



**RIVERSIDE QUARTER DEVELOPMENT**  
**A response by Wandle Valley Forum to London Borough of Wandsworth**  
**Application number 2016/2296**

**June 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 this major change to earlier proposals for the development of this key site at the mouth of the Wandle. We have considered the proposals in the context of the Wandle Valley Forum Charter (<http://bit.ly/27Yal2m>), existing development plan policies for the area and the relationship with the recent planning permission for development at Feathers Wharf.
2. This is a highly significant location where the Wandle meets the Thames. It is prominent in the landscape, establishes the setting for the Wandle Delta and provides the gateway to both the Wandle and Wandsworth town centre. It also includes the intersection of the Wandle Trail with the Thames Path long distance trail. 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."*
3. We strongly object to these proposals for a development of up to 19 storeys containing 180 flats and significant commercial and leisure uses on the following grounds:
  - The scale of development will overwhelm this sensitive site at the mouth of the Wandle, damaging views from the Wandle Trail and Thames Path, overshadowing the Wandle Delta and seriously diminishing the public benefit from the scheme to complete the Wandle Trail and provide a new pocket park as part of the recently consented Feathers Wharf development. The proposals more than double the height of the extant planning permission on this site and will block the critical views west across the Wandle along the Thames river front
  - The development provides insufficient space along the frontage to the two rivers and no guarantees of permanent public access to the "Wandle Promenade" despite the national status of the Thames Path. The proposals to divert the Thames Path are striking and suggest an intention to restrict access along the river front. The access route shown in blue in the diagram below should be permanently dedicated as a right of way and continue as the route of the Thames Path

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



- The detail of the plans suggest a 1.5m (or 1.8m – there is contradictory information) willow fence along the edge of the Wandle which would present a major physical and visual barrier. Any boundary along the river should be permeable
- There is a distinct lack of information on the following issues such that it is impossible for a reasonable decision to be made on the merits of the scheme:
  - Shadowing of the Wandle Delta
  - Impact on views west from Feathers Wharf
  - Plans and elevations of the proposed “Wandle Promenade”
  - Extent of public access to the various paths and open areas
  - Responsibility for maintaining and managing the proposed woodland area and whether this will be handed over to Wandsworth, transferred to a trust or handled in house

4. We conclude that this development is in conflict with the policies set out in the Local Plan (notably Policies PL1, PL4, PL9, PL10, PL12 and IS3) plus the Site Specific Allocation Document and development management policies (notably DMS4 and DMO6) as well as conflicting with aspects of the London Plan. We ask that this overbearing development on this sensitive and prominent location alongside the mouth of the Wandle is refused.

#### 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 80 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.