

12th December 2016



A City for All Londoners
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Dear Sir/Madam,

**A City for All Londoners Consultation Response on behalf of Innova Investments Partnership
Clapham Junction Station**

This representation is made by DP9 Limited, on behalf of Innova Investments Partnership ('Innova'), in relation to the potential comprehensive redevelopment of Clapham Junction Station.

Innova is a public / private partnership between Network Rail and Capital & Counties plc ('Capco'). Innova is looking to take forward a number of new development opportunities on and around major transport nodes in London. These have the ability to realise significant urban regeneration and transport infrastructure improvements. The redevelopment of Clapham Junction Station is a particularly significant opportunity and one that should be recognised in any future London Plan, either as a new Opportunity Area or equivalent designation.

Clapham Junction station has been identified by Network Rail as needing priority attention due to significant current and predicted operational issues, particularly in terms of substantial capacity constraints and high levels of overcrowding.

Currently, potential government funding to provide station improvements is uncertain and unknown. The ability to achieve over-station development at Clapham Junction is potentially a very significant source of funding to enable substantial station infrastructure improvements.

The proposals for Clapham Junction are at a feasibility stage and need to be developed through close engagement with a range of stakeholders. Initial meetings are underway with Wandsworth Council and engagement has commenced with the GLA, TfL and Crossrail 2.

In essence, the proposals realise a comprehensive redevelopment of Clapham Junction Station, with the development of a new fully integrated and future proofed station together with associated over station development. The over station development opportunity is substantial and has the ability to be a new strategic development for London, integrated with its wider surroundings.

All stations within London provide an opportunity for sustainable residential intensification providing Londoner's with a clear opportunity to live close to public transport nodes. Whilst all stations provide this opportunity, there are clearly a number where significant development can take place – creating both the homes that are needed whilst providing the significant funding required to contribute to the expansion of the rail network that is central to the continuing success of the capital as a world city. One such priority location is clearly Clapham Junction where there now exists an opportunity for major high density development and station capacity improvements.



Accommodating 'Good Growth' at Clapham Junction

Innova considers the Mayor's 'A City for all Londoners' to be a positive document, that sets out a good basis upon which key principles, policies and designations can be developed to underpin a new London Plan. The direction of travel of the Mayor's key themes, such as 'good growth', will be key and there is, of course, a great deal of work to be done to inform the preparation of future London Plan policies. In particular, policies in relation to the delivery of housing, creation of employment, unlocking the potential of public land, and the optimisation of strategic development opportunities at key transport nodes will be vital to London's growth and the success of a new London Plan. Innova would welcome an opportunity to discuss the potential strategic opportunities of Clapham Junction further with GLA officers throughout the preparation of the new London Plan and is willing to assist with the collation of relevant evidence.

Innova welcome the Mayor's intent to meet as much of the city's growth demands within London through higher density developments which are situated in highly accessible locations, well served by existing or planned transport interchanges. Innova believes that significant transport interchanges, such as Clapham Junction, and especially those associated with Crossrail 2, have the ability to greatly assist in meeting ambitious housing targets and the delivery of new economic/business opportunities.

The term 'good growth' is used throughout the 'City for all Londoners' document. Certain facets of 'good growth' are alluded to, which Innova support, including the provision of mixed developments with a range of amenities of all types in accessible locations; embedding cultural objectives into regeneration interventions and taller buildings in appropriate locations. The potential redevelopment of Clapham Junction Station would be in alignment with 'good growth' objectives, in providing a very substantial opportunity with the ability to realise significant planning and economic benefits.

Innova would like the opportunity to work closely with the GLA and all relevant stakeholders, to ensure the new London Plan includes recognition of the Clapham Junction strategic opportunity. This could potentially take various forms including, for example, an Opportunity Area designation, Intensification Area designation or a form of major growth designation associated with transport related development, including Crossrail 2. It is likely that a form of planning framework (Opportunity Area Planning Framework, or equivalent) will be necessary and early discussions with the GLA and Wandsworth Council in this regard would be beneficial. It would be useful to engage in such discussions in earnest early in the new year and run these in parallel to the draft new London Plan being produced.

We look forward to receiving confirmation that these representations have been received. Should you have any queries or require any further information on the enclosed, please contact Craig Tabb or Chris Deeks of this office.

Yours sincerely,

P.P. *DM Ltd*

CRAIG TABB
Director
DP9 Limited