



Planning Applications
The Town Hall
Wandsworth High Street
London SW18 2PU

154 Putney High Street
London SW15 1RS

24 June 2013.

Dear Sirs

Planning Application 2013/1978
St John Bosco College

The Putney Society as the amenity society for Putney and Roehampton OBJECTS to this application because the site is needed for Educational use. Local Plan policies IS6 and DMC1 repeated below say that a change to residential is only acceptable if there is no demand for community use.

Core Strategy Policy IS 6 - Community services and the provision of infrastructure says;

a. The Council will support the provision and/or improvement of facilities for *community services including education* and childcare, ... It will work with partner organisations to support the provision of adequate, high quality social and community facilities by:

i. Resisting the loss of social and community facilities *unless there is no current or future demonstrable need.* (Our italics)

DMPD Policy DMC 1 - Protection of existing community facilities says

a. Development that would lead to the loss of existing community facility floorspace will *only* be permitted where:

i. there is *no demonstrable current or future need* or demand for the space, either in its current use *or any alternative community use* and evidence of marketing the site for community use has been provided to the Council's satisfaction;

This is further explained by paragraph 7.4

The cost of land in Wandsworth means that community facilities may come under pressure from uses which attract higher land values and without protection against this, the community may lose an accessible facility. Once these sites are lost to other uses it can be very difficult to find alternative sites.

Far from there being no need, there is a growing need for schools, which Councillor Tracey and your own officers set out clearly to a meeting of the Society only last October.

Paragraph 7.4 makes it clear that the potential greater land value to the current owners does not over ride the need for land for schools, and in consequence this application must be rejected as not in conformity with the policies above. The references to 'enabling development' in the applicants' Planning statement do not change the requirement for the council to consider *this* application in relation to *this* site and Local plan policies.

It's a pity none of the officers or councillors present remembered these policies when meeting the applicants last year.

cont.

The Putney Society

The amenity society for Putney and Roehampton
Registered Charity No. 263242

Planning application 1023/1978, cont.

Should the council decide that for whatever reason these policies are to be ignored, we also wish to OBJECT to some aspects of the design of the proposals. Quite simply it is too dense, and as a result has;

- 3 storey houses facing each other across a 'mews' little over 10m apart.
- 7 storeys of flats hemmed in tightly on every side, and looking straight down onto the tiny back gardens of the mews. Although there are other towers close by, to the detriment of the skyline on Putney Heath, these are surrounded by open space.
- Communal open space for the flat dwellers tucked away where children could not be watched from the flats, and almost completely covered by the canopy of a single tree.
- Buildings projecting a good 2m forward of the established building line on both Victoria Drive and Princes Way – right up to the plot boundary in one case.

If residential development is to be allowed on this land, then at the very least it should be compatible with the essentially suburban nature of its context.

The applicants will say they need the value from the land. We ask why the Council should reward them with consent for over 200 dwellings (see also application 2013/2127) for *reducing* the number of schools in the Borough at a time of rising demand?

Yours Sincerely

Andrew Catto

Andrew Catto
Buildings Panel Convenor
For and on behalf of the Putney Society.

copies: Cllr Nick Cuff