

ARE YOU PREPARED TO SEE SIX-STOREY BLOCKS OF FLATS NEXT TO WANDSWORTH COMMON TRAIN STATION?



A formal planning application has now been made by the current owners (Cheshire Council Pension Fund) to redevelop Jaggard Way. They are seeking planning approval to build **1x 6-storey block and 3x 4-storey blocks** - from the Train Station Gym southwards down Jaggard Way. These blocks will contain 86 flats as well as commercial businesses on the ground floor, with provision for only 20 parking spaces of which 10 are for residential user (and 8 of those are restricted to disabled users).

The deadline for comments is 20 July - ie just over a week.

You may be unaware of these plans because so little information and consultation has been carried out about this major potential development in our area - despite significant concerns about the potential impact on the local area (please see overleaf).

The most important focus for the planning committee when reviewing this will be the **strength of local opposition to the plans** - ie the number and relevance of objections.

Please help us by lodging your views as soon as possible - via the Council's online portal:

www.wandsworth.gov.uk/info/200074/planning or by emailing **planning@wandsworth.gov.uk**, referring to **Application Number 2017/2678**



We recommend that you also copy your comments to our ward councillors:

Sarah McDermott (smcdermot@wandsworth.gov.uk)

Ian Hart (ihart@wandsworth.gov.uk)

Richard Field (RField@wandsworth.gov.uk)

Some comments/objections to proposed development of Jaggard Way:

- This proposal is overdevelopment of an area adjacent to a conservation area. The density and massing of the development is out of character with the area, as is the design.
- The number of proposed residences will impose an enormous strain on local traffic, parking and public transport. Wandsworth Common Railway Station already suffers from severe overcrowding at peak time and Bellevue Road is frequently gridlocked. Adding 86 dwellings with virtually no parking provision will only serve to exacerbate the situation.
- The site is clearly inappropriate for residential use and certainly not at the scale proposed.
- This development would create a material change to the feeling of the area which would be out of character. The appearance of the conservation area would be affected and be detrimental to the residential amenities of the common space.
- Particularly with Jaggard Way being a cul-de-sac, this number of dwellings and commercial space would generate a huge increase in traffic from residents, visitors, deliveries etc, which not only drive down but all have to drive back and make the crossing from the Wexford Road path to the station much less safe.
- The application concludes that there will only be 7 additional two-way vehicle movements during the AM peak hour and 2 additional movements during the PM peak-hour along Jaggard Way. Data has been used from out-of-town commercial sites (not cul-de-sacs) in Bristol, Brent and Herefordshire to justify these figures. Not comparable to London and indicative of flippant and superficial research.
- Policy DMS 1 states that a development should “not harm the amenity of occupiers/users and nearby properties through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight”. Clearly, the proposed structures do just that.
- “Keep London Working” which is a report prepared by Turley Associates shows that there has been a substantial increase in the loss of industrial land in London and that local authorities should protect existing sites. Jaggard Way is such a site providing local businesses for the benefit of the community.

If you would like to discuss these points with other local residents concerned about this development, please contact **Sarah Millan** (sjmillan@yahoo.co.uk) or **Cynthia Poole** (cpoole_citi@hotmail.com) or **Clinton Bell** (clintonbell@yahoo.com).