



**DEVELOPMENT OF EDDIE KATZ SITE, 42 STATION ROAD, COLLIERS WOOD
A response by Wandle Valley Forum
September 2020**

1. Wandle Valley Forum provides support and an independent voice for 140 community groups, voluntary organisations and local businesses and for everyone who shares a passion for the Wandle.
2. We have considered the emerging plans for the development of the former Eddie Katz site in the context of the Wandle Valley Forum Charter (<http://bit.ly/27Yal2m>). This is an important and sensitive site alongside the river and located on the main entrance to the church of Merton Priory, the Wandle Valley's premier heritage asset.
3. We have welcomed the opportunity to meet with the developers and also to review the material made available for an online public consultation. We are concerned, however, at the limited nature of the material which has been published, especially considering that Merton Council's Design Review Panel has considered more detailed designs in a closed session. It is a particular concern that none of the images so far published give a proper sense of the height, scale and mass of the proposed development.
4. In considering how the plans are taken forward we ask that the following considerations are addressed:
 - Opportunities to increase public access to the Wandle are maximised
 - Opportunities to improve public access to and through the site are maximised, including links across adjacent land to the pedestrian underpass accessing Merton Priory and Merton Abbey Mills and to Colliers Wood underground station via Merton Priory Walls. Subject to further information we are supportive of a new, well designed footbridge over the Wandle linking the site to the Wandle Trail
 - The site provides new and high quality public realm with permanent public access
 - Active ground floor uses are provided which complement and amplify the role of Merton Abbey Mills and create a new destination and a place to linger – this will require provision of a significant anchor space for community use
 - A commitment to a full archaeological investigation of the site, delivered through a non-standard planning condition that requires a comprehensive and detailed approach in light of the exceptional significance of Merton Priory

General enquiries: wandlevalleyforum@gmail.com
Web site: www.wandlevalleyforum.org.uk
Twitter: @WandleForum

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

- An approach that replaces the current provision for 26% of the flats being single aspect with 100% provision of at least dual aspect flats, in accordance with the new London Plan
- A reduced scale, height and mass of development which is much less dominant than currently proposed, more appropriate to the site, makes a positive impact on the Wandle Valley Conservation Area, avoids negative impacts on public enjoyment of the Wandle Trail, avoids adverse shadowing and micro-climate effects, and protects local amenity – any development proposal should be supported by independently verified key views, including from the Wandle Trail, Merton Priory, Wandle Park and Merton Abbey Mills

5. We should welcome the opportunity to inform the future development of the scheme before it is presented as a planning application.