



**TREWINT STREET – GARRATT MILLS REDEVELOPMENT**  
**Planning application reference 2019/1083**  
**A response by Wandle Valley Forum to London Borough of Wandsworth**  
**April 2019**

1. Wandle Valley Forum provides support and an independent voice for over 130 community groups, voluntary organisations and local businesses and for everyone who shares a passion for the Wandle. We have considered the proposals for redevelopment of Garratt Mills in the context of development plan policies and the Wandle Valley Forum Charter (<http://bit.ly/27Yal2m>). We have met with the developers on site to consider the plans (although this is erroneously credited to the Environment Agency in section 3.16 of the Design & Access statement)
2. Garratt Mills is a key site in the Wandle Valley. It has important historic associations with the river and a significant frontage. The site is a gateway to the Wandle Trail at Trewint Street and adjacent to the Waterloo mainline bridge which is one of the most significant barriers to future access and enjoyment of the Wandle.
3. We are aware of local concerns about the impact of the proposals on residential amenity and respect these. Our focus is on the strategic importance of the site and its relationship with the river.
4. The Wandle Valley Forum Charter includes priorities to:
  - Create more opportunities for local people to manage and run buildings and open spaces along the Wandle
  - 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
  - Leave space along the river bank, support public access, encourage a naturally functioning river, and respect the Wandle's local character
  - Developing the Wandle Valley as a pioneering green energy hub and increasing tree cover and green space

and we address these in relation to these proposals below.

Urban design and public realm

5. The proposals are welcome for the respect they show the industrial heritage of the site in their design. While this location can accommodate some height, the scheme is much higher than previous buildings on the site. We believe the negative impact would be addressed by a reduction in height better to respect its context.

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

6. We welcome the proposed café and community uses albeit these need to respect local amenity and the meeting space needs to be available to community organisations of limited means.

7. We welcome the new public frontage to the Wandle. Given the intention to use this as outdoor seating and for the café during warmer weather it will be important to avoid clashes with other users and this will require a wider frontage in the areas of greatest use and active management.

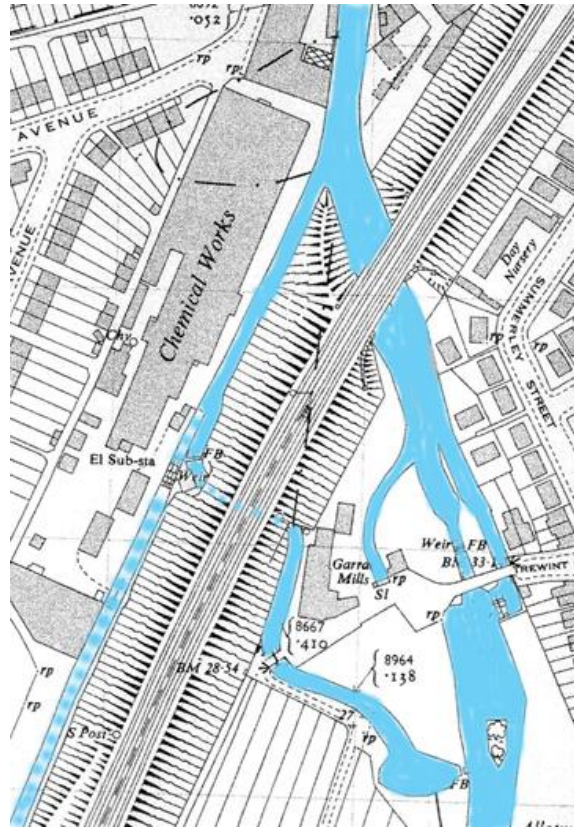
8. The proposals provide an important opportunity to regularise responsibility for Trewint Street Bridge and make this a more welcoming gateway to the Wandle Trail. We ask that the development supports the Trewint Street Gateway scheme developed by Wandle Valley Regional Park Trust and provides a stronger entrance and more visual prompts to access the Wandle Trail. This should include a much clearer and more welcoming left turn into the Wandle Trail from Trewint Street Bridge.

9. The approach should bring a greater unity to the entire public realm, address the relationship with the travellers' site and avoid clutter. A tar spray and chip or other appropriate surface that makes a noise to alert other users should be used. Trewint Street Bridge and the new pedestrian bridge itself should make a stronger contribution to the public realm and reduce shadowing of the river. The new pedestrian bridge should be transparent above the river and offer appropriate viewing platforms.

#### Wandle Trail

10. We warmly welcome consideration of the alternatives for closing the gap in the Wandle Trail under the railway bridge. This is a rare opportunity to secure a solution to this longstanding problem. The development will in itself generate significant demand to use this route through to Haslemere Avenue, especially given its location with a single access along Trewint Street and virtually zero parking provision. Section 2.5 of the Design and Access Statement demonstrates the importance of addressing the gap in the Wandle Trail for cycle and pedestrian access and Figure 3.2 of the Travel Plan demonstrates its negative impact of pedestrian access. Consequently we believe any planning permission should be conditional on best endeavours to provide a pedestrian and cycle route under the railway bridge to link the site with Haslemere Avenue. We are looking forward to discussions with Network Rail Environment Agency and others to achieve this.

11. The proposals also have an important relationship with Durnsford Road Recreation Ground. They should be linked to the provision of much needed connection between the Recreation Ground and the Wandle Trail. This should also include measures to open up the tunnel under the railway shown immediately west of Garratt Mills on the map below:



### Environment and nature

12. We welcome the commitment to achieve significant net biodiversity gain on the site and ask that provision is made for this to be monitored and enforced.
13. We support the plans to minimise public access to the islet crossed by Trewint Street Bridge. Further efforts to soften and green the river bank should be taken, including along the eastern edge of the river which is within the site boundary but omitted in a number of the diagrams.
14. We are concerned at the impact of lighting and seek a reduction to the minimum necessary with measures to direct it away from the river and wildlife habitats and to install motion sensitive lighting where appropriate.