

Site Identification Form: Part 1

Your details:			
(i) Your Name*:	Michael Meadows		
(ii) Company/ organisation (if relevant)*:	Drivers Jonas Deloitte		
(iii) Address*:	Athene Place		
	66 Shoe Lane		
	County/City:	London	Postcode: EC4A 3BQ
(iv) Telephone number*:	0207 303 3829		
(v) Email*:	mmeadows@djdeloitte.co.uk		
(vi) I am an/a.....(please tick the relevant box)*:	Owner of (all or part of) the site:		<input type="checkbox"/>
	Land agent:		<input type="checkbox"/>
	Developer:		<input type="checkbox"/>
	Registered social landlord:		<input type="checkbox"/>
	Planning consultant:		Yes
	Local resident:		<input type="checkbox"/>
(vii) If acting on behalf of a client please inset their name, address and contact details*:	Name:		National Grid Property
			National Grid House
			Warwick Technology Park
			Gallows Hill
			Warwick
	Postcode:		CV34 6DA
	Tel:		
Email:		frank.evans@nationalgrid.com	
(viii) Please insert the name, address and contact details of the <u>site owners</u> *:	Name:		National Grid Property
	Address:		As above
	Postcode:		
	Telephone number:		
Email:			
	Name:		Southern Gas Networks
	Address:		St.Lawrence House
			Station Approach
			Horley
			Surrey
	Postcode:		RH6 9HJ
Tel:			
Email:		richard.g.swain@sgn.co.uk	
(ix) Do the owners support your proposal(s) for the site*?	Yes		

Site Identification Form: Part 2

Site details :

(i) Site Address*:	Former Mitcham Gasworks	
	Western Road	
	Mitcham	
	Postcode:	CR4 3EB
(ii) Grid Reference: (e.g.) Merton Civic Centre - 525576,168474		
(iii) Site area (hectares)*:	2.41 hectares	
(iv) Current use (please specify last use if vacant)*:	The site was used as a gasworks until the 1960's and then as regional offices for National Grid. The site has been vacant since March 2006.	
(v) Suggested use(s)*:	Residential and retail (convenience)	
(vi) Relevant Planning History (please tick which is relevant for your site)*.	Pre-application advice:	
	Planning Application Submitted:	
	Planning Application Decision Received:	Yes
	Appeal:	Yes
(vii) Relevant Planning History reference number[s]:	LBM ref. 11/P2018 (non-material amendment to planning permission ref. 06/P0984) LBM ref. 08/P2863 (outline planning permission) LBM ref. 06/P2627 (remediation works) LBM ref. 06/P0984 / Appeal ref: APP/T5720/A/09/2093895 (outline planning permission)	

Site Identification Form: Part 3

Additional Information to help assess the site:

(i) Are there any factors which might pose barriers to the availability and or development potential of the site:	Land in other ownership must be acquired to bring this site forward for development:	No
	Current use needs to be relocated:	Yes
	Physical constraints (e.g. access, topography, trees, other):	No
	Issues with viability (e.g. lending availability, contamination & other financial implications):	Yes
	Restrictive covenant exists:	No
(ii) Please provide comments/ information to explain how you could/ intend to address these issues identified above:	<p>Decommissioning of the SGN gasholder The site is currently constrained by the SGN Gasholder on the corner of Western Road and Portland Road. Development within the vicinity of the gasholder is subject to restrictions set out in the HSE's land use planning methodology (PADHI), which limits the potential for residential-led mixed use development a present. The gasholder is expected to be decommissioned within the next 5 years.</p> <p>Exceptional enabling costs and viability There are significant costs related to the decommissioning of the gasholder and the dismantling of the associated infrastructure.</p> <p>The site was contaminated by the previous use as a gasworks. Planning permission for works to remediate the site was granted in 2008.</p> <p>It is essential that the site is allocated for uses of sufficient value to ensure that the redevelopment of the site is viable, taking into account the significant abnormal costs of these enabling works. It is not expected that the current permitted employment use will generate sufficient value to make the redevelopment of the site viable.</p>	
(iii) Level of developer interest:	<p>Outline planning permission was granted in July 2009 for a mixed use development comprising 1.74 hectares of residential and community uses; 1.78ha of employment uses; and 0.45ha of public open space on land owned by NGP.</p> <p>The site was marketed by Drivers Jonas Deloitte in 2009. There was significant interest in the residential land and Barratt London was subsequently selected as preferred bidder. Barratt is currently in discussions with LBM about the submission of reserved matters in relation to the residential land (including the open space).</p> <p>There was only limited interest in the employment land from industrial developers and no financially viable offers were received.</p> <p>There was significant interest in the employment land from major retail developers.</p>	
(iv) Please indicate the approximate timescale for availability*:	0-5 years (up to 2016): short-term	
(v) Please provide comments/ information to explain why you chose this timescale for you site's availability*:	The SGN gasholder is expected to be decommissioned within the next 5 years.	
(vi) Any other relevant information:	3	

Site Identification Form: Part 4

Development Management Policies:

(i) Please provide information on any issues that could be considered and addressed by development management policies:

N/A

(ii) If you are not already on our consultation database, and you would like to receive information on the progress of Merton's Sites & Policies DPD and other LDF consultations, please **tick** below as to your preferred method of contact.

Email:

Yes

Telephone:

Former Mitcham Gasworks



Area : 5.971 acres (2.416 ha)

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