



**WANDLE TRADING ESTATE – further amended plans
A response by Wandle Valley Forum to London Borough of Sutton
Application number C2018/78472
January 2018**

1. Wandle Valley Forum provides support and an independent voice for over 120 community groups, voluntary organisations and local businesses and for everyone who shares a passion for the Wandle. We were established in 2005 and provide 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
2. Wandle Valley Forum has reviewed the further amendments to proposals for redevelopment of this important site spanning the Wandle for residential use. We have considered the proposals in the context of the Wandle Valley Forum Charter (<http://bit.ly/27Yal2m>) and existing development plan policies.
3. 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.”* This is a highly significant location where development has a direct impact on the river and consequences for the surrounding areas, including Spencer Road wetlands. It is an important historical site in the Wandle Valley Regional Park immediately adjacent to the Wandle Trail.
4. The revised proposals are much less satisfactory than those consented in 2016 in terms of their design detail and relationship to the Wandle. They are significantly different and we are concerned that they are not being addressed through a revised planning application.
5. We are dismayed by how poorly the further revised proposals relate to the Wandle. They represent a significant step backwards from the consented plans which provided open views and an appealing frontage which also overlooked the path along the Wandle. The revised plans offer no such benefits and turn away from the river.
6. We are also concerned by the decline in design detail and materials. The change from using a variety of timber, brick and render to brick being the dominant material is a retrograde one. We also object to the poor quality of the end elevations of the terraced housing which present a largely blank elevation to the river front.
7. The poor quality of design is in clear conflict with Core Strategy Policy BP12 Good Urban Design and Heritage and we object to these further revised proposals.

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