



DEVELOPMENT OF 118-120 GARRATT LANE
A response by Wandle Valley Forum to the updated planning application 2024/4486
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.
2. We are responding to the updated planning application for the development of 118-120 Garratt Lane. This includes provision for a walkway along the length of the site's boundary with the Wandle. We welcome this amendment as providing significant additional public benefit and closer alignment with the Local Plan Area Strategy and Policy PM10.
3. We believe that the proposals need to go further by:
 - Providing a soft natural edge to the river consistent with its designation as a Site of Importance to Nature Conservation and the Wandle Catchment Plan – this would also help the proposals to meet biodiversity net gain requirements on site
 - Matching the requirement for a 3m wide walkway that complements the approach along the Wandle Trail - the applicant cites viability evidence limiting the width to 2m but this is not presented
 - Providing details of the routes through which the public can access both ends of the proposed walkway and including proposals for appropriate signage and wayfinding
 - Improving the quality of experience for users of the walkway, including provision of seating
 - Extending the greening proposals along the walkway running south from the proposed greenspace and retaining the existing planting that does not appear in the submitted plans and drawings (see Google Earth image)

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



4. It remains unclear what measures will be taken to protect the river from polluted run off, including from the significant area of vehicle hardstanding immediately adjacent to the river bank. The area of hardstanding should be permeable and reduce run off.