Part II
Draft policies map and site proposals
January 2013
Part II Content

Introduction – Merton’s potential development sites and policies maps. 195
Have you say – your feedback is important to us. 195
What has guided potential sites for development? 196
Ensuring quality in Merton – delivering new development. 197
Notes on site assessments 197
What has guided the draft policies maps so far? 199
What happens next? 199
A. Policies Maps - Maps of the Whole Borough 201
B. Potential sites and policies maps - Colliers Wood 221
C. Potential sites and policies maps - Mitcham 295
D. Potential sites and policies maps - Morden 391
E. Potential sites and policies maps - Raynes Park 463
F. Potential sites and policies maps - Wimbledon 517
Introduction – Merton’s potential development sites and policies maps (stage 3 of Merton’s Sites and Policies Plan)

This is the final consultation stage of Merton’s Sites and Policies Development Plan, (known as stage 3). The plan contains draft detailed planning policies, potential sites for development and proposed land use designations. Once adopted, it will guide decisions on planning applications in Merton, replacing Merton’s Unitary Development Plan 2003.

This is Part 2 of Merton’s Sites and Policies Development Plan. It contains potential development sites and draft land designations in the Policies Map (formerly known as the Proposals Map).

- The potential sites for development
- The draft policies map of the borough shows where specific policies or sites are represented on a map such as the town centre boundaries, protected neighbourhood shopping parades, open spaces or proposals for a new tram route.

All of these potential sites and draft policies maps have been published for consultation previously, between January and July 2012. Since August 2012 these maps have been amended as a result of the comments received, additional research and changes to national policy.

This is the opportunity to have your say on the final plan. Please tell us what you think by Wednesday 27 February 2013.

Have your say – your feedback is important to us

Please tell us what you think about the draft plans by Wednesday 27 February 2013 by responding in writing by post or e-mail to:

Strategic Policy and Research
Future Merton
London Borough of Merton
12th Floor Civic Centre
London Road,
Morden. SM4 5DX.

Email: ldf@merton.gov.uk
Telephone: 020 8545 4141/020 8545 3837

If you are part of a community group, business forum or other organisation and would like someone to attend to explain the site assessments, please contact us by telephone at: 020 8545 4141/020 8545 3837, by e-mail at ldf@merton.gov.uk or by post at: Strategic Policy and Research, Future Merton, London Borough of Merton, 12th Floor Civic Centre, London Road, Morden, SM4 5DX and we will do our best to meet your request.
What has guided the potential sites for redevelopment?

Between July and September 2011 (Stage 1 of the plan process) we invited individuals and organisations to let us know about potential sites for redevelopment. This consultation was known as the “call for sites”. The potential sites were suggested by public and private sector landowners, community groups, residents and businesses to provide new uses.

From September-December 2011, each of the sites was assessed for a range of planning issues including:

- The current use and potential new uses for the site, including the use suggested by the person / organisation at public consultation.
- Geographic effects in relation to the site: likely risk of surface water or fluvial flooding, any potential known drainage issues, access from the site to a range of transport choices, where the site is located in the borough and the land use of sites adjacent to it.

Between January and May 2012 the potential sites were published for consultation, known as Stage 2; People and organisations commented on the sites. During this time, landowners, local residents, developers and others suggested an additional 15 potential sites. Between June and July 2012, people and organisations had their say on the council’s assessment of the additional 15 sites, known as Stage 2a.

Following consultation feedback, local research and national changes, we have amended the potential sites and are publishing these changes, known as Stage 3. Some of the sites that were initially suggested for redevelopment to provide new uses have not progressed to this round of public consultation at this time, for the following reasons:

- the site has been withdrawn by the person or organisation that originally suggested the site;
- the potential uses for the site are set out in other documents (e.g. Merton’s Core Planning Strategy 2011) and redevelopment of the site is already in progress in conjunction with the local community through a planning brief;
- the site is already the subject of a live planning application;
- the site already has permission for its potential use so to allocate it for the same use would not provide any greater certainty or benefit than currently exists.

All of the potential sites have been published for consultation during 2012; this current consultation stage does not contain any new sites. Additional sites cannot be considered at this stage of consultation but we welcome your feedback on the potential sites for new uses included in this current consultation document.
Ensuring quality in Merton – delivering new development

Future development proposals for all of the sites will be expected to be of a high quality design that is appropriate to the scale and setting of its neighbourhood. Only where a design issue is unique – for example where the site is particularly narrow - has it been mentioned in the summarised assessments.

All sites will have to meet the local and national standards for reducing energy consumption and combating climate change that is expected at the time of its development.

All sites will have to be the subject of planning applications, involving further community engagement to determine the details of each development, for example the number of parking spaces, the number, size and tenure of any new homes, the delivery space for commercial developments and the like.

In planning terms, the Use Class D1 or the phrase “community uses” generally refers to a wide range of potential use including healthcare, schools, colleges and adult education, youth centres, day care (children or adults), crèches and places of worship. Unless it is explicitly stated otherwise, when the term “Community use” is used in these site assessments, it refers to the full range of uses found in Use Class D1.

Some of the sites may have restrictions on their potential for redevelopment that are outside the planning system, such as legal covenants, hidden utilities infrastructure or land ownership issues. Where we are aware of such restrictions these are mentioned in the site assessments and we welcome more information. However, as these are not matters that the planning system can manage, we will not assess the financial or legal impacts of these restrictions on the site’s potential for redevelopment.

To be included in the final plan, each site must be deliverable for its proposed uses within the next 11 years (by 2023). In other words there must be a person or organisation that is willing to fund and build the site for its potential use, either the landowner themselves or in conjunction with the landowner. If there is no evidence that the proposed use will realistically be funded and constructed during this time, the site will not be allocated in the final plan.

Notes on site assessments

Starting on the next page, the site assessments summarise the issues raised from initial research carried out on each site.

Each assessment addresses all the points in the table below and includes a map of the site suggested by the respondent at consultation, as well as a smaller map showing its setting in the borough.

<table>
<thead>
<tr>
<th>Site description</th>
<th>Summarises the existing use of the site, the neighbouring uses and building heights in its immediate setting and its wider setting.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategic Planning Factors</td>
<td>Summarises the planning factors on-site, then a summary of any relevant factors in the wider area. The site’s planning history is only included where it is very pertinent to the allocation.</td>
</tr>
<tr>
<td>Current use</td>
<td>Current use of the site, sometimes accompanied by the relevant Use Class in planning terms.</td>
</tr>
</tbody>
</table>
Policies Maps | Your feedback is important to us

<table>
<thead>
<tr>
<th><strong>Use suggested / organisation</strong></th>
<th>The suggested use for this site at the “call for sites” public consultation between July-September 2011, and the organisation / individual that proposed the site.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Council’s preferred use</strong></td>
<td>Following initial site assessment, the council’s preferred option for the use of this site</td>
</tr>
<tr>
<td><strong>Delivery</strong></td>
<td>The years when a planning application is expected for the site, which would lead to construction starting.</td>
</tr>
<tr>
<td><strong>Issues</strong></td>
<td>A concise briefing of issues during the course of the council’s assessment of the site.</td>
</tr>
</tbody>
</table>
What has guided the draft policies map so far?

The draft policies maps show where specific policies or sites are represented on a map such as the town centre boundaries, protected neighbourhood shopping parades, open spaces or proposals for a new tram route.

The draft policies maps have been informed by feedback to the previous two consultations between January and July 2012 from residents, businesses and other organisations, local research, national changes and input from the Mayor of London.

In 2011, the research that supported Merton’s Core Planning Strategy and South London Waste Plan passed examination by independent inspectors. We are making effective use of resources by using this research again to help guide the draft policies map, as well as the draft detailed planning policies and potential development sites. Once adopted in 2014, the final policies map will replace the proposals map of Merton’s Unitary Development Plan (UDP) 2003.

Government has changed the national planning system and this is set out in the National Planning Policy Framework 2012 and the Mayor’s new London Plan 2011 which affects development in London. It is a good time for Merton to show how national and regional issues might be interpreted locally.

In April 2012 new government regulations came into force called the Town and Country (Local Planning) (England) Local Regulations 2012. These regulations refer to “the policies map” which effectively replaces the name “proposals map”. In accordance with the regulations, the policies map must be compromised of, or contain a map of the local planning authority area which must illustrate geographically the application of policies in the development plan.

To make it easier to see all the details, the maps are organised by the whole borough and then, where relevant, local area – Colliers Wood, Mitcham, Morden, Raynes Park and Wimbledon.

What will happen next?

Your feedback from all the previous consultation stages combined with local research, national policy changes and any other relevant information will be used to create the final Sites and Policies DPD plus Proposals Map.

This will be submitted to Councillors in spring 2013. If they approve the plan, there will then be a final opportunity for six weeks around March 2013 for people or organisations to say how they want the plan to be improved.

The final plan – and all the comments received – will then be sent to the Secretary of State in summer 2013 who will appoint an independent planning inspector to examine whether the plan is “sound”. If the plan passes the examination, it can then be adopted as part of the council’s development plan to help decide planning applications for new buildings. The plan adoption is scheduled for February 2014.
This page is intentionally left blank.