



WANDLE TRADING ESTATE – latest amended plans
A response by Wandle Valley Forum to London Borough of Sutton
Application number DM2018/01687
October 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.
2. Wandle Valley Forum has reviewed the latest amendments to the ever changing 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>), existing development plan policies and the revised NPPF which includes strengthened national policy on design. We are also informed by the report of the Inspector dismissing the recent appeal against the decision to refuse the previous amendments.
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 remain unsatisfactory in terms of their design detail and relationship to the Wandle – an area which the Inspector identified as *“likely to be a focal point for the development as a whole, in both visual and functional terms. As such the treatment of this part of the scheme, including the adjoining buildings, is a key element of the development.”* (para 31). We are concerned the changes are not being addressed through a revised planning application as they are materially different to earlier proposals and still much less satisfactory than those consented in 2016.
5. The revised proposals still present a weak elevation along the key perspective from the Wandle. The additional detailing of the flank elevations is minimal despite them being the most prominent feature where the development relates to the river and its open space. We are also concerned by the lack of information about the fences of other boundary treatment that will separate the private gardens and communal space. These will have a significant impact on the open space by the Wandle. The lack of clarity about the access through the site and link to the Wandle Trail is also unacceptable.
6. This poor quality of design conflicts with development plan policy and also fails to take the opportunity to enhance the area contrary to NPPF paragraph 130. This is all the more disappointing given the time which the applicant has had both to respond to the appeal

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

decision and the new requirements of the NPPF encouraging pre-application discussion with the local community. We do not believe, therefore, that they address the reasons that gave rise to the Inspector concluding "*that the proposed scheme would damage the setting of the River Wandle, and fail to secure a high quality development or public realm. In these respects it would conflict with the requirements of Local Plan allocation S56 and Policy 5. It would also fail to achieve the aims of Local Plan Policy 28 or London Plan Policies 3.5, 7.4, 7.5 and 7.6 with regard to place-making, the street scene, the public realm and the quality of new development. The scheme would also fail to take the opportunity to enhance the area and the way it functions, and would thus diminish the quality of development compared to the previously approved scheme, contrary to NPPF paragraph 130. In all these respects, the appeal scheme would cause unacceptable harm to the character and appearance of the local area.*" We object to the plans.