



REDEVELOPMENT OF HASLEMERE INDUSTRIAL ESTATE, EARLSFIELD
A response by Wandle Valley Forum to London Borough of Merton
Application number 16/P2672
August 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 the Haslemere Industrial Estate in the context of the Wandle Valley Forum Charter (<http://bit.ly/27Yal2m>) and existing development plan policies. We have participated in the public exhibition and been in dialogue with local community and other interests about the potential local benefits from the proposals. The scheme raises many issues for the local area which are addressed by others. We focus on the opportunity this development provides to improve the Wandle Trail and provide links to Durnsford Road Recreation Ground.

2. The Wandle Valley Forum Charter sets out three priorities of particular relevance to this development:

More consistent planning – Secure common planning policies to leave space along the river bank, support public access, encourage a naturally functioning river, and respect the Wandle’s local character; and pool resources from the community infrastructure levy into a Wandle fund.

Complete the Wandle Trail – 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 and the Wandle Delta.

Secure business benefits – Take the opportunities stemming from having nearly 20% of London’s manufacturing and five Business Improvement Districts to provide investment in environmental quality and cultural vitality that attracts more visitors, expands the range of customers and makes Wandle Valley businesses more attractive places to work.

3. This is a strategic site and presents an opportunity to secure improvements of more than local importance which will contribute to the Wandle Valley Regional Park as a whole. We have previously identified the need for the design and layout of any new development to create new high quality public access to and along the Wandle. This should include a view

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

point with substantial public realm, a link to the Capital Ring footpath and quality interpretation.

4. We have also identified the redevelopment as a major opportunity to fill part of the missing link in the Wandle Trail at Earlsfield by providing a new route from Trewint Street bridge under the railway line to connect with the site. With live redevelopment plans also under consideration at 8, 12 and 12a Ravensbury Terrace the opportunity should also be taken to secure a strategic outcome for the area which provides an onward extension through to the road bridge at Penwith Road and also a new crossing of the Wandle. The development should also provide improved connections to Durnsford Road Recreation Ground. Our views on this are widely shared and a copy of the representations made to Merton Council in 2015 is attached below.

5. We welcome the efforts which have been made to both recognise and address some of these issues, notably through provision of the “Riverside Park”. We also support the continuation of significant employment use in upgraded accommodation on the site as part of the wider economic ambitions for the Wandle Valley and its regeneration. We share the view that Earlsfield should be better connected to the Wandle as a result of the scheme and believe it should go further in realising this ambition.

6. We ask that this development should not proceed without:

- An enlarged area of “Riverside Park” that extends the full length of the site’s frontage with the River Wandle and provides dedicated public access and appropriate interpretation
- Securing commitments through s106 obligations and future CIL investment to deliver a new section of the Wandle Trail in partnership with other landowners through to both Trewint Street and Penwith Road bridges and support a new crossing of the Wandle
- A clear commitment to improve connections to Durnsford Road Recreation Ground via a dedicated and well managed right of way

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.



Andrew Judge
Cabinet member for Environmental Sustainability and Regeneration
London Borough of Merton
Civic Centre
London Road
Morden
SM4 5DX

(by email)

29 September 2015

Dear Councillor Judge

WANDLE TRAIL & REDEVELOPMENT OF HASLEMERE INDUSTRIAL ESTATE

We are writing in advance of the planning application being submitted by First Base for the redevelopment of the Haslemere Industrial Estate in Earlsfield. This follows helpful discussions with First Base and the two public exhibitions which have been held to inform the proposals.

The scheme raises many issues for the local area. These will be addressed in separate representations. We want to take this opportunity to demonstrate the strength of shared opinion about the opportunity this development provides to improve the Wandle Trail and provide links to Durnsford Road Recreation Ground.

Closing the “missing link” in the Wandle Trail is one of the most important priorities for the Wandle Valley Regional Park. The local community has also been working for decades on providing a direct link for Wimbledon Park residents to the Wandle. We can now address both issues through the Community Infrastructure Levy and any s106 obligations that will accompany any planning permission for this redevelopment. We ask that these provide for both a new route for the Wandle Trail from Trewint Bridge under the railway line to connect with the site, and a formal connection to Durnsford Road Recreation Ground through the south west of the site. These will both be well used by the new residents as well as bringing much needed benefit to the surrounding area.

We are conscious of the effort that it will take to implement these two projects and believe Wandle Valley Regional Park Trust is well placed as the delivery vehicle. It has the skills and already has some financial resources to bring to the table in negotiations over the Wandle Trail with Network Rail, Transport for London and other

landowners. This needs to be recognised and supported as part of the planning agreement.

We hope it is helpful to have this opportunity raised ahead of the planning application and that it can be negotiated into the final proposals. We should be happy to discuss the project with you at any stage and would welcome the opportunity of a meeting before conclusion of any pre-application discussions.

Yours sincerely

A handwritten signature in black ink that reads "Tony Burton". The signature is written in a cursive style with a large, sweeping underline.

Tony Burton
Chair, Wandle Valley Forum

and on behalf of:

Wandle Valley Regional Park Trust
Wimbledon Park Residents Association
Wandle Runners
Wandle Trust
Merton Living Streets
Merton Cycling Campaign
Wandsworth Environment Forum
Wandsworth Living Streets
Wandsworth Cycling Campaign
Wimbledon Park ward councillors – Oonagh Moulton, Janice Howard, Linda Taylor
Earlsfield ward councillors - Rachael Stokes, Charles Lescott
Stephen Hammond MP