

London Borough of Wandsworth – Local Plan Review Examination November 2022

The Port of London Authority Hearing Statement

Main Matter 3 – Wandsworth Town (Policies PM2, WT1 to WT22)

1. This hearing statement from the Port of London Authority (PLA) specifically addresses the first bullet point of Main Matter 3 – Wandsworth Town (Policies PM2, WT1 to WT22) which states:

“Is the area strategy and are the site allocation policies for Wandsworth Town justified by appropriate available evidence, having regard to national guidance, local context, and are they in ‘general conformity’ with the LP?”

2. This statement sets out the PLA’s position with regard to site allocation WT11: Western Riverside Waste Transfer Station, specifically on paragraph 4.105 on site layout which currently states:

“Should the safeguarded wharf be decommissioned, then a mixed-use residential scheme could come forward with built frontages on to the River Thames and The Causeway.”

3. The PLA consider that given the sites safeguarded status, and the recent confirmation of Ministerial Safeguarding Directions (2021) for this wharf, (Specified as Smugglers Wharf in the Ministerial Direction) by the Secretary of State, the site allocation must be focused on the protection and maximisation of the use of the site as a safeguarded wharf for waterborne freight cargo handling during the plan period rather than implying that the wharf may be de-designated. Therefore it is recommended that paragraph 4.105 is deleted in its entirety to remove this uncertainty and be in general conformity with the London Plan.

4. An alternative approach would be to adopt similar wording to that currently proposed for paragraph 4.173 of the Local Plan with regard to the safeguarded Pier Wharf. This is included within the schedule of regulation 19 consultation reps and council responses comment order document (ref: **WBC-007**), specifically the councils response to representation comment ID 642 (page 944) which provides the following amendment to paragraph 4.173:

“Should the safeguarded wharf be de-designated (in line with LP40 - Protected Wharves) then a mixed-use residential scheme could come forward.”

5. Therefore the PLA would accept the following amendment to paragraph 4.105 to ensure consistency across the Local Plan and ensure the sites safeguarded wharf status is fully recognised:

“Site Layout – Should the safeguarded wharf be de-designated ~~decommissioned~~ (In line with LP40 – Protected Wharves) then a mixed-use residential scheme could come forward with built frontages on to the River Thames and The Causeway.”

6. This will ensure the site allocation is in general conformity with the London Plan (2021), specifically policy SI15 (Water Transport) and will ensure that this paragraph aligns more closely with the overall site allocation text, including paragraph 4.101 which states that development must not result in conflicts of use between wharf operations and the other land uses, nor constrain the long-term use and viability of the safeguarded wharf.