

Nigel Granger
London Borough of Wandsworth
Sent by email

Our ref: SL/2024/123401/04-L01
Your ref: 2024/1322

Date: 2 April 2025

Dear Nigel.

Comprehensive redevelopment of the site to include demolition of existing building and erection of a part 9 storey, part 33 storey building (plus ground floor and basement levels) comprising residential use (class C3), office use (class E), community use (class F2), and a restaurant (class E), with associated car parking, cycle parking, public realm, landscaping and other associated works.

The Glassmill, 1 Battersea Bridge Road, SW11 3BZ

Thank you for re-consulting us on the above application on 26 March 2025.

As part of this consultation we have reviewed the following document:

- Response to Objection 2 of the EA response to LB Wandsworth dated 15 November 2024 - Impact on intertidal foreshore and Thames frontage habitats and missed opportunity for enhancement, Temple, dated 26 February 2025

Environment Agency position

Following our review of the above, we are satisfied that our **Objection 2** (relating to overshadowing and enhancements to, the Thames), has been addressed.

We would like to reiterate that our **Objection 1**, relating to inadequate assessment of flood risk in relation to the Thames tidal defences, remains unchanged in light of the additional information provided. Our latest full response on this matter is outlined in our previous response dated 13 February 2025 (our reference: SL/2024/123401/03-L01).

We recommend that permission is refused in line with our Objection 1.

Advice to LPA and Applicant

Impact on intertidal foreshore and Thames frontage habitats and missed opportunity for enhancement

The submitted letter (Temple, dated 26 February 2025) includes commitments made by the applicant to enhance the Thames riverwall adjacent to the development site (Option 1), or, failing the acceptance of the third party, a contribution made to a local river restoration effort (Option 2). We are satisfied with the assessment of

overshadowing to the foreshore made, and the principle of enhancements proposed.

With regard to Option 1, we would accept the proposal of timber fenders made by the applicant as a proportionate enhancement for these circumstances.

With regard to Option 2, the financial contribution to a local river enhancement; we would be unable to take such a contribution directly for a local restoration effort. However, there are several local organisations working to enhance the tidal Thames that would likely welcome this contribution to ensure that an enhancement is realised.

We would be happy to review any agreement wording (e.g. Section 106) proposed between the Local Authority and developer that covers these aspects.

Advice to LPA

The statutory process that must be followed if an LPA is minded to approved major development contrary to an EA flood risk objection

If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the Town and Country Planning (Consultation) (England) Direction 2021.

This statutory instrument prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing. A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

George Goodby
Sustainable Places Planning Specialist
E-mail kslplanning@environment-agency.gov.uk