



12a RAVENSBURY TERRACE
A response by Wandle Valley Forum to London Borough of Merton
Application number 16/P3551
October 2016

Wandle Valley Forum was established in 2005 and is the primary consultative forum on Wandle Valley issues for the Wandle Valley Regional Park Trust; the London Boroughs of Wandsworth, Merton, Sutton and Croydon; Greater London Authority and other statutory bodies

1. Wandle Valley Forum has reviewed the proposals for redevelopment of this important site for 24 dwellings and offices. We have considered the proposals in the context of the Wandle Valley Forum Charter (<http://bit.ly/27Yal2m>) and existing development plan policies..

2. This is a significant location immediately adjacent to the River Wandle and on a potential route both across and along the river. It is one of a number of concurrent development plans for the area, including 8 Ravensbury Terrace and Haslemere Industrial Estate which also cross the local authority boundary into Wandsworth.

3. The Wandle Valley Forum Charter identifies a need for development to “*leave space along the river bank, support public access, encourage a naturally functioning river and respect the Wandle’s local character.*” It also identifies a need to “*provide public access for all along the river without urbanising the landscape or putting wildlife at risk and close gaps in the Wandle Trail at Earlsfield....*” in order to complete the Wandle Trail. We are also guided by Policy CS5 and para 21.13 of Merton Council’s Core Strategy which states that:

“development within 400 m of the Wandle Valley Regional Park boundary will be required to consider its relationship to the park in terms of visual, physical and landscape links, to ensure that new development enhances the accessibility and attractiveness of the park. Our aspiration is to ensure the arrangement of buildings within new developments complement the existing green corridors and prevent disjointed pedestrian and cycle accessibility, removing physical barriers such as railings and built form that disrupt continuity and access into and around the park.”

4. We welcome provision of access along the Wandle and future provision for a pedestrian and cycle crossing and ask that the proposals are further refined to:

- Show how they contribute to a coherent strategy for providing new public access along and across the Wandle which links in to the Wandle Trail and across the Earlsfield Station, including provision of a pedestrian and cycle bridge
- Provide details of the new public access along the river front, including provision of a 3m wide public frontage, designation as a permanent right of way and provision for

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Please respond to Chair, Wandle Valley Forum, c/o 43 Bramcote Avenue, Mitcham CR4 4LW

connections to the adjacent sites, including to 8 Ravensbury Terrace which is also being redeveloped

- Require contributions from this and adjacent developments to fund the new crossing and enhance the Wandle front and Wandle Trail as part of a pooled Wandle Fund drawing on developer contributions across the borough boundary (as highlighted as a priority in the Wandle Valley Forum Charter).
- Emphasise views along the small tributary running along the boundary shared with 8 Ravensbury Terrace.

About Wandle Valley Forum

Wandle Valley Forum brings together people and organisations that care for the River Wandle and its diverse network of open spaces. We provide support and an independent voice for over 100 community groups & voluntary organisations and for everyone who shares a passion for the Wandle. Wandle Valley Forum monitors planning applications for developments which impact on the special qualities and character of the Wandle Valley. We make representations on developments which raise Valley-wide issues by reason of their strategic significance or potential to set a precedent.