

Wandsworth Society

49 Wandsworth Common
West Side
London SW18 2EE

B. Wilkinson Esq,
Planning Department
Wandsworth Borough Council
The Town Hall
Wandsworth High Street
London SW18 2PU

3 November 2015

Dear Mr Wilkinson.

**Re: Land at Mapleton Crescent, SW18
Application No. 2015/5777**

We have discussed the revised application submitted by Pocket and have noted the changes in the content of the new scheme from that of the 18th June approval (2015/0662). Amendments include an increase in the height of the building by two storeys (adding 3m overall), a reduction in the number of affordable units from 63 to 53 and an increase in the private market units for sale from 23 to 36.

In our comments on the first scheme we thought that there was a fine balance between the height of the tower, which we very much opposed, and the provision of a large percentage of affordable homes, which we welcomed. We are disappointed that this balance has shifted significantly. Our concerns now are:-

1. We remain opposed to the principle of exceptionally tall buildings in the centre of Wandsworth. They dominate the nearby Heritage Assets and intrude into the views across the Wandle Valley. In this instance, the tower lies directly behind St Anne's Church, damaging the view from the east.
2. Since the Council effectively tore up the Local Plan by permitting a rash of tall buildings in the town centre, we feel we must continue to oppose persistent policy breaches, to prevent over-development getting even more out of hand. We continue therefore to object to the excessive height of the tower in this scheme.
3. We still welcome the provision of a high proportion of affordable housing. The supply of cheaper accommodation in the area has already been compromised by the Council accepting inadequate provision in nearby schemes, notably Garratt Place, where the Council approved their own scheme with a percentage of affordable housing well below their own standards! We therefore support the principle of providing affordable homes here.

4. We do, however, have some concerns as to whether the 20% discount proposed would bring prices down to a genuinely affordable level. The price of property around the centre of Wandsworth suggests that these flats will still be well out of reach of local people wanting their own home.

Our final conclusions are that we continue to be opposed to the height of the tower, but if the Council are minded to grant consent- and are satisfied that the scheme meets real housing needs- we would welcome the provision of additional housing.

Yours sincerely,

Philip Whyte
Leader
Planning Group