

Our Ref: MSt/65750  
Date: 28 August 2013

Future Merton  
London Borough of Merton  
12th Floor Civic Centre  
London Road  
Morden  
SM4 5DX

By email: [ldf@merton.gov.uk](mailto:ldf@merton.gov.uk)

Dear Sir

### **Merton's Sites and Policies Plan – The Co-operative Group Representations**

These representations are made in response to Merton Council's (The Council) current consultation on the Sites and Policies Plan and Policies Map.

Co-operative Estates is a division of The Co-operative Group (TCG) and is one of the largest and most diverse land and property operations in the UK, with interests which span both retailing, property investment and land development. It is also responsible for the management of rural land and property estates and the delivery of renewable energy developments. In the same way that The Co-operative Group is a recognised pioneer of ethical and environmental initiatives, our development approach seeks to demonstrate how, through careful design and innovation, we can add value and deliver on the values and principles that drive our business.

The Group's has a number of properties within Merton but these representations relate to:

1. 276 – 288 Kingston Road, Raynes Park, SW20 8LX

TCG currently **object** to Draft Policies Map Morden C2 and policy DM R1: Location and scale of development in Merton's town centres and neighbourhood parades. The objection is based on:

- The existing Co-operative store should be identified as a mixed use development site (A1 to A5, D1 and D2 Uses); and
- The Co-operative store car park should be included within the designated neighbourhood parade.

#### Justification

The site comprises an existing single storey Co-operative food store with a directly adjoining surface car park as identified below.



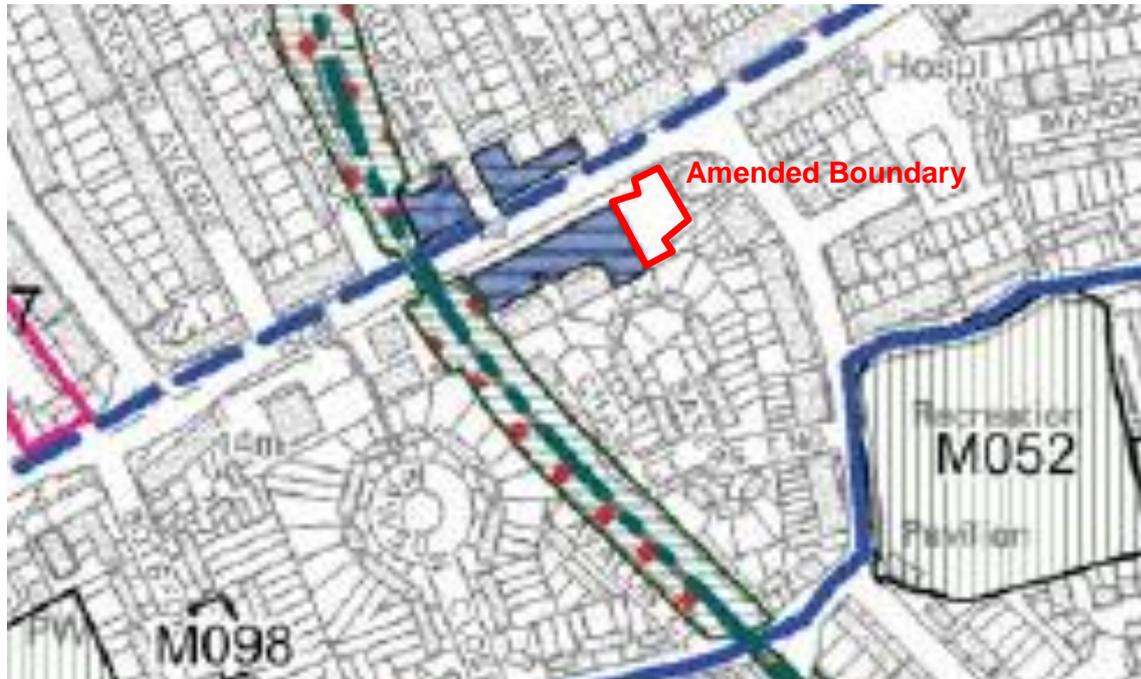


TCG is proposing the mixed use redevelopment of the entire site, both the store and car park, with a replacement food store, additional floor space for retail, commercial and/or community uses (A1 to A5, D1 and D2 Uses) and residential floor space above. The scheme, as detailed, was discussed at a meeting on 29 March 2012 and Merton's pre-application advice (Ref: 12/p0493/New) dated 25 April 2012 confirms "in principle" support for redevelopment as the site is on a sustainable location benefitting from good public transport accessibility and pedestrian access subject to consideration of the standard and appearance of the propose development and potential impact on the local area. These are issues that do not preclude the mixed use allocation of the site and are addressed by further policy and guidance.

The principle of redevelopment including store car park has been accepted and the proposed allocation and designated neighbourhood parade boundary should be revised to include the car park. Representations were submitted to the Sites and Policies DPD (2011) confirming the appropriateness of including the food store car park within the designation. The neighbourhood parade has been extended to include properties on the north side of Kingston Road but continues to exclude the car park.

The emerging plan is not consistent with Merton's acceptance of the suitability of the site for redevelopment, does not best protect viability of the neighbourhood parade, meet the everyday needs of Merton's residents, make the most effective use of limited land available for development, diversify local community and complimentary uses and provide for linked trips within the parade.

The site has been accepted as appropriate for redevelopment and should be identified as a mixed development opportunity which can be delivered in 1-3 years. The designated neighbourhood parade boundary should be revised (see red line below) accordingly.



Summary

TCG would welcome the opportunity to work in conjunction with Merton to remove our objections to the emerging plan and best facilitate adoption. Please do not hesitate to contact me should you have any queries.

Regards

**Matthew Stafford**

**Strategic Planning Manager**

**Telephone:** 07714 062 439

**Email:** [matthew.stafford@co-operative.coop](mailto:matthew.stafford@co-operative.coop)

Our Ref: MSt/65723  
Date: 28 August 2013

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The Group's has a number of properties within Merton but these representations relate to:

1. 300 Grand Drive, Lower Morden, SW20 9NQ

TCG currently **object** to the Draft Policies Map Morden D1 and policy DM R1: Location and scale of development in Merton's town centres and neighbourhood parades. The objection is based on:

- The existing Co-operative store should be identified as a mixed use development site (A1 to A5, D1 and D2 Uses); and
- The Co-operative store car park should continue to be included within the designated neighbourhood parade

#### Justification

The site comprises an existing single storey Co-operative food store with a directly adjoining surface car park as identified below.



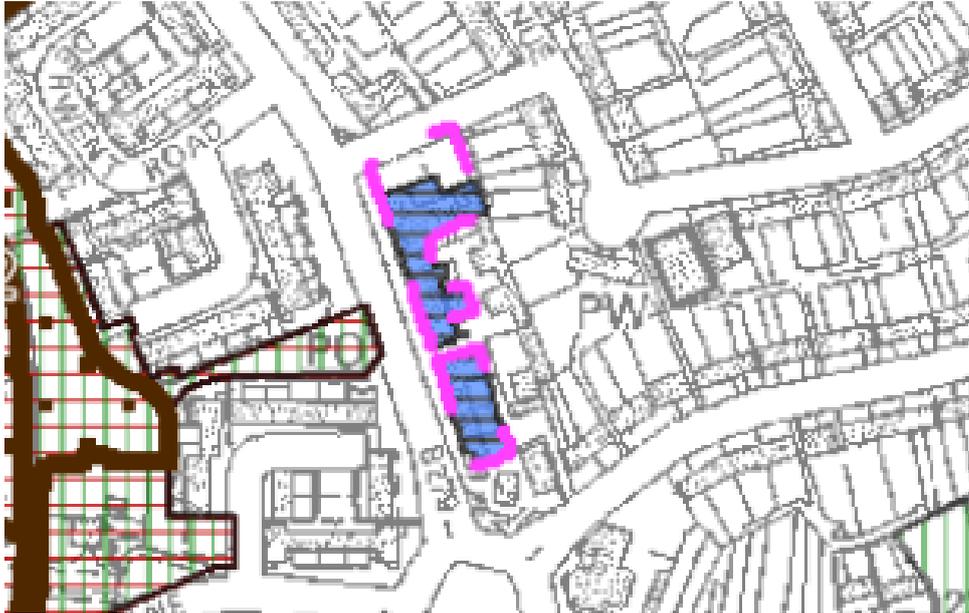


TCG is proposing the mixed use redevelopment of the entire site, both the store and car park, with a replacement food store, additional floor space for retail, commercial and/or community uses (A1 to A5, D1 and D2 Uses) and residential floor space above. The scheme, as detailed, was discussed at a meeting on 29 March 2012 and Merton's pre-application advice (Ref: 12/p0531/New) dated 26 April 2012 confirms "in principle" support for redevelopment subject to consideration of the standard and appearance of the propose development and potential impact on the local area. These are issues that do not preclude the mixed use allocation of the site and are addressed by further policy and guidance.

The principle of redevelopment including store car park has been accepted and the proposed allocation and designated neighbourhood parade boundary should not be reduced/revised to exclude the car park.

The emerging plan is not consistent with Merton's acceptance of the suitability of the site for redevelopment, does not best protect viability of the neighbourhood parade, meet the everyday needs of Merton's residents, make the most effective use of limited land available for development, diversify local community and complimentary uses and provide for linked trips within the parade.

The site has been accepted as appropriate for redevelopment and should be identified as a mixed development opportunity which can be delivered in 1-3 years. The designated neighbourhood parade boundary should remain unchanged from the 2003 boundary highlighted pink below.



Summary

TCG would welcome the opportunity to work in conjunction with Merton to remove our objections to the emerging plan and best facilitate adoption. Please do not hesitate to contact me should you have any queries.

Regards

**Matthew Stafford**

**Strategic Planning Manager**

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