

WANDSWORTH

DRAFT LOCAL PLAN

Tooting Area Strategy



Wandsworth Council are in the process of completely updating the borough's Local Plan. The Plan sets out a strategic vision and objectives to guide the next 15 years of development in the borough (2023-2038), ensuring that growth and renewal happens in a sustainable and co-ordinated way.

The new Local Plan will shape and guide decisions on the location, amount and type of development the borough requires to meet local needs. This includes buildings and how they're used, as well as supporting infrastructure and accessibility. The Local Plan is the most important document used to determine planning applications.



Area Strategies - a place-based approach

Wandsworth's draft new Local Plan places a greater emphasis on how places are designed. Area strategies have been developed to guide the growth of different parts of the borough in a sensitive and tailored way. Each area strategy is based on an integrated approach which combines three themes:

- **People First:** Prioritising people to create more sustainable, sociable and healthier communities that maximise wellbeing and quality of life. A people first approach allows meaningful choices in how people travel, the housing they can access, the way they work, for play and across all aspects of day-to-day life.
- **Placemaking:** Recognises that buildings, roads, parks and spaces all blend to create something called 'place'. This must be managed to mitigate climate change, support nature, value heritage, manage traffic and secure resilience. It is through the combination of management and design that place identity is established.
- **Smart Growth:** Concentrates on managing development to deliver economic, social and environmental outcomes. It supports a vibrant local economy that creates jobs and opportunity, and emphasises the provision of inclusive, affordable housing. Smart Growth promotes developments that are fit for purpose, responsive to the local context, and which recognise that mixed use supports sustainable places.

Have your say on the development of the borough up to the year 2038 - take part in the public consultation to shape Wandsworth's draft Local Plan until 1 March 2021.

For details please visit:
wandsworth.gov.uk/localplanreview



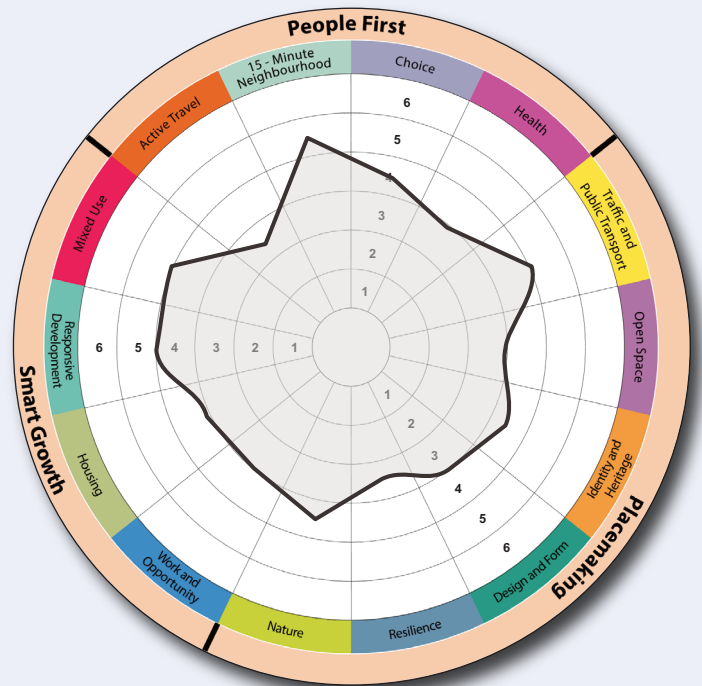
An Area Strategy for Tooting Area

Area Performance

Area performance considers the 14 elements that make up the People First, Placemaking and Smart Growth criteria to provide a simple framework to help guide placemaking objectives as set out in the Area Strategies of the Plan. There's no *right* outcome for area performance as each place is unique. However, it allows you to think about the 14 elements of a place and the complex issues within places, allowing local people, decision-makers and others a common platform to assess needs and potential. The 14 elements are highlighted in the diagram and explained further in the draft Local Plan.

Tooting performs generally well against our criteria for 'Placemaking, although improvements around open space, nature and climate change mitigation would deliver further success. With regard to People First, the area performs as a 15-minute neighbourhood with good accessibility to services and amenities for local people. This can be enhanced through support for active travel that will bring health benefits across the community. Choice can be limited regarding housing provision and local employment opportunities need strengthening. Hence, opportunities lie in Smart Growth where local jobs for residents are important.

To find out more about the Tooting Area Strategy, the place performance criteria and definitions please see section 8 of the draft Local Plan.



See page 144 of the draft Local Plan.

Character and Opportunity

Tooting stretches along two main roads which meet at Tooting Broadway Station, Tooting High Street and into Upper Tooting Road (with commercial uses ultimately merging with Tooting Bec) and running south-east along Mitcham Road. Its built form is distinctive, particularly in Tooting Broadway. Most buildings are at a human scale helping ensure the landmark buildings remain legible. Tooting's most important listed buildings include the underground stations, the Kings Head pub, the Churches of St Boniface and St Nicholas and the fine Grade 1 listed building, the Buzz Bingo Club (formerly the Granada Cinema) on Mitcham Road. Although some buildings along Upper Tooting Road and at the northern end of the High Street approaching Tooting Bec Station are a little neglected resulting in a fragmented feel to the streetscape; many of Tooting's best built assets continue to thrive and are valued.



Tooting witnessed substantial investment in the late 1920s and 1930s following the extension of the Northern Line in 1926. Today, it is an attractive and popular place to live with a generally prosperous community, although parts of the area exhibit indicators of exclusion. Nevertheless, the unique identity of the area and vibrant economy provide strong foundations.

The popular Tooting town centre, focused around Tooting Broadway station, has a good range of shops, local services and community facilities. At its heart, Tooting Market and Broadway Market account for around a third of all the shops, bars/restaurants and services within the centre. They epitomise the vibrancy and cultural diversity of the area and are a popular attraction.





Tooting is notable for its nightlife and vibrant food scene, which extends beyond the market to include long-standing curry houses and South Asian restaurants, which are clustered to the southern end of Tooting High Street and on Upper Tooting Road. Mitcham Road features a cluster of pubs and entertainment venues, including the former Granada Theatre.

Tooting has excellent public transport accessibility, with Northern Line stations at Tooting Bec and Tooting Broadway, as well as a national rail line at nearby Tooting train station. Tooting Broadway station is supported by the council as a potential station for Crossrail 2. In addition to relieving congestion on the Northern Line, this would provide Tooting with a rapid and direct connection to major London stations such as Clapham Junction, Victoria, Tottenham Court Road and Euston. However, it also brings challenges to the functioning of the town centre as the new station would require significant development of central space on the High Street.

The area suffers from heavy traffic, which combined with narrow pavements, creates a busy and noisy environment.

Tooting is located on the CS7 cycle superhighway, offering local people a faster and safer route into the City and it will be important to continue to improve connectivity on this important route.



Vision

- Managing new development that respects local distinctiveness and the 'human scale' of Tooting, and which enhances the vibrancy of the centre.
- Provide social and community uses as part of new development.
- Ensure development makes provision for cultural, creative, visual, performing arts and other forms of community innovation.
- Protect and enhance Tooting and Broadway Markets to maintain their diverse retail and leisure offer.
- Preserve the setting and contribution of landmark buildings.
- Improve opportunities for walking and cycling.
- Create safe, secure and accessible urban environments to improve quality of life.





Tooting Area Priorities

People First

- Undertake loading and servicing off street where possible, and on side roads where not.
- Improve bus standing facilities, especially on routes to Tooting Broadway station and St George's Hospital.
- Measures to widen pavements along Tooting High Street and introduce further traffic management for Upper Tooting Road - Garratt Lane - Mitcham Road will be supported.
- Pursue opportunities for active travel and help integrate public realm improvements.

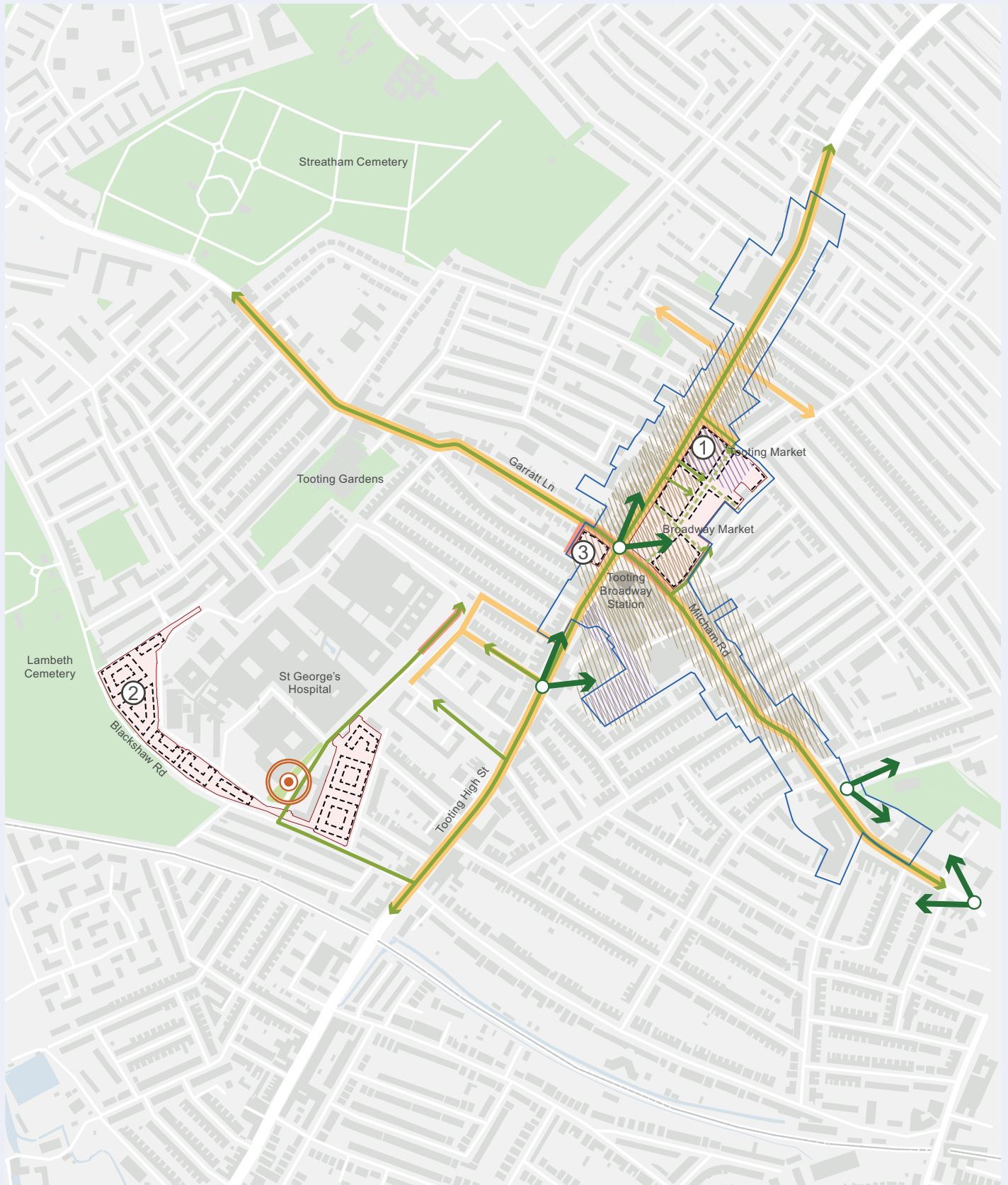
Placemaking

- Retain landmark buildings; preserve the setting and contribution to the built environment.
- Reinforce the function of the streetscape as a shopping and leisure destination.
- Protect and enhance Tooting and Broadway Markets.
- Development proposals should address poor environmental conditions.
- Opportunities to repair, improve and unify shopping frontages on Tooting High Street are encouraged. Where historic shopfronts and features are present, these must be retained.
- Measures to provide new planting, modernise street furniture and declutter Tooting High Street will be supported. Where appropriate, development proposals should make provision for new street trees.

Smart Growth

- Provide at least 820 homes between 2023 and 2038, in addition to those already completed and those which will be completed prior to 2023
- Retain a strong retail core within Tooting, including the indoor markets. Proposals that diversify the existing shopping offer, and which support independent retailers, will also be encouraged within the town centre.
- Proposals for leisure and night-time economy uses will be supported.
- Re-provide and enhance existing office floorspace through mixed use redevelopment at growth locations. This should provide affordable workspace.
- Support preparation of a tourism strategy that collaborates with local businesses and the local cultural sector.

Tooting Area Strategy Map



Public realm and active travel

- Suggested location for new public open space
- Proposed new public open space
- Existing route
- Suggested/ proposed new route
- Active travel enhancement
- Suggested public realm improvement
- Suggested building frontage
- Valued view and vista
- Important Local Assets (Tooting and Broadway Markets)

Growth location

- Site Allocation Boundary
- ① Market area, Tooting High Street, Tooting SW17 (Ref: TO1)
- ② St Georges Hospital Car Park and adjoining land on Blackshaw Road, Maybury Street, SW17 (Ref: TO2)
- ③ 50 – 56 Tooting High Street, Tooting, SW17 (Ref: TO3)
- Main shopping area

Transport infrastructure

- Tooting Broadway Station
- Crossrail 2 safeguarding area
- Crossrail 2 Area of Surface Interest

Background information

- Metropolitan Open Land
- Other open space
- Tooting Town Centre

How can you help?

The council is inviting comments from all kinds of local stakeholders, residents, businesses, community and amenity groups, landowners and developers.

As a local expert, we are particularly interested in hearing your thoughts on the Area Strategy for Tooting.

To participate, visit [wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)



What happens next?



The council will review all of the feedback submitted as part of the consultation, and this will help to inform a revised version of the draft Local Plan (known as the 'Publication' version). There will then be a further opportunity to provide comments on that version of the Local Plan, which is expected to be held in the autumn of 2021.

Timetable

1. **Monday 1 March 2021** - Public Consultation on the 'Pre-publication' Draft Local Plan (the current version) ends.
2. **Spring/Summer 2021** - The council analyse and consider the responses from the consultation, which are used to inform a revised 'Publication' Draft Local Plan.
3. **Autumn 2021** - Further public consultation on the 'Publication' Draft Local Plan.
4. **Spring 2022** - The Publication Draft Local Plan and representations received in the consultation are submitted to the Secretary of State, who appoints an independent Planning Inspector to examine the Plan for 'soundness'.
5. **Summer / Autumn 2023** - If the Inspector is satisfied with the new Local Plan, it is adopted by the council and comes into force.

See the full plan and comment online:
[wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)

