



CLARION
HOUSING GROUP

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Jonathan Berry, Head of Development Management and Building Control
London Borough of Merton
Civic Centre
London Road
Morden
SM4 5DX

30th May 2023

Dear Mr. Berry,

42 Station Road – Footbridge Update

The consented proposals at 42 Station Road (reference 21/P1907) sought to transform the current site into a lively, riverside destination that combines unique design with nature, offering high quality of life for those who live, work, visit and travel through the Site. A distinctive feature of the development's success was redefining the connection between the site and the River Wandle, with proposals including the construction of a new pedestrian footbridge connecting the development to the west and improving the new links from the site to the Town Centre and beyond.

The proposed footbridge traverses over the following titles:

- Sainsbury's Supermarkets Ltd (Title SGL737932)

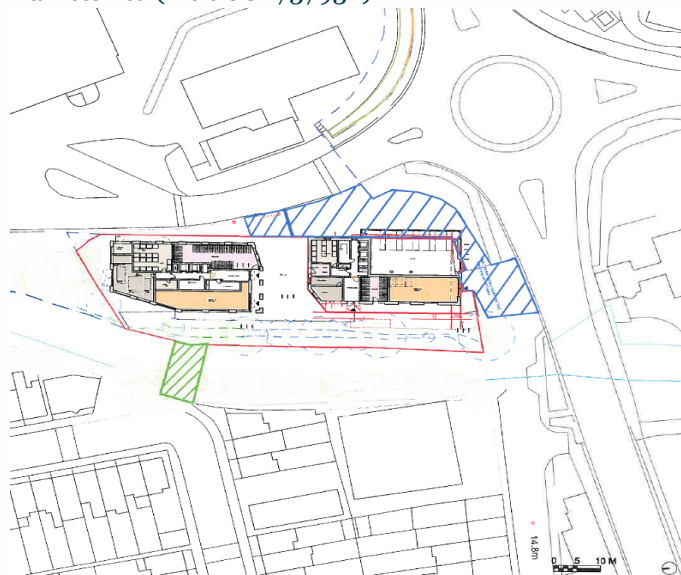


Figure 1: Plan extract from executed Sainsbury's license, showing Sainsbury's land hatched green

- Mayor and Burgesses of the London Borough of Merton (Title TGL114222)



Figure 2: Existing Site plan showing London Borough of Merton land in question hatched blue

On completion of the S106 agreement with London Borough of Merton in October 2022, it was agreed that the Applicant would secure the footbridge necessary consents by way of best endeavours so that the footbridge could be delivered.

The Applicants progress in securing the three necessary consents is detailed below.

Footbridge Oversail License (Sainsbury’s Supermarkets Ltd):

An Oversail License for the footbridge across Sainsbury’s part of the River was secured on 8th June 2022.

Footbridge Easement (Sainsbury’s Supermarkets Ltd):

An agreed easement is in place with Sainsbury’s Supermarkets Ltd. The Applicant is holding off on executing the easement until the London Borough of Merton easement is in an agreed position, to ensure both terms align.

Footbridge Landing Easement (London Borough of Merton):

The easement for the footbridge is still sat with London Borough of Merton for comments in order to progress. A break-down of interaction to date is below:

- Hadley Property Group (hereafter HPG, Development Managers) reached out to Merton on 10/11/2022 following execution of the S106 to kick off discussions regarding the easement.
- HPG were put in contact with Mustafa Khan on 15/11/2022, who passed the matter on Allison Letts on 16/11/2022
- Allison Letts put HPG in contact with Dermot Rayner on 21/11/22, who requested plans and background information before proceeding. This information was circulated by HPG on 22/11/2022 and chased on 30/11/2022 and 20/12/2022
- Jacquie Denton, Interim Property Management & Review Manager for London Borough of Merton, reached out to HPG on 05/01/2023 requesting plans, these were shared by HPG on 05/01/2022.
- HPG shared a draft form of easement with Jacquie Denton on 10/01/2023 and chased on 16/01/2023
- Jacquie Denton got in contact with the Client’s solicitors (DAC Beachcroft) on 19/01/2023 who have been progressing the matter
- Dermot Rayner (Merton legal) confirmed instructions to DACB 25 January 2023 and costs undertaking requested. DACB request funds.

- DACB issue costs undertaking 28 February 2023.
- DACB chase comments 3 March 2023 and Merton legal return comments requesting specifications then requested from Clarion/Hadley
- Hadley provide specifications 15 March 2023
- DACB responded to Merton's comments on 3 April 2023
- Merton followed up with additional comments on the reference to the Bridge specification on 25 April 2023
- DACB responded to Merton's comments on the specification on 4 May 2023, but still await a marked up deed.
- DACB continue to chase Merton for comments on the deed.

The only outstanding agreement to be in final form is the footbridge landing easement with Merton.

Kind regards,

Daniela Adamo

Senior Development Manager

Latimer by Clarion Housing Group

Level 6, 6 More London Place, Tooley Street, London SE1 2DA

I have been in correspondence with Clarions solicitors DAC Beachcroft to settle the wording of the deed of easement for the bridge, it is currently with them so they can clarify the definition of what structure is permitted which I found unclear in the original drafting.

Regards

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