

Wandsworth Council

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Wandsworth High Street, London, SW18 2PU

Please ask for/reply to: Richard Goodman
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Our ref: LS/RG/Arnal Crescent

Your ref:

Date: 11th November 2015

**All Residents
Orchard Estate
London, SW18**

Dear Resident,

Land adjoining 1-8 Arnal Crescent and Land adjoining 37-53 Arnal Crescent, Orchard Estate, London, SW18

The Council periodically reviews under used areas on its estates and assesses whether they may possibly be suitable for other uses.

The surface parking areas adjacent to both 1-8 Arnal Crescent and 37-53 Arnal Crescent have been identified as being suitable for the development of a number of residential dwellings to meet the local demand for more housing. The two areas are indicated on the attached plans. The intention would be for any homes developed to be let at low cost rents and be owned and managed by the Council. As part of any development, consideration will also be given to any environmental improvements required.

Any decision to approve a future development will also take into consideration any views which are expressed by residents of the Orchard Estate as part of pre-planning discussions that the Council will have with residents. More formal consultation will take place as part of the due planning application process with residents being able to make representations on the plans as they wish

Outline feasibilities undertaken indicate that an additional four new dwellings could be developed on the land adjoining 1-8 Arnal Crescent in the form of a four storey building comprising one flat on each floor. In respect of the land adjoining 37-53 Arnal Crescent, outline proposals indicate that an additional four new 4-bedroom dwelling houses set over three storeys could be developed on the site. I would stress that, at this stage, there are no firm plans or proposals in place defining a specific scheme, nor has planning consent yet been sought.

The proposal to seek authorisation 'subject to further financial and legal due diligence' to allocate the land in question as part of the Council's 'self-build' development programme is due to be considered by the Housing and Regeneration Overview and Scrutiny Committee on 17th November 2015. Should the Council decide to approve this, the process of commissioning feasibility studies and potential for development will

be actively pursued and the process of resident consultation will commence in the following months.

A copy of the relevant Committee report is now available and may be viewed at:

<https://democracy.wandsworth.gov.uk/ieListDocuments.aspx?CId=575&MId=4894&Ver=4>

If you have any queries concerning the content of this letter please contact me.

Yours sincerely

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

Richard Goodman
Property and Land Officer
Leasehold and Procurement Services