Please provide me with access to this consultation. I am a local resident.	Other	An email reply was sent to provide an overview of the consultation and to provide contact details of the proposed Forum.

Name / Organisation	Summary of comment	Support / Object/Other	Council's response
<p>Health and Safety Executive, John Moran</p>	<p>When consulted on land-use planning matters, HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard establishments and major accident hazard pipelines (MAHPs) is achieved. We have concluded that we have no representations to make on this occasion. This is because our records show that the Tooting Bec and Broadway boundary and the land within it does not encroach on the consultation zones of major hazard establishments or MAHPs1. As no encroachment has been detected, HSE does not need to be informed.</p>	<p>Other</p>	<p>Comments noted.</p>

