



**REDEVELOPMENT OF EAGLE INDUSTRIAL ESTATE**  
**A response by Wandle Valley Forum to planning application 24/P3210**  
**March 2025**

1. Wandle Valley Forum provides support and an independent voice for 150 community groups, voluntary organisations and local businesses and for everyone who shares a passion for the Wandle. Our ambitions are presented in the [Wandle Valley Forum Charter](#).

2. We recognise the site as being part of a Strategic Industrial Location and support this continuing use. The development proposal provides an opportunity to improve the quality of development on the site and provide greater public benefit through its association with the Wandle.

3. The site shares an extensive boundary with the Wandle and is highly visible from the Wandle Trail and Poulter Park on the opposite bank. It has a significant impact on public appreciation of the river and the development provides opportunities to deliver on the intentions of Local Plan Policy O15.6, including:

*“b. Protect and enhance the River Wandle, including its green and blue infrastructure, biodiversity and wildlife corridors.*

*c. Support opportunities for green infrastructure improvements to the Wandle Valley Regional Park and along the River Wandle.....*

*e. Require development within 400m of the Wandle Valley Regional Park boundary to consider its relationship to the park in terms of visual, physical and landscape links, and ensure that new development positively enhances accessibility to the park through improvements to walking and cycling.*

*f. Expect all new development within 400m of the Wandle Valley Regional Park to provide green infrastructure elements on site through Urban Greening....*

*i. Work with neighbouring boroughs and relevant bodies to support and encourage increased accessibility through the Wandle Valley Regional Park.”*

4. Consequently, our ambition for this site is that it both increases access along the river and improves the hard urban edge to the river. This is also consistent with the river edge being designated as a Site of Importance for Nature Conservation and Green Corridor. A part of the river edge in the north west of the applicant’s ownership is also designated Open Space and the site lies adjacent to a Local Nature Reserve and Metropolitan Open Land.

5. We believe the proposals should form part of an initiative for the whole of Willow Lane Industrial Estate to strengthen and improve its physical and visual relationship with the river and improve access. As proposed these plans have only a weak relationship to the river inconsistent with the recently adopted Local Plan and the Wandle Catchment Plan.

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6. We believe the plans need to be further improved to provide:

- a soft natural edge to the river consistent with its designation as a Site of Importance to Nature Conservation and the expectations of the Wandle Catchment Plan – this would also help the proposals to improve biodiversity net gain and provide green infrastructure on site
- a 3m wide walkway that complements the approach along the Wandle Trail - the deliverability of this has recently been demonstrated by similar proposals to redevelop an industrial estate bordering the Wandle in Garratt Lane, Wandsworth. The developer amended the scheme to provide a river walkway following our representations and this is now being actively considered by Wandsworth Council (see updated planning application 2024/4486). While the initial use on Eagle Industrial Estate would be by employees and visitors to the site – where there is already some informal use as an area of respite – it can contribute to safeguarding long term plans to provide public access along the northern bank of the Wandle. The walkway can be readily accommodated within the 10m buffer strip

7. It is also unclear what measures will be taken to protect the river from polluted run off, including from the significant area of vehicle hardstanding. The area of hardstanding should also be permeable and reduce run off.

8. Given the prominence of the development from the Wandle Trail and Poulter Park we are surprised and disappointed by the applicant's view that "*given the nature of the application in being a redevelopment of an existing industrial estate, which would result in no harm to neighbouring residents, it was not considered necessary to undertake a public consultation or exhibition*" (paragraph 4.47, Planning Statement). This suggests only a limited appreciation of the purpose and value of community engagement which extends well beyond individual harm. In the terms set out in national planning policy that "*applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot*" (paragraph 137, NPPF) it is clear that this application should not be looked on more favourably..