Part II
Potential sites for new uses
January 2012
Part II Content

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What’s happened so far?

Between July and September 2011 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.

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- the site has been withdrawn by the person or organisation that originally suggested the site;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.

Have your say

Please tell us what you think about the potential sites for new uses by Friday 23 March 2012 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 will happen next?

During summer 2012 we will publish a summary of all the feedback received and actions taken from it. Following your feedback, these sites will be reassessed and more research may be carried out to see if they should be allocated in the final plan.

In autumn 2012 we will ask you what you think on the final list and assessment of sites, which will then be examined in public by an independent planning inspector.

Once adopted in 2013, the final sites will be allocated for their new uses.
Ensuring quality in Merton

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.

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<th>Summarises the existing use of the site, the neighbouring uses and building heights in its immediate setting and its wider setting.</th>
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<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>
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<td>Current use of the site, sometimes accompanied by the relevant Use Class in planning terms.</td>
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<td>Use suggested / organisation</td>
<td>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.</td>
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“P3” Hartfield Road Car Park
Car Park Site of No. 66-84, Hartfield Road, Wimbledon SW19 3TB

Site area 0.59ha

Site description This site comprises a car park and the Sir Cyril Black Way bus interchange. There is
dual access to the car park from the Broadway and Sir Cyril Black Way.

To the north are retail units (including Morrison’s supermarket, TK Maxx and
Robert Dyas) and residential units and nearby are a wide range of town centre
type uses including commercial, office, café and restaurants, leisure and
recreation, and residential uses.

The site is located within the Wimbledon town centre boundary and the
surrounding buildings have a range of building heights, from tall buildings of the
commercial premises to the north to the two-storey Ashbourne Terrace to the east

Strategic Planning Factors The site is located within the central shopping area of Wimbledon town centre and
part of the site to the north falls within the Wimbledon Broadway Conservation
Area. There are a range of building heights and designs immediately adjacent to
the site.

The site is in an area with high accessibility to public transport services (PTAL 6a)
Hartfield Road and Sir Cyril Black Way suffer from congestion. A small part of the
southern corner of the site is within a Critical Drainage Area.

This site was allocated in Merton’s Unitary Development Plan 2003 for a mix of
uses including arts, cultural, community, shopping and hotel.
| Current use | Car park and retail units |
| Use suggested/organisation | Commercial (Retail) – Morison’s PLC |
| | Community and Public Hall Activities – Wimbledon Society |
| | Mixed use: Residential and Commercial with associated car parking – LB Merton |
| | Major cultural development with appropriate supporting and community uses – Wimbledon Music Civitas Group |
| Council’s preferred use | Mixed use retail (A1 Use Class), residential (C3 Use Class)/ hotel (C1 Use Class), community (D1 Use Class) and cultural uses. |
Site area: 0.02ha

Site description: Site is occupied by a dilapidated storage/warehouse building with high brick and timber fencing. Appears vacant.

Immediately east and adjoining the site is a similar sized property with a building being utilised by a manufacturing business (electric slotmeters London).

Residential uses – generally two / three storey terraced homes) predominate including opposite and rear of the site. To the immediate west of the site is a car park (approx. 10 spaces)

Strategic Planning Factors:

Entire site is within medium risk of flooding (flood zone 2). The site is within an Archaeological Priority Zone

The site is within an area of low accessibility to public transport (PTAL 2)

Current use: Vacant workshop

Use suggested / organisation: Residential – London Borough of Merton

Council’s preferred use: Residential (C3 Use Class)

Delivery timescale: 2013-2018
**Issues**  
Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

Access arrangements to this site should continue via the Christchurch Road entrance of Palestine Grove.

Investigating the potential impact of any proposed development on archaeological heritage.

**Site area** 1,865 sq m

**Site description** The site consists of single storey building and backs into Bond Primary School’s recreation ground to the southeast. To the west is a public access lane adjoining a ‘school house’ and to the southwest is a nursery. All the adjacent buildings are 2 storeys in height but beyond the public access lane to the west of the site is a large three storey industrial building.

**Strategic Planning Factors** The site is within an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 3). Parts of the site are within a Critical Drainage Area.

**Current use** Community (D1 Use Class- Family Centre)

**Use suggested / organisation** Mixed use community and residential or residential subject to service reprovision locally – London Borough of Merton

**Council’s preferred use** Mixed use community (D1 Use Class) and residential (C3 Use Class) or residential (C3 Use Class), if the community service is provided elsewhere locally.

**Delivery timescale** Beyond 2018
Issues  Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

To mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Colliers Wood Community Centre
64-72 High Street Collier's Wood, Colliers Wood, SW19 2BY

**Site area** 0.13 ha

**Site description** Colliers Wood Community Centre is a detached mainly two storey building. It is located on the west side of High Street Colliers Wood and surrounded by terraced housing and mixed use residential and commercial buildings of two or three storey's in height. Immediately adjacent to the site is the Red Lion Public House.

**Strategic Planning Factors** The site is within an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 4). The eastern portion of the site is within the Colliers Wood Town Centre Boundary, a Medium Risk Flood Zone (2) and a Critical Drainage Area (CDA).

**Current use** Community Centre (D1 Use Class)

**Use suggested / organisation** Mixed use community (which could include a library) and residential—London Borough of Merton

**Council’s preferred use** Mixed use community (D1 Use Class – desirable to include a library) and residential (C3 Use Class). Could also include commercial uses such as a café on street frontage.

**Delivery timescale** Beyond 2018
Issues This site is a deep site and has potential capacity for a library, community uses and some commercial uses (e.g. café) fronting the High Street. There is scope for residential development either on upper floors or to the rear of the site.

A mix of uses including community uses on lower floors and residential on upper floors will ensure the building is occupied over 24 hours; creating a more secure environment, helping to minimise vandalism.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the flood risk and the Critical Drainage Area.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Requirement to appropriately manage access arrangements, parking demand, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.
**Site Proposal 06**

**Durnsford Road Corner**
Land C/O Durnsford/ Gap Road, SW19 8JF

**Site area** 0.08ha

**Site description** The site is a corner site laid out as a park at the junction with Durnsford Road and Gap Road. Residential development (terraced housing) lies to the north and west of the site.

At the other side of Durnsford Road opposite the site is a large development of apartments up to six storeys on the corner (the former Wimbledon football ground).

**Strategic Planning Factors** The site is within an area of low accessibility to public transport (PTAL 2)

The site is a corner site on a busy road junction between Durnsford Road and Gap Road. A small portion of the north west of the site lies within a critical drainage area. Pavements along Durnsford Road are narrow.

**Current use** Corner site with bench

**Use suggested / organisation** Residential – London Borough of Merton

**Council’s preferred use** Pocket park

**Delivery timescale** immediate
Issues  The site is on a busy road junction and acts as an oasis for pedestrians.

Limiting traffic movements so as not to hinder traffic flow on the neither surrounding roads, nor cause safety concerns for other road and pavement users.
Site area 0.26ha

Site description The site is a purpose built 1-2 storey development for council offices built around 1983/4. On site car parking to the south of the site adjoining the back gardens to properties in Arras Avenue.

The site is positioned in a predominantly residential location, accessible off St Helier Avenue in Connaught Gardens cul-de-sac. Surrounding residential area predominantly semi-detached houses or short terraces with gardens.

Strategic Planning Factors The site is in a residential area with moderate accessibility to public transport (PTAL 3).

The site is also within a critical drainage area and an Archaeological Priority Zone.

Current use Council offices (B1[a] Use Class)

Use suggested / organisation Residential – London Borough of Merton

Council’s preferred use Residential (C3 Use Class)

Delivery timescale Beyond 2017
Issues Mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

Connaught Garden susceptible to surface water flooding. Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.
Leyton Road Centre
21 Leyton Road, Colliers Wood, London, SW19 1DJ

Site area 0.34 ha

Site description This single storey building has the three-storey Merton Bus Garage building to its east, All Saints Recreation Ground to the north and two-storey terraced housing to the west and south.

Strategic Planning Factors The site is within an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 3). A small part of the site is within a Critical Drainage Area.

The site is adjacent to Wandle Valley Conservation Area (along the southern and eastern boundaries), Open Space (All Saints Recreation Ground) and the Colliers Wood Town Centre boundary.

Current use Offices (B1[a] Use Class)

Use suggested / organisation Consider a range of uses including community and residential – London Borough of Merton

Council’s preferred use Mixed use community (D1 Use Class: education / day centre etc) and residential (C3 Use Class) or solely residential (C3 Use Class), if the community service is provided elsewhere locally.

Delivery timescale 2018-2023
### Issues
Potential for educational / day centre uses on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Localised footpath improvements required to improve pedestrian access.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Respecting the character of the adjacent Conservation Area.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Mitcham Library
London Road, Mitcham, Surrey, CR4 2JB

Site area 1,487 sq m

Site description This site contains a two-storey library and community facility with a car park located to the east of the building. The site is surrounded by buildings ranging between two and five storeys in height that consist of blocks-of-flats and retail parades comprising of retail at ground floor level and flats above.

Strategic Planning Factors The site is located within the Mitcham Town Centre Boundary, an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 4). The original pitched roof library building is Locally Listed but not the more modern flat roofed side and rear extensions.

This site is identified in the adopted Mitcham SPD as Site E: Mitcham Library, London Road which is to be retained for community or education use (D1) followed by employment for office use (B1a). These proposals are dependant on the re-provision of a library elsewhere in Mitcham town centre.

Adjacent to the site are Secondary Shopping Areas.

Current use Library and other community facilities (D1 Use Class)

Use suggested / organisation Library to be maintained and improved. Residential on part of
site to support library function. – London Borough of Merton

**Council’s preferred use**  
Library to be retained and improved. Remainder of site considered for an appropriate mix of any of the following: community (D1 Use Class), retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), office (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timescale**  
2018-2023

**Issues**  
Library to be retained and improved to service specifications. Service specifications increase customer floor area, provide more adaptable and suitable modern space.

If residential elements are considered, these should be located on upper floors.

Proposals need to respect the character of the locally listed building.

The strip of land at front of site to be retained to facilitate future tram aspirations.

Mitigate potential parking, traffic and road safety impacts on neighbouring street and local amenity. The provision of some on site parking would be desirable.

Investigating the potential impact of any proposed development on archaeological heritage.
Morden Assembly Hall
Tudor Drive, Morden, Surrey, SM4 4PG

Site area 0.23 ha

Site description The site consists of part-single and part-two storey building with a parking area on the northern side and dual access from Tudor Drive and Lower Morden Lane. The site is located in a predominantly residential area with a church to the west and two-storey houses to the east.

Strategic Planning Factors The site is within an Archaeological Priority Zone and an area with low accessibility to public transport services (PTAL 2).

Lower Morden Road is part of a Green Chain which links Morden Park with the Sir John Fisher Nature Garden and Morden Cemetery.

Current use Community Hall (D1 Use Class)

Use suggested / organisation Residential – London Borough of Merton

Council’s preferred use Mixed use community (D1 Use Class) and residential (C3 Use Class) or residential use (C3 Use Class) subject to the community service being provided elsewhere.

Delivery timescale 2013-2017
Issues Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential would facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

If this site and the neighbouring Baptist church site were to come forward for development, a large mixed use scheme could be developed which would make more effective use of both sites.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.
Queen's Road Car Park
Queen's Road, Wimbledon, London, SW19 8LR

Site area 0.47ha

Site description Queen's Road is a long narrow site which is approximately 3000m long, 9m wide at the narrowest point at the northeastern end and 22m wide at the widest point at the southwestern end. The site gains access from both Chadwick Avenue and via the Centre Court car park. At its narrowest point the Chadwick Avenue road reserve measures 7.5m.

To the north are railway lines, to the southwest is the Centre Court Shopping Centre and along the south-eastern boundary is a church and the back gardens of three-storey houses.

Strategic Planning Factors The site is in an area with good accessibility to public transport services (PTAL 6a) and the western part of the site is located within Wimbledon’s Town Centre Boundary. Parts of the site are within Critical Drainage Areas.

The site is adjacent to the South Park Gardens Conservation Area along the south-eastern boundary and a Green Corridor and a Site of Importance for Nature Conservation along the north-western boundary.

Current use Car Park (sui generis)
**Use suggested / organisation**  
Residential – London Borough of Merton

**Council’s preferred use**  
Any of the following uses or a suitable mix of: residential (C3 Use Class), community (D1 Use Class) and office (B1[a] Use Class), dependent on access and very sensitive design.

**Issues**  
The potential loss of town centre car parking spaces will need to be addressed.

The restrictive shape and access to the site might limit its development potential. Better use of the land could be made by this site being brought forward for development along with neighbouring sites.

Respecting the character and the views into and from the neighbouring Conservation Areas.

Respecting and enhancing the adjacent Nature Conservation Area.

Facilitating appropriate and safe access arrangements with Centre Court Car Park. Mitigating parking, traffic and road safety impacts on neighbouring streets and local amenity.

Limiting traffic movements so as not to hinder traffic flow on the surrounding roads or cause safety concerns for other road and pavement users.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Site area 0.1ha

Site description This vacant site has a footpath crossing it diagonally which provides access to the allotments to its north and east. To the south of the site is an electrical substation and the surrounding area is characterised by two-storey terrace houses.

Strategic Planning Factors The site is within an area designated as ‘Open Space’ and with moderate accessibility to public transport services (PTAL 3).

Current use Vacant land: last used as a youth centre (D1 Use Class), circa 10 year ago.

Use suggested / organisation Residential – London Borough of Merton

Council’s preferred use Residential (C3 Use Class)

Delivery timescale 2013-2017

Issues This site was formerly occupied by a youth centre.

The site has a record of anti-social use.

The site is less than 5mins walk (400m) from large open spaces at Figge’s Marsh and Lavender Park. In this instance, the benefit of the provision of suitable houses outweighs the impacts of the
loss of this space.

A safe public access route to the allotments will need to be retained.

Any development should continue and complement the existing street pattern along Rose Avenue.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.
Site Proposal 14

Taylor Road Day Centre
Wakefield Hall, Taylor Road, Mitcham, CR4 3JR

Site area 0.08ha

Site description The site consists of a single storey building that is surrounded by two-storey houses

Strategic Planning Factors The site is in an area with low accessibility to public transport services (PTAL 2).

Current use Day Centre (D1 Use Class)

Use suggested / organisation Residential – London Borough of Merton

Council’s preferred use Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class), if the community service is provided elsewhere locally.

Delivery timescale 2013-2017

Issues Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more...
secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.
Site area 0.1ha

Site description Single storey building tucked away behind Motspur Park station. To the west the site is limited by the railway lines. To the east there is a 2-3 storey business block which sits partially overhanging the library site.

The road has no active frontage along the street except for the library itself.

Strategic Planning Factors The site is within an area with low access to public transport (PTAL2) despite the proximity to Motspur Park station. The site is also within a critical drainage area.

Current use Library (D1 Use Class)

Use suggested / organisation Library to be maintained and improved. Residential on part of site to support library function. – London Borough of Merton

Council’s preferred use Library (D1 Use Class) with residential (C3 Use Class) on upper floors.

Delivery timetable 2013-2018
**Issues**

Library to be retained and improved to service specifications including space for a new community hall. Service specifications increase customer floor area, provide more adaptable and suitable modern space.

The design of any proposals will need to be sensitive to the railway line.

In a mixed use development, residential uses should be on upper floors.

A mixed of uses will facilitate the provision of upgraded community uses on lower floors and create a more secure environment.

Manage parking, traffic and road safety impacts on neighbouring residents.

The critical drainage area is known to flood during very heavy rainfall events. The pluvial flooding does not show deep ponding flooding however, blocked drains and gullies are known to contribute to flooding in this area.

The railway embankment acts as a barrier to surface water flow through centre of the critical drainage area.

Historic surface water flooding records identify drainage network capacity issues, cause water flooding in this area during heavy rainfall.
Wimbledon Library / Marlborough Hall  
35 Wimbledon Hill Road, Wimbledon, SW19 7NB

Site area  0.14ha

Site description  This part-two and part-three storey building is located within Wimbledon town centre. The site is bounded by three roads on its north-western, south-western and south-eastern sides. To the north-east is a single storey church hall building and to the south-east is St Mark’s Church. Within the vicinity of the site are a wide variety of typical town centre uses in buildings mainly between three and four storeys in height.

Strategic Planning Factors  The library is a locally listed building and the site is within the Wimbledon Hill Conservation Area and an area with good accessibility to public transport services (PTAL 6a). A small part of the site facing Wimbledon Hill Road lies within a critical drainage area.

Current use  Library (D1 Use Class), adult education (D1 Use Class) and one apartment (C3 Use Class).

Use suggested / organisation  Library to be retained and improved. Residential on part of site to support library function – London Borough of Merton

Council’s preferred use  Library to be retained and improved. Remainder of site considered for an appropriate mix of any of the following: community (D1 Use Class), retail (A1 Use Class) professional &
financial services (A2 Use Class), restaurants and cafes (A3 Use Class), office (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timetable**

2018-2023

**Issues**

Library to be retained and improved to service specifications. Service specifications to increase customer floor area, provide more adaptable and suitable modern space.

Provision must be made within the site for educational / learning rooms. Replacement of the current community capacity located at Wimbledon Community Centre will be sought either on the current site, or on the Wimbledon Library/Marlborough Hall site along with a renewed Library facility.

Any redevelopment or change of use should retain the locally listed building while the design of any new extensions should be sensitive to its form and function and should preserve the character of the Conservation Area setting.

If residential elements are considered, these should be located on upper floors to the rear of the site. Reprovision of existing apartment is necessary.

Secure, safe and appropriate parking and servicing arrangements need to be provided, whilst local impacts are minimised. Traffic movements/impacts on St Marks Place and Wimbledon Hill Road junction should be reduced.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Worsfold House / Chapel Orchard
Church Road, Mitcham, CR4 3BE

Site area 2.17ha

Site description This site is located to the south of Church Road. Adjoining Church Road is a single storey former office building (Chapel Orchard) and single storey former surgery building currently being used as part of Cricket Green school (1 Church Road). To the rear of the site served by an 80m long access road off Church Road is a single story council office building (Worsfold House).

The surrounding area is characterised by large low-rise buildings with generous spaces between them and many large trees and shrubs.

Along the south-western boundary is a footpath (Church Path) with a large publicly accessible park (London Road Playing Fields) beyond.

To the west is a single storey special needs secondary school (Melrose School) and to the west of the access road is a two-storey hostel building (Hall Place).

To the east of the site is a part two-storey special needs school (Cricket Green School) and to the south east is a row of two-storey terrace houses that front onto Broadway Gardens.

Strategic Planning Factors The site is within a Green Corridor, the Mitcham Cricket Green Conservation Area, an Archeologically Priority Zone and an area with
a moderate level of access to public transport (PTAL 4).

The London Road Playing Fields to the southwest of the site is designated as open space, a Site of (Borough) Importance for Nature Conservation (Grade II), a Green Chain and the footpath (Church Path) along the south-western boundary needs to be preserved.

Portions of the site are within a Critical Drainage Area.

**Current use**
Council offices (Worsfold House; Chapel Orchard); school use (former surgery)

**Use suggested / organisation**
Residential - by owner (London Borough of Merton)

**Council’s preferred use**
A suitable mix of school (D1 Use Class) and/or residential (C3 Use Class).

**Delivery timescale**
2013-2017

**Issues**
Maintaining a functional Green Corridor that will allow for species migration.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the Conservation Area.

Respecting and enhancing the adjacent Nature Conservation Area.

Potential loss of employment land.

There may be potential for redevelopment to encompass the either or both of the school sites to the east or west, ensuring the reprovision of the school(s) in a modern facility.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Site area 0.07ha
Site description The site consists of a two-storey industrial building with access to both Pitcairn Road and Crusoe Road. The surrounding is characterised by two-storey houses, however there is a two-storey industrial building to the south-west of the site.

Strategic Planning Factors The site is in an area with moderate accessibility to public transport services (PTAL 3) and a Critical Drainage Area.

Current use Vacant – last use small business (approx 10 years ago)

Use suggested / organisation Residential – M Edwards
Council’s preferred use Residential (C3 Use Class)
Delivery timetable issues unknown

Issues The site owner is currently unknown and therefore there is uncertainty regarding the deliverability of any development.

Given the size of the site and the long-term vacancy, the loss of employment land is not considered to be an issue in this site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
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Nelson Hospital (including car park)
220 Kingston Road, Raynes Park, London, SW20 8DB

Site area 3.2ha

Site description
The site consists of a large two-storey hospital building fronting Kingston Road with a car parking area and ancillary buildings to the south west of the main hospital building, which is separated by a footpath (Blakesley Walk).

To the north of the site is a small triangular open space known as ‘The Rush’. On the northern side of Kingston Road are a locally listed public house, a parade of shops with flats above and a terrace of two-storey houses.

To the south and west of the site are two-storey terraced and semi-detached houses. Morden Park Parade, to the northeast of the site, consists of a parade of shops with flats above.

Strategic Planning Factors
The hospital buildings, but not the car park, are inside the Merton Hall Road Conservation Area. The whole site is within an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 3). A Planning Brief for the site was adopted on 22/01/2007 as a Supplementary Planning Document.

The Old Leather Bottle Public House on the northern side of Kingston Road is a Locally Listed building and the areas
immediately to the south and west of the site are within the John Innes Merton Park Conservation Area.

The eastern part of the site is within a Critical Drainage Area.

**Current use**
Hospital with associated car park

**Use suggested / organisation**
Mixed use: Nursing Home (C2 Use Class), residential (C3 Use Class), community (D1 Use Class) and health (D1 Use Class) – Sutton and Merton PCT.

**Council’s preferred use**
A health and community (D1 Use Class) led mixed use scheme that may include a nursing home (C2 Use Class) and/or some residential (C3 Use Class).

**Delivery timetable**
2013-2017

**Issues**
Provision of suitable modern health services.

Provision of accommodation contrary to the adopted Planning Brief.

Potential loss of the existing car park and the provision of appropriate parking.

Protection of trees in the car park that are covered by Tree Preservation Orders.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the Conservation Area.

Retaining the 4 pavilion buildings on the Kingston Road frontage and the building at the far western end of the site as they have been identified as contributing positively to the character of the Conservation Area. The rest of the hospital buildings make only a neutral contribution to the character and appearance of the Conservation Area, and as such their redevelopment is in principle acceptable in planning terms.

Retaining and improving Blakesley Walk as a public footpath, as stated in the adopted Planning Brief.

Investigating the potential impact of any proposed development on Archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Wilson Hospital
Cranmer Road, Mitcham, Surrey, CR4 4LD

Site Proposal 20

Site area 1.8ha

Site description The site consists of a large part single and part two-storey hospital building fronting Cranmer Road. Along the south-eastern boundary is Caesars Walk and two-storey terrace houses. To the south and south east of the site is Cranmer Primary School and its playing fields. The access road to Cranmer Primary School runs along the north-western boundary with a row of two-storey terrace houses beyond. On the opposite side of Cranmer Road is a large open space known as Cranmer Green.

Strategic Planning Factors The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a poor level of access to public transport (PTAL 2). A part of the site is designated as Green Corridor. The hospital building is a Locally Listed Building.

The Cranmer Green to the northeast of the site is designated as MOL, Open Space, Green Corridor, Green Chain, Local Nature Reserve and is within the Wandle Valley Regional Country Park.

The northeast portion of the site is within a Critical Drainage Area.
**Current use**
Health clinics relating to Mental Health, Drugs and Early Intervention, and a GP surgery (Use Class D1)

**Use suggested / organisation**
Mixed use nursing home (C2 Use Class), residential (C3 Use Class), community (D1 Use Class) and health (D1 Use Class) – Sutton and Merton PCT.

**Council’s preferred use**
The size and location of this site gives it potential for a range of community uses (D1 Use Class) in whole or in part including healthcare and education.

If the Local Care Centre is to be located on this site then:
a healthcare (D1 Use Class) led mixed use scheme that may include some 'Residential Institution'-type accommodation (C2 Use Class) and/or some Residential (C3 Use Class).

If the Local Care Centre is to be located on the Birches Close site then the site has potential for community uses (D1 Use Class) including education and/or nursing home (C2 Use Class) and residential (C3 Use Class).

**Delivery timetable**

**Issues**
Unknown

Whether the proposed Local Care Centre to serve this part of the Borough will be provided at this site or at the nearby Birches Close site.

(Please refer to grouped sites (Cricket Green) for further details on the relationship between this site and other local sites).

Retention of the positive features of the Locally Listed building.

Respecting the character of this part of the Conservation Area.

Protecting the residential amenity of the adjacent properties.

Protecting the habitat of the protected species that have been identified on/near the site in past ten years i.e. Common Toads, Smooth Newts and Common Frogs.

Investigating the potential impact of any proposed development on Archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Birches Close
1-7 Birches Close, Mitcham, Surrey, CR4 4LQ

Site area
0.9ha

Site description
The site, which takes access from Cricket Green, consists of various single and two-storey buildings accommodating specialist NHS clinics and supported accommodation units. To the north, on the opposite side of the footpath, Cold Blows, is a three-storey office building and three-storey blocks of flats. To the east of the site is a single storey nursing home and to the south is a bowling green, the Methodist Church and a row of two-storey terrace houses. To the west is a row of two and three-storey detached and semi-detached houses.

Strategic Planning Factors
The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 4). ‘The Birches’ (a.k.a. ‘Birches House’) is a Locally Listed Building.

The Mitcham Cricket Green to the west of the site is designated as MOL, Open Space, Green Corridor, Green Chain and is within the Wandle Valley Regional Country Park. The footpath (Cold Blows) along the northern boundary needs to be preserved.

The setting of the ‘The White House’, 7 Cricket Green, and ‘Chestnut Cottage’, 9 Cricket Green, both Grade II listed buildings, needs to be preserved.

Portions of the north, east and west of the site are within a Critical
Drainage Area.

**Current use**  
Specialist health facilities including a polyclinic, day centre and chiropody clinic (D1 Use Class) and 8 assisted living units for people with learning disabilities.

**Use suggested / organisation**  
Mixed use dwellings (C3 Use Class), community (D1 Use Class) and health (D1 Use Class) – Sutton and Merton PCT

**Council’s preferred use**  
The size and location of this site give it potential for a range of community (D1 Use Class) uses in whole or in part including healthcare and education.

If the Local Care Centre is to be located on this site then:  
a healthcare (D1 Use Class) led mixed use scheme that may include some ‘Residential Institution’-type accommodation (C2 Use Class) and/or some Residential (C3 Use Class).

If the Local Care Centre is to be located on the Birches Close site then the site has potential for a mix of the following: community uses (D1 Use Class) including education and/or residential (C2, C3 Use Classes).

**Delivery timetable**  
Unknown

**Issues**  
Whether the proposed Local Care Centre to serve this part of the Borough will be provided at this site or at the nearby Wilson Hospital site. (Please refer to grouped sites (Cricket Green) for further details).

Restricted vehicular access.

The extent of the site is such that the existing and planned services for the establishment of a Local Care Centre at the Wilson Hospital could instead be provided on this site. However, the existing services provided on the site could also be moved to the Wilson Hospital site.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the Conservation Area and the setting of the adjacent listed buildings.

Investigating the potential impact of any proposed development on Archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Site area 0.12ha

Site description The site consists of a part-two and part single storey health centre building. The site is surrounded by two-storey houses but on the southern side of Pelham Road are three-storey blocks of flats.

Strategic Planning Factors Downing House (a.k.a. Pelham High School), on the opposite (southern) side of Pelham Road is a Grade II listed building. The site is within an area with a good level of access to public transport (PTAL 6).

Current use Health Centre (D1 Use Class)

Use suggested / organisation Health Centre (D1 Use Class) and Dwellings (C3 Use Class) – Sutton and Merton PCT.

Council’s preferred use A healthcare (D1 Use Class) led mixed use scheme with some residential (C3 Use Class).

Delivery timetable

Issues Unknown

Potential loss of health facilities (existing services could however be provided at proposed Local Care Centre at the Nelson Hospital).
Respecting the setting of the adjacent listed building.

Protecting the residential amenity of the adjacent properties

In a mixed use development, residential uses should be on upper floors.

A mix of uses on site including residential will facilitate the provision of well-designed community uses on lower floors.

A mix of uses that occupies the building for 24 hours has benefits in terms of community safety within the site and on the street.
Site area 0.09ha

Site description The site consists of a part-single and part-two storey building that is surrounded by two and three storey houses. Along the northern boundary is a narrow public access footpath.

Strategic Planning Factors The site is located within the Raynes Park town centre boundary and has good accessibility to public transport services (PTAL 5).

Current use Medical clinic (D1 Use Class)

Use suggested / organisation Residential (C3 Use Class) – Sutton and Merton PCT

Council’s preferred use Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class), if the community service is provided elsewhere locally.

Delivery timetable Unknown

Issues Suitable alternative locations need to be secured if community services are no longer to be provided on this site. Planning permission has been granted for a new health centre in Lambton Road, Raynes Park.

In a mixed use development, residential uses should be on upper floors.
A mix of uses including residential would facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.
Morden Road Clinic
256 Morden Road, South Wimbledon, London, SW19 3DA

Site area 0.26ha

Site description The site consist of a part single and part two-storey building and is surrounded by single and two-storey houses.

On the opposite side of Morden road, which is to the east of the site, is Morden Hall Park.

Strategic Planning Factors The site is within an Archaeological Priority Zone and an area with a good level of access to public transport (PTAL 5).

The Morden Hall Park, to the east of the site, is a Historic Park, which is within the Wandle Valley Conservation Area and the Wandle Valley Regional Park. The park is also designated as Metropolitan Open Lane Green Corridor, Green Chain and Site of Importance for Nature Conservation.

Current use Medical clinic and retail (pharmacy)

Use suggested / organisation GP plus D1 expansion – Sutton and Merton PCT

Council’s preferred use A healthcare (D1 Use Class) led mixed use scheme with some residential (C3 Use Class).

Delivery timetable Unknown
Issues  Protecting the residential amenity of the adjacent properties.

A mix of uses on this site that include residential will ensure a more effective use of this property which has a good level of access to public transport (PTAL 5).

In a mixed use development, residential uses should be on upper floors.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Respecting the character and the views to and from the adjacent Wandle Valley Conservation Area.

To mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.
Merton Hall
78 Kingston Road, Wimbledon, London, SW19 1LA

Site area 0.12ha

Site description Site is occupied by a large late Victorian/ art and crafts hall building.. The site has frontage to Kingston Road. The site breaks the established siting pattern providing a freestanding building setback from the established building line.

To the immediate east and adjoining the site is the Merton Manor Club with bowling green at rear. To the south of the site are the gardens of residential terraced housing.. to the west of the site, opposite and elsewhere along Kingston Road are terraced properties, many with commercial units at ground level.

Strategic Planning Factors The building is available to hire for community functions. The building is Locally Listed, parking is provided on site.

The site is within an area with good accessibility to public transport services (PTAL4/5). A small part of the south eastern corner of the site is within a critical drainage area.

Current use Community building

Use suggested / organisation Consider potential for mix of uses, or single uses including community and residential—London Borough of Merton.
**Council’s preferred use**  
Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is provided elsewhere locally.

**Delivery timescale**

**Issues**

2018-2023

Any redevelopment or change of use should retain the listed building and design should be sensitive to its form and function.

Suitable alternative locations need to be secured if community uses are no longer to be provided on this site.

Development proposals may need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Queuing traffic during peak periods along Kingston Road. Development proposals must not hinder traffic flow on the neither surrounding roads, nor cause safety concerns for other road and pavement users.

Site access arrangements should be consolidated to single entrance point.

Need to mitigate potential parking impacts, on neighbouring street and local amenity. Site within Controlled Parking Zone with moderate PTAL therefore site would be suitable for reduced parking provision or permit free development.
“P4” Land Adjoining Wimbledon Theatre
111-127 The Broadway, Wimbledon, London, SW19 1QG

Site area 1,940 sqm

Site description This site is a car park.

Adjoining the site boundary to the west is Wimbledon Theatre, and adjoining to the south of the site are South Wimbledon Community Club, and offices. Adjacent to the site to the north are mixed use developments; comprising of commercial and residential use. The site is predominately surrounded by buildings ranging in height from two to four storeys.

This site is located in Wimbledon town centre boundary.

Strategic Planning Factors Wimbledon Theatre is a listed building.

The site is situated within Wimbledon’s Secondary Shopping Frontage and is located within the main shopping area of Wimbledon.

The site is in an area with high accessibility to public transport services (PTAL 6).

Very small portion of the site on the south western tip is in a Critical Drainage Area.

Current use Car park (Sui Generis Use Class)
Use suggested / organisation

Business use (B1) – London Borough of Merton

Major cultural development with appropriate supporting and community uses – Wimbledon Music Civitas Group.

Council’s preferred use

Appropriate mix of residential (C3 Use Class) and town centre uses including retail (A1 Use Class), café and restaurants (A3 Use Class), cultural, leisure and entertainment (D2 Use Class), offices (B1[a] Use Class) and hotel (C1 Use Class).

Delivery timescale

2013-2017

Issues

The potential loss of the town centre car park, however the car park could be rationalised and provided on-site or elsewhere.

The site boundary is adjoined to the west by a listed building and therefore development proposals will need to be sensitively designed to demonstrate how they conserve and enhance the significance of Wimbledon Theatre.

Core Strategy Policy CS14 makes reference to the appropriateness of tall buildings in Wimbledon town centre.

This site is located within close proximity to the central shopping area in Wimbledon and therefore may be appropriate for a mix of uses to help provide an active street frontage.

The accumulative impacts of any potential loss of publically available parking spaces needs to be considered against wider objectives including the potential redevelopment of Hartfield road Car Park.

Although large vehicles servicing the theatre frequently operate from the street, this is inappropriate activity in a constrained residential street. As a result these operations can cause problems for residents. Increased on-street servicing activities would further impact on traffic movement and road safety, on site provision is therefore required.

The absence of alternative publicly available off-street parking close by and high on-street demand for existing spaces supports the provision of new facilities nearby.

There are road safety issues associated with the Russell Road junction. Remedial action is therefore requirement to mitigate against these problems together with issues relating to neighbourhood parking, picking up/setting down of patrons, traffic and road safety impacts.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Please refer to grouped sites (Wimbledon) for further details.
Land Adjacent 10 Home Park Road
Land Adjacent to 10, Home Park Road, Wimbledon Park, London,

Site area 0.07ha

Site description The site is a small grassed area surrounded by a railway depot, and residential housing.

Strategic Planning Factors The site is within an Archaeological Priority Zone, a Critical Drainage Area and an area with a low level of accessibility to public transport services (PTAL 2).

The site is adjacent to a Green Corridor and a SINC (site of borough importance – Grade II). There have been positive sightings of protected species (stag beetle, toad, house sparrow) within vicinity of the site (200m).

Current use Vacant

Use suggested / organisation Residential – London Borough of Merton

Council’s preferred use Residential (C3 Use Class) subject to addressing identified issues.

Delivery timetable 2017-2023
**Issues**  Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Impact of any development proposal on protected species, biodiversity and the adjacent green corridor.
Wimbledon Community Centre
28 St George's Road, Wimbledon, London, SW19 4DP

Site area 0.06 ha

Site description
This site is a two storey flat roofed community centre (D1 under the Use Class Order). It is surrounded to the east by four to five storey mixed use (commercial / offices) buildings and to the west by four storey offices and to the south by office buildings ranging from five to nine storeys in height.

The community centre is located within the town centre boundary and adjoins commercial units.

Strategic Planning Factors
The building is located in the Wimbledon town centre boundary and adjoins the core shopping area. It is currently much lower than the surrounding buildings.

The site is in an area with high accessibility to public transport services (PTAL 6a) with access to the Broadway via St Georges Road and Wimbledon Hill Road.

Part of the eastern end of the site is within a Critical Drainage Area.

Current use Community centre

Use suggested / organisation Mix of community, business and residential – London Borough of Merton
Office, community and leisure use – Wimbledon Community Association

**Council’s preferred use**
An appropriate mix of community (D1 Use Class), retail (A1 Use Class), financial & professional (A2 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class) uses or an alternative option for the site could be a hotel (C1 Use Class).

**Delivery timetable**
2017-2023

**Issues**
Replacement of the current community capacity will be sought either on the current site, or on the Wimbledon Library/Marlborough Hall site along with a renewed Library facility.

In circumstances where the existing use can be rationalised into a smaller space on-site the new proposal would need to provide an active street frontage to contribute towards the vibrancy and vitality of the town centre.

In a mixed use development, residential uses should be on upper floors.

Protecting the amenity of occupiers adjacent to the site.

Parking and servicing impacts on traffic movement, congestion and road safety need to be controlled /minimised.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Please refer to grouped sites for further details.
Wyvern Youth Centre
18 Arras Avenue, Morden, Surrey, SM4 6DF

Site Proposal 32

Site area 0.12ha

Site description The site is a 2-3 storey detached building in a residential area. To the east, west and opposite to the south are 2 storey semi-detached houses. To the north are terraced houses.

Strategic Planning Factors The site is in an area of low accessibility to public transport (PTAL 2)

The site is within an Archaeological Priority Zone.

Current use Youth Centre (D1 Use Class)

Use suggested / organisation Residential– London Borough of Merton

Council’s preferred use Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) of the community service is provided elsewhere locally.

Delivery timescale 2013-2017

Issues Suitable alternative locations need to be secured if the provision of community services is ceased on this site.

In a mixed use development, residential uses should be on
upper floors. A mix of uses including residential will enable the building to be occupied over a 24 hour period, creating a more secure environment and helping to minimise crime.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Investigating the potential impact of any proposed development on archaeological heritage.

Connaught Garden susceptible to surface water flooding.
Elm Nursery Car Park
Car Park Adj No 125, London Road, Mitcham, Surrey, CR4 2JA

Site area 0.1 ha

Site description This site is currently being used as a car park.

Neighbouring the site to the north is a single storey commercial unit and a public access footpath lies between the commercial unit and the car park. Adjacent to the south are three storey flats, adjacent to the west are four storey flats and to the east two storey terraced houses.

Although located within the town centre boundary, the site is physically separated from Mitcham town centre.

The site is accessible from the London Road.

Strategic Planning Factors This site is identified as part of a larger site in the Mitcham Supplementary Planning Document (SPD) [2006], as being suitable for residential uses (C3 use class).

Land is required on this site to be safeguarded for future tramlink proposals.

The site is in an area with moderate accessibility to public transport services (PTAL level 4).
**Current use**  
Car park (Sui Generis Use Class)

**Use suggested / organisation**  
Residential – London Borough of Merton

**Council’s preferred use**  
Residential (C3 Use Class)

**Delivery timetable**  
2017-2023

**Issues**  
This site could be considered for redevelopment in conjunction with the adjacent site to the north.

A strip of land at the front of site to be retained to facilitate future tram aspirations.

Mitigating potential parking, traffic and road safety impacts on neighbouring street and local amenity.

Provision of some on site parking is desirable.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Please refer to grouped sites (North Mitcham) for further details.
Site area 0.11 ha

Site description To the southeast of the site is the parking and service area of Standor House, a two to four storey building with retail uses at ground level and offices above. To the south of the site is a five storey block of flats and beyond the access road to the west of the site is the flank wall of a two-storey end-of-terrace house. To the north of the site, on the opposite side of Raleigh Gardens, is the parking and services area for the three storey buildings that face Upper Green West. To the northwest of the site is a two storey retail building.

Strategic Planning Factors The site is within close proximity to the primary shopping area in Mitcham town centre.

The site is in an area with moderate to good accessibility to public transport services (PTAL levels 4 to 5).

This site is within an Archaeological Priority Zone.

Current use Car park (Sui Generis Use Class)

Use suggested / organisation Mix of business and residential – London Borough of Merton.

Council’s preferred use Mixed use residential (C3 Use Class), Offices (B1[a] Use Class),
retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class) and hot food take-aways (A5 Use Class).

**Delivery timetable**  2017-2023

**Issues** As this site is located in the town centre boundary and within close proximity to the primary shopping area, this site should have an active frontage at ground level to contribute towards the vitality and viability of the town centre.

Effective redevelopment of this site could be made by bringing it forward for development along with the adjacent site parking and service area to the rear of Standor House, to the south east of the site.

Mitigating parking/servicing impacts on neighbouring streets.

Site access to be provided via adjacent side road.

Frontage land may be sought to support the Council’s aspiration to return Raleigh Gardens to two way operation.

Investigating the potential impact of any proposed development on Archaeological heritage.

Please refer to grouped sites (North Mitcham) for further details.
Mitcham Fire Station
30 Lower Green West, Mitcham, Surrey, CR4 3AF

Site area 0.04ha

Site description This site is a 2-3 storey building (fire station) set in a group of buildings, including 3-4 storey Vestry Hall adjacent to the rear of the site (north east) and the 2-storey Cricketers pub adjacent to the south east of the site. Adjacent to the north west of the site is triangular open space known as Lower Green. The site fronts Lower Green Road.

Cricket Green (recreational open space) lies to the south east of the group of buildings, across London Road from Vestry Hall.

Strategic Planning Factors The building is Locally listed, adjacent to Vestry Hall which is also locally listed.

Planning permission has been granted for a replacement modern Fire Station within 700m of this site (Tramway Path, Mitcham).

The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 4).

The triangular open space to the north east of the site is designated as Metropolitan Open Land, Green Corridor and
Green Chain.

The ‘Mitcham Parish Rooms’, to the west of the site is a Grade II statutory listed building.

**Current use**  
Fire station (old)

**Use suggested / organisation**  
Residential/ retail mixed use conversion development – London Fire & Emergency Service.

**Council’s preferred use**  
Community uses (D1 Use Class) subject to delivery; residential (C3 Use Class) may be appropriate.

**Delivery timetable**  
Unknown

**Issues**  
Planning permission for a replacement Fire Station has been granted within 700m of this site (at Tramway Path in Mitcham) so the redevelopment of this fire station will not compromise fire services in the Mitcham area.

Any redevelopment or change of use should retain the building and design should be sensitive to its form and function. Mitcham Cricket Green Conservation Area character Assessment and management plan should also inform any design considerations.

The size, layout and location of the building would merit its consideration for community uses, subject to delivery.

Adjacent contra flow service road linking to fire station will need to be modified and pedestrian access/environment enhanced.

Mitigate potential parking, traffic and road safety impacts on neighbouring street and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.
Chaucer Centre
Canterbury Road, Morden, Surrey, SM4 6QB

Site area 0.63 ha

Site description The Chaucer Centre is a two storey building. It is a venue for training, meetings and conferences.

Adjacent to the site are the Merton Music Foundation school, the Smart Centre which is an education facility and a former nursery school building. The site is mainly surrounded by two storey terraced houses.

Direct access to the site is via Canterbury Road.

Portions of the north and west of the site are within a Critical Drainage Area.

Strategic Planning Factors The site is located in an area with moderate accessibility to public transport services (PTAL level 3).

Canterbury Road is designated as a proposed cycle route in Merton’s existing development plan.

The Chaucer Centre was allocated for a mix of community and residential uses in Merton’s Unitary Development Plan 2003.

Current use Training, meeting and conference centre
**Use suggested / organisation**
Consider potential for a mix of uses or single uses: community and residential – London Borough of Merton.

**Council’s preferred use**
Mixed use residential and community (D1 Use Class) or solely residential use (C3 Use Class) subject to the existing training facility being provided on a suitable site elsewhere.

**Delivery timetable**
2017-2023

**Issues**
In a mixed use development residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment helping to minimise vandalism and crime.

Mitigate potential parking, traffic and road safety impacts on neighbouring street and local amenity.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Wimbledon Greyhound Stadium
Plough Lane, Tooting, London, SW17 0BL

Site area 5.29ha

Site description
Approximately two thirds of the site is dominated by a greyhound racing stadium, the remainder of the site is a car park.

Surrounding the site along the northern and eastern boundary the site adjoins an industrial estate. To the south of the site in Merton, at the other side of Plough Lane is an industrial estate. Running along the western boundary of the site is a large electricity substation.

Strategic Planning Factors
The site and its surrounds are within the functional floodplain of the river Wandle (Flood Zone 3b). The majority of the site is within a critical drainage area for surface water flooding.

The site is surrounded on all sides by Strategic Industrial Locations. To the north and east of the site is Summerstown Road Strategic Industrial Location (Wandsworth), to the south and west is part of Durnsford Road / Plough Lane Strategic Industrial Location, (Merton).

The site is poorly accessible by public transport (PTAL 2); the road network, railway lines, river and utilities infrastructure in the wider area limit opportunities for improving access to the
The entire site lies within an Archaeological Priority Zone.

<table>
<thead>
<tr>
<th>Current use</th>
<th>Greyhound stadium (D2 Use Class) and car park (Sui Generis Use Class)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use suggested / organisation</td>
<td>Residential-led mixed use scheme - Savills L&amp;P ltd.</td>
</tr>
<tr>
<td>Council’s preferred use</td>
<td>Intensification of sporting activity (D2 Use Class) or Industrial (B1[c], B2 Use Class) and warehousing (B8 Use Class) on cessation of a sporting use.</td>
</tr>
<tr>
<td>Delivery timetable Issues</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

If the sporting activities were to cease, an industrial designation will be compatible with the scale, function and nature of the development surrounding the site.

Redevelopment proposals should take account of the electricity substation to the west of the site to minimise the effects on amenity of future occupiers.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the functional floodplain and with the critical drainage area to minimise flood risk for future occupiers and the potential for water pollution from the site.

Facilitating improved accessibility including improving bus infrastructure, walking and cycling facilities. Resolving road network capacity, movement and safety concerns. Site access arrangements require careful scrutiny/improvement.
Thames Water Site
Byegrove Road, Colliers Wood, SW19 2AY

Site area 1.36ha

Site description Currently a dry weather flow sewerage pumping station, pumping flows from Mitcham Common and Raynes Park sewers to Merton sewer.

The site contains two sets of large concrete storm tanks – the lower level tanks are redundant, the higher level taken are use for inspection and maintenance.

Strategic Planning Factors Most of the site apart from a small area along the eastern boundary is part of metropolitan open land (MOL), contiguous with the Wandle Park to the south and the Wandle Meadow Nature Park to the north.

The river Wandle runs along the western boundary of the site; the riparian area from Colliers Wood High Street to the south as far as the borough boundary to the north is designated as a green corridor and a site of importance for nature conservation.

The entire site is part of the functional floodplain of the river Wandle (Zone 3b).

A large portion of the site is within a Critical Drainage Area.

The site lies between PTAL 3 and 2 and is accessible from Byegrove Road.
Road to the south and Boundary Road to the north.

Residential development lies to the east and west of the site. To the west of the site at the other side of the river Wandle are blocks of apartments overlooking the site, to the east is a terrace of approximately 20 houses.

The proposed site was designated as part of Merton’s UDP 2003. The majority of the site – 1.09ha to the western side - was designated as 6CW: open space and nature conservation. 0.35ha to the east of the site was designated as 7CW: residential and nature conservation. The residential element of the site has not been developed.

The site is crossed north-south by overhead power lines.

<table>
<thead>
<tr>
<th>Current use</th>
<th>Dry weather flow sewerage pumping station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use suggested / organisation</td>
<td>Large housing site with environmental improvements, improved access, public open space, leisure walking route – Thames Water Property Services.</td>
</tr>
<tr>
<td>Council’s preferred use</td>
<td>Open land (flood storage) and nature conservation.</td>
</tr>
<tr>
<td>Delivery timetable Issues</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site, especially with regard to flooding and overlooking.

Ensuring a contiguous stretch of metropolitan open land from the Wandle Valley Park to the south to the Wandle Meadow nature park to the north to support nature conservation and to help alleviate flood risk.

Limiting traffic movements so as not to hinder traffic flow on the surrounding residential roads, nor cause safety concerns for other road and pavement users.

Access to the Merton sewer for maintenance and inspection.

Although site is designated metropolitan open land and as a leisure walking route along the river Wandle, there is no pedestrian access to most of the site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Kingston Road Opposite Lower Downs
Land Between 424 - 448, Kingston Road, Raynes Park, SW20 8DX

**Site area** 0.11 ha

**Site description** The site is a grassed area with advertisement hoardings located on Kingston Road, opposite the junction with Lower Downs Road and Burstow Road, Wimbledon, SW20.

The site is located in a predominately residential area. Adjacent to the west of the site are two and three storey terraced houses. Adjacent to the north of the site are two storey terraced houses and commercial units. Two storey terraced houses are also located adjacent to the east of the site. Adjacent to the south of the site is a large industrial premises and also two storey terraced housing.

**Strategic Planning Factors** The site fronts onto Kingston Road which is an existing Cycle Route and Strategic Route.

This site is in an area with moderate access to public transport services (PTAL 4).

The site is adjacent to a conservation area and also a nature conservation area.
**Current use**  Vacant land

**Use suggested / organisation**  Residential - The Wimbledon Society

**Council’s preferred use**  Residential (C3 Use Class)

**Delivery timescale**  Unknown

**Issues**  The site owner is currently unknown and therefore there is uncertainty regarding the deliverability of any development.

The site is situated on the inside of a tight bend with two side roads opposite. There is a busy through route from Kingston Road into Lower Downs Road using a restricted railway arch. Several schools are also situated to the north of the railway arch which contributes to local congestion at peak times. On the south side of the bend is a shared pedestrian/cycle crossing linking to a segregate cycle facility along The Chase.

To avoid any detrimental traffic impacts servicing would be most appropriately sited at the westernmost boundary of the site. Although potential to service/access the site via the private rear access to 448 – 458 Kingston Road may be possible subject to appropriate legal agreements being put in place with the relevant land owners.

The accessibility level of the site (PTAL 4) would support low levels of parking provision or permit free, subject to a controlled parking zone being in place on surrounding streets (not currently programmed).

The potential for vehicular access off Kingston Road is also limited due to potential safety impacts. Therefore any approval would be subject to a detailed transport assessment.

Respecting the character and the views into and from the neighbouring Conservation Area.

Respecting and enhancing the adjacent nature conservation Area.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.
Site area 0.25ha

Site description This site consists of a part-single and part-two storey industrial building. To the west are two-storey houses and a two-storey office building. South of the site, on the opposite side of High Path, is a two-storey church and east of the church is a part-two and part-three storey industrial building. West of the site are single storey vehicle storage garages and beyond it is a twelve-storey tower block. North of the site is a single storey church building and two-storey houses.

Strategic Planning Factors The site is within an Archaeological Priority Zone, a Critical Drainage Area and an area with moderate accessibility to public transport services (PTAL 4).

Current use Warehouse / office

Use suggested / organisation Residential - Indigo Planning (consultants) representing Wispress Ltd

Council’s preferred use Mixed use offices (B1[a] Use Class) and residential (A1 Use Class).
Issues  Retention of some employment function on the site.

Potential parking, road safety and traffic impacts on neighbouring streets need to be managed.

In a mixed use development, residential uses should be on upper floors.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.
Land at Bushey Road
80-88 Bushey Road, Raynes Park, London, SW20 0JH

Site area 3.7ha

Site description The site consists of various large-scale industrial buildings ranging between two and five storey in height, and substantial open parking areas. To the west is the A3 ‘Beverly Way’ dual carriageway and to the south is Bushey Road (A298). To the east of the site is a primary school and to the north, on the opposite side of Bodnant Gardens, are two-storey houses.

Strategic Planning Factors This site is identified as a ‘Locally Significant Industrial Site’ in Merton’s Core Strategy 2011 and designated as an ‘Industrial Area’ on Merton’s Proposals Map (2003). The site is in an area with low to moderate accessibility to public transport services (PTAL 2 and 3) and parts of the site are within a Critical Drainage Area, with only the southwestern corner within Flood Zones 2 & 3. The building at 84-86 Bushey Road with the clock tower is locally listed.

Adjacent to the northwestern boundary of the site is a Green Corridor – BNP Paribas (consultants) representing Ignis Real Estate and Axa Real Estate.

Current use Offices (B1[a] Use Class), Light Industry (B1[c] Use Class), Storage and Distribution (B8 Use Class) and Retail (A1 Use Class). In Autumn 2011, three large units were vacant.

Use suggested / organisation Employment (B uses), Sui Generis e.g. vehicle sales, Retail (A1 Use Class), Hotel (C1 Use Class) and Community Use (D1 Use Class)
**Council’s preferred use**  
An employment-led mixed use scheme research and development (B1[b] Use Class), light industrial appropriate in a residential area (B1[c] Use Class) and storage or distribution (B8 Use Classes) that may included an appropriate mix of any of the following: bulky goods retail (A1 Use Class), residential (C3 Use Class) car show room (sui generis Use Class) and school (D1 Use Class).

**Delivery timescale**  
Unknown

**Issues**  
As a ‘Locally Significant Industrial Site’ mixed-use proposals must be employment led.

 Any retail development proposed on the site will be restricted to providing at least 70% of retail floorspace as ‘bulky goods’ for sale on the premises, in order to avoid undue harm to the viability of Wimbledon town centre and other surrounding centres.

 The provision of some residential units as part of a comprehensive employment-led redevelopment may be acceptable. Any residential elements would have to be appropriately located away from the busy road network to minimise risks of noise / air pollution to future residents.

 Due to the shortage of local school places and the absence of suitable sites, any development proposals that that included residential development will be required to mitigate against this impact.

 Due to the site’s location relative to the A3 road, a high quality design is necessary that will be responsive to the on-site and off-site uses and respect the locally listed building.

 Proposals will have to protect the amenity of the adjacent houses and school.

 Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the flood risk and the Critical Drainage Area.

 Careful scrutiny of access and junction arrangements needed to minimise impacts on movement, congestion and road safety in particular wider impacts on strategic road network (TLRN). Poor permeability and accessibility by public transport. Infrastructure/service improvements expected to support comprehensive re-developments.

 This section of the A3 is identified on the Department for Transport’s noise map. Both existing and generated noise impacts will be considered in any proposal.
Wimbledon Delivery Office
12 Cranbrook Road, Wimbledon, London, SW19 4HD

Site area 0.28 ha

Site description Wimbledon Delivery Office is a mail sorting office.

The site is located at the end of a residential street and is situated on a downhill slope. The site adjoins the railway line to the south (Wimbledon line). Cranbrook Road is a cul-de-sac.

The building is an operational mail sorting office. It is 4 to 5 storeys in height with a basement floor. There is a car park to the rear of the building.

Opposite the site to the north-east is a health club. Adjoining at the north-west boundary is a block of three storey town houses. Adjacent to the western side of the site are a blocks of flats ranging from three to four storeys in height, two storey detached houses and a four storey office building.

Strategic Planning Factors The site adjoins a busy railway track which connects to Wimbledon rail station.

The site is located within 10 minutes walking distance from Wimbledon town centre in an area with moderate accessibility to public transport services (PTAL level 4). However the site is located at the dead end of Cranbrook Road adjoining the
railway line and is only accessible via Worple Road and this restricts vehicular access to the site.

Parts of the site to the east and west are within a Critical Drainage Area.

<table>
<thead>
<tr>
<th>Current use</th>
<th>Royal Mail Sorting Office (B8 Use Class)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use suggested / organisation</td>
<td>Mixed Use Residential and Offices (B1[a] Use Class) - BNP Paribas Real Estate (consultants) representing Royal Mail Group Limited (site owners).</td>
</tr>
<tr>
<td>Council’s preferred use</td>
<td>Mixed use office (B1[a] Use Class) and residential (C3 Use Class).</td>
</tr>
<tr>
<td>Delivery timescale Issues</td>
<td>Unknown</td>
</tr>
<tr>
<td>Issues</td>
<td>Protection of the amenity of future occupiers from noise and disturbance caused by proximity to the railway line.</td>
</tr>
<tr>
<td></td>
<td>Access considerations for future occupiers, especially servicing, caused by the single street entrance point from Worple Road.</td>
</tr>
<tr>
<td></td>
<td>Potential losses of jobs in Merton were the sorting office to close or relocate out of the borough.</td>
</tr>
<tr>
<td></td>
<td>There are safety concerns for other road and pavement users. Restricted on-street parking, impacts on neighbouring streets need to be carefully scrutinised/ minimised.</td>
</tr>
<tr>
<td></td>
<td>New access required to railway side pedestrian/cycle route.</td>
</tr>
<tr>
<td></td>
<td>Facilitating and maintaining vehicular access during construction likely to be problematic.</td>
</tr>
<tr>
<td></td>
<td>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.</td>
</tr>
</tbody>
</table>
Site Proposal 50

7, 8 and 12 Waterside Way
7, 8 and 12 Waterside Way, Tooting, London, SW17 0HB

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**Site area** 0.96ha

**Site description** The site comprises industrial units to the closed end of Waterside Way from which access is gained off Plough Lane. The proposed site is split by Waterside Way.

To the west of the site is the river Wandle and to the east, in Wandsworth borough, is Lambeth Cemetery. Directly to the south lies a railway line and beyond that, Wandle Meadow Nature Park.

**Strategic Planning Factors** The site is part of the Plough Lane Strategic Industrial Location but has not been allocated for waste management uses in the South London Waste Plan. The site is within the functional floodplain (Flood Zone 3b) and part of the site is within a Critical Drainage Area (surface water flooding). The site is also within an Archaeological Priority Zone and an area with a poor level of access to public transport (PTAL 1).

To the south and east of the site is land designated as Metropolitan Open Land, Green Corridor, Green Chain and a Site of Importance for Nature Conservation.

**Current use** Vehicle operating centre, operational base, depot, vehicle maintenance, offices, materials storage.
**Use suggested / organisation**  Waste material recovery, recycling and transfer, renewable energy generation – Robert LeClerc consulting on behalf of Cappagh.

**Council’s preferred use**  Any of the following uses or a suitable mix of business, industrial (B2 Use Class), warehousing and storage (B8 Use Class).

**Delivery timescale**  Unknown

**Issues**  The whole of the industrial area south of Plough Lane was assessed for its potential for waste management uses as part of the South London Waste Plan but it was not included as it was considered to be unsuitable for waste management uses.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area and with fluvial flooding to minimise flood risk for future occupiers or to minimise risk of river pollution.

Protecting the amenity of residential properties in the vicinity of the site, especially with regard to air emissions.

Respecting the adjacent Metropolitan Open Land and nature conservation areas.

Mitigating parking/servicing impacts on the highway operation/movement. On site facilities need to be retained. Addressing pedestrian and cycle access. Reducing impacts on road safety and congestions on highway network, in particular on Plough Lane.

Investigating the potential impact of any proposed development on archaeological heritage.
Brook House
1A Cricket Green, Mitcham, Surrey, CR4 4LA

Site area 0.28ha

Site description The site consists of a three-storey office building with vehicle access on the western side off Cricket Green and on the eastern side off Chatsworth Place. To the north is a three-storey former office building, Mitcham Court, which is currently temporarily used as a school and to the east are three-storey blocks of flats. To the south of the site, on the opposite site of the footpath (Cold Blows), is a two-storey house that has been converted into a day care nursery and numerous single and two-storey buildings accommodating specialist NHS clinics on the ‘Birches Close’ site.

Strategic Planning Factors The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 4).

The Mitcham Cricket Green to the west of the site is designated as MOL, Open Space, Green Corridor, Green Chain and within in the Wandle Valley Regional Country Park. The footpath (Cold Blows) along the southern boundary needs to be preserved. ‘Mitcham Court’, to the north of the site is a Locally Listed building.

Parts of the eastern and western portions of the site are within
Site Proposal 53

<table>
<thead>
<tr>
<th><strong>Current use</strong></th>
<th>The site is currently vacant (probably since 2006) but the established use is for office (B1[a] Use Class).</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use suggested / organisation</strong></td>
<td>Residential: by planning consultant (Gary Thomas, Planning Works) for owners (Liongate Properties).</td>
</tr>
<tr>
<td><strong>Council’s preferred use</strong></td>
<td>Any of the following uses or a suitable mix of office (B1[a] Use Class), community (D1 Use Class) and/or residential (C3 Use Class).</td>
</tr>
<tr>
<td><strong>Delivery timescale</strong></td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Issues</strong></td>
<td>Potential loss of employment space considered against the contribution this site has made as an employment location in recent years.</td>
</tr>
<tr>
<td></td>
<td>Protecting the residential amenity of the adjacent properties.</td>
</tr>
<tr>
<td></td>
<td>Respecting the character of this part of the Conservation Area.</td>
</tr>
<tr>
<td></td>
<td>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.</td>
</tr>
<tr>
<td></td>
<td>Please refer to grouped sites (Cricket Green) for further details.</td>
</tr>
</tbody>
</table>
Field B St Catherine’s Square West Barnes
Grand Drive, Raynes Park, London, SW20 9NA

Site area 0.93ha

Site description This site is open vegetated field.

Along its south-western boundary is the Pyl Brook with a single storey pavilion building beyond. To the north and northwest are two-storey houses, to the east is a single story day care nursery and to the southeast are four storey blocks-of-flats.

Strategic Planning Factors This site is designated as Metropolitan Open Land, Green Corridor and Green Chain. The site is also in a flood zone (3), a Critical Drainage Area and an area with low accessibility to public transport services (PTAL 2).

The site is adjacent to a Site of Importance for Nature Conservation (SINC) along its south-western boundary (the Pyl Brook) and there is another narrow strip of SINC on the northern side of Meadowsweet Close.

The planning obligation associated with the housing development on the former St. Catherine’s school site to the southeast of the site, stipulates that monies will contribute towards the development of a children’s play area on the subject site.
<table>
<thead>
<tr>
<th><strong>Current use</strong></th>
<th>Open space</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use suggested / organisation</strong></td>
<td>Nature Reserve – Sue Organ Planning on behalf of M Pye.</td>
</tr>
<tr>
<td><strong>Council’s preferred use</strong></td>
<td>Potential for nature reserve, subject to further investigations.</td>
</tr>
<tr>
<td><strong>Delivery timescale</strong></td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Issues</strong></td>
<td>This site is protected from future development due to the MOL, Open Space and Green Corridor designations – it isn’t clear what additional benefits a further designation would confer on the site or the wider area.</td>
</tr>
</tbody>
</table>

Habitats records (GiGL, 2006) show that no protected species were present on the site at the time. The existing Green Corridor designation recognises the importance of joining two SINCs that are north and south of the site. Further survey work would be required to justify the designation of any new SINC.

A play space adjacent to a SINC is likely to require additional maintenance costs, relative to the costs of the majority of the SINCs in the borough that are more isolated.

Opportunities to enhancing connections to wider pedestrian and cycle networks should be taken.
Morden Station Offices and Retail Units
66A-82 London Road, Morden, Surrey, SM4 5BE

Site area 0.09ha

Site description The site comprises a four-storey building with the Morden Tube Station entrance at ground level and retail units on both sides, and office space above. To the southwest of the site are single storey retail units and to the northeast of the site is a two-storey parade of shops with flats and/or offices above. Northwest of the site is the Morden Tube station with various buildings ranging between one and three-storeys in height. To the southwest of the site is the hard standing of the Morden Bus Station, London Road and on the opposite side of London Road, to the southwest of the site, various mixed use three and four story buildings.

The proposed submission only referred to the offices and retail units adjacent to Morden Station. The ground level station entrance and other buildings directly associated with the functions of the train station are therefore excluded from the site.

Strategic Planning Factors The site is within the proposed moreMorden Masterplan area, an area with a good level of access to public transport (PTAL 6), an Archaeological Priority Zone and a small part of the southern corner of the site is within a Critical Drainage Area.
The Morden Underground Station is a locally listed building (though not the office building above it).

**Current use**  
Retail units at ground level and offices above.

**Use suggested / organisation**  
Residential – Transport for London

**Council’s preferred use**  
Any of the following uses or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food take-aways (A5 Use Class), Offices (B1[a] Use Class) and residential (C3 Use Class)

**Delivery timescale**  
2017-2023

**Issues**  
An exemplary design would be required at this central site.

- Enabling and managing appropriate parking and servicing arrangements.

- The redevelopment of this site will be part of the proposed moreMorden regeneration proposals, which include developing the public realm.

- Core strategy Policy CS14 reference to the appropriateness of tall buildings in Morden town centre.

- Facilitating improved public transport, walking and cycling infrastructure and connections.

- Improving connectivity from London Road to Morden Park and Morden Hall Park and legibility along London Road.

- Developing a facility which could make heat and/or power available to local users.

- Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

- Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

This site could be considered for redevelopment in conjunction with other sites. Please refer to Grouped Sites - Morden for further details.
Sainsbury’s (Peel House) Car Park
Car Park RO 127 to 149 Kenley Road, Morden SM4 5BE

**Site area** 0.55ha

**Site description** The site consists of a multi-storey car park located on land to the rear of 127 – 149 Kenley Road. Adjacent to the site to the south is a two-storey terrace of mixed commercial and residential on London Road. Kenley Road, which is adjacent to the north-eastern side of the site, is predominately made up of two-storey terraced housing. Adjacent to the site to the east is the four-storey Sainsbury’s building and an educational establishment (Morden College). West of the site is Morden Underground Station.

**Strategic Planning Factors** The site is within the proposed MoreMorden Masterplan area, an area with a good level of access to public transport accessibility (PTAL 6a), an Archaeological Priority Zone and a small part of the site is within a Critical Drainage Area.

There has been a positive sighting of a protected species (House Sparrow) within vicinity of the site.

**Current use** Car park (short/long stay)

**Use suggested / organisation** Residential or mixed use development – Transport for London

**Council’s preferred use** Any of the following uses or a suitable mix of retail (A1 Use...
Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food take-aways (A5 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timescale**

2017-2023

**Issues**

Enabling and managing appropriate parking and servicing arrangements.

The redevelopment of this site will be part of the proposed moreMorden regeneration proposals, which include developing the public realm.

Core Strategy Policy CS14 reference to the appropriateness of tall buildings in Morden town centre.

Impact of traffic on congestion, movement and road safety need to be carefully scrutinised and managed.

Better connectivity and permeability by walking and cycling required.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Developing a facility which could make heat and/or power available to local users

Investigating the potential impact of any proposed development on archaeological heritage.

This site could be considered for redevelopment in conjunction with other sites. Please refer to Grouped Sites - Morden for further details.
Corner Baltic Close and High Street Colliers Wood
194-196 High Street Collier’s Wood, Colliers Wood, London, SW19 2BH

Site area 0.02ha

Site description
The site is a hardstanding area on the corner of Colliers Wood High Street and Baltic Close. At the opposite side of Baltic Close, to the south-west of the site, is a three-storey public house (Colliers Tup). To the west of the site is a four-storey residential block (Oslo Court) and the Wandle Park beyond.

The High Street Collier’s Wood frontage of the site is adjoined on the northern side by a three-storey shopping parade with retail units at ground level and flats above. The site is almost directly opposite the Colliers Wood underground station.

The parade of shops to the north of the site is of poor quality and the immediately surrounding area is in need of appropriate environmental improvements, incorporating pedestrian access into Wandle Park.

Strategic Planning Factors
The site is within the Wandle Valley Conservation Area, an Archaeological Priority Zone, an area with a good level of public transport accessibility (PTAL 5), flood zone 2 and a small part of the eastern corner of the site is within a Critical Drainage Area.

On the opposite side of High Street Colliers Wood, to the east of the site, is Colliers Wood tube station, which is a Grade II listed...
building.

The parade of shops to the north of the site is of poor quality and the immediately surrounding area is in need of appropriate environmental improvements, incorporating pedestrian access into Wandle Park.

**Current use**  Informal car park

**Use suggested / organisation**  Residential – Transport for London

**Council’s preferred use**  A suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurant & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food take-aways (A5 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timescale**  Unknown

**Issues**  If the site were to be expanded to include the parade of shops to the northeast an exemplary design, which would also complement the setting of the Grade II listed building (Colliers Wood underground station), could to improve the public realm.

In a mixed use development, residential uses should be on upper floors.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the location within a flood zone and a Critical Drainage Area.

Minimise impact on highway capacity, safety and movement.

Respecting the character and the views into and from the neighbouring Conservation Area.

Respecting the setting of the listed building (Colliers Wood tube station) located to the east of the site.

Investigating the potential impact of any proposed development on archaeological heritage.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site, particularly in relation to Oslo Court to the west of the site.
York Close Car Park
Car Park Adj No 18, York Close, Morden, Surrey, SM4 5HW

Site area 0.56ha

Site description This site is a pay-&-display car park which is predominately used by London Borough of Merton staff.

Adjoining the west of the site is York Close and Morden Court which are characterised by residential two storey semi detached and terraced housing. The Morden underground railway depot adjoins the east of the site.

Strategic Planning Factors The site is within the proposed MoreMorden Masterplan area and an area with a good level of access to public transport accessibility (PTAL 5). A small part of the site, at the north-eastern boundary, is within a Critical Drainage Area.

Current use Long stay car park

Use suggested / organisation Residential – Transport for London

Council’s preferred use Residential (C3 Use Class).

Delivery timescale Unknown
Issues  The redevelopment of this site will be part of the proposed moreMorden regeneration proposals, which include developing the public realm.

Potential impacts of displaced commuter parking on neighbouring streets and local amenity needs to be carefully managed.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Developing a facility which could make heat and/or power available to local users.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

This site could be considered for redevelopment in conjunction with other sites. Please refer to Grouped Sites - Morden for further details.
Morden Station Car Park
Car Park Station House, Kenley Road, Merton Park, SW19 3DP

Site area 0.52ha

Site description The site comprises hardstanding land currently used as a car park for staff of Morden Station and long stay visitors.

Adjacent to the north and west of the site are two storey terraced houses and adjoining the east of the site is Morden Underground Station.

Strategic Planning Factors The site is within the proposed moreMorden Masterplan area and an area with a good level of access to public transport accessibility (PTAL 5)

Current use Car parking for Morden Underground Station staff / commuters.

Use suggested / organisation Mixed use development – Transport for London.

Council’s preferred use Any of the following uses or a suitable mix of residential (C3 Use Class), employment (B1[a], B1[b], B1[c] Use Classes) and community (D1 Use Class).

Issues Enabling and managing appropriate parking and servicing arrangements.

The redevelopment of this site will be part of the proposed
moreMorden regeneration proposals, which include developing the public realm.

Managing traffic demand, congestion, movement and road safety, including impact on Kenley Road.

Facilitating improved public transport infrastructure, walking and cycling.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Developing a facility which could make heat and/or power available to local users.

This site could be considered for redevelopment in conjunction with other sites. Please refer to Grouped Sites - Morden for further details.
**Wimbledon YMCA**

196-200 and 220 – 224 The Broadway, Wimbledon, London, SW19 1RY

- **Site area**: 0.16ha

- **Site description**: The site is comprised of Connexions, YMCA and former Millers Catering Equipment (vacant site). There are a wide range of uses currently on this site including a youth advice centre with hostel space, gym sports hall, café and retail.

  The current buildings on site range up to 5 storeys fronting the The Broadway.

  The site is located within Wimbledon town centre. To the east the site adjoins mixed use developments comprising retail, offices and residential uses. On the southern side of The Broadway opposite the site are a range of building heights, up to six storeys. The site is bounded on the west by Trinity Road. To the north of the site is the Conservative Club and residential development, generally 2-3 storey semi detached houses.

- **Strategic Planning Factors**: The site is located within Wimbledon town centre boundary although it is not situated in the main shopping area of Wimbledon.

  This is a significant corner site with an active frontage facing onto the Broadway.
The site is in an area with good accessibility to public transport services (PTAL 6a).

The buildings on site are visible from South Park Gardens conservation area.

 Portions of the northern end of the site are within a Critical Drainage Area.

**Current use**
YMCA with Hostel Space, Gym Sports Hall, Café, Retail and Wimbledon Conservative Club.

**Use suggested / organisation**
Hostel, Residential, Retail, Café, Restaurant, Health and Fitness Suite, Crèche and New Public Spaces – Savills (consultants) representing ORION and YMCA

**Council’s preferred use**
A suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class) and hot food take-aways (A5 Use Class), offices (B1[a] Use Class), community (D1 Use Class) and residential (including Hostel or Hotel) (C3 & C1 Use Class).

**Delivery timescale**
2013-2017

**Issues**
This site is a corner site with an active frontage facing onto the Broadway so redevelopment of exemplary design would be welcomed. The ground floor should have an active frontage, respecting the dual aspect and corner site.

Public space would also be welcomed.

Proposals should consider the amenity of neighbouring residential uses to the north of the site.

Servicing facilities should be provided on site to minimise impacts on traffic movement, congestion and road safety.

Mitigating and managing the impacts of parking on neighbourhood and local amenity will need to be addressed.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Please refer to “Grouped sites – Wimbledon” for further details about sites in the area.
Site area 0.16 ha

Site description The site is occupied by a mix of retail and offices within a building that has a maximum height of seven storeys. The building is currently set back from the street line.

The site is a corner site between The Broadway and Southey Road. To the south of the site are residential terraces. At the other side of The Broadway are similar retail / office / residential developments with a range of building heights from three to six storeys.

The site is located within Wimbledon town centre and is adjacent to mixed use developments of retail, offices and residential uses.

Strategic Planning Factors The site is located in the town centre boundary although it is not situated in the main shopping area of Wimbledon.

This is a significant corner site with an active frontage facing onto the Broadway.

The site is in an area with high accessibility to public transport services (PTAL 6a).
Part of the site is within a Critical Drainage Area.

**Current use**  Commercial and office uses

**Use suggested / organisation**  Retail, restaurant, residential, community use – Savills (consultants) representing ORION and BFL Management LTD.

**Council’s preferred use**  A suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1[a] Use Class), community (D1 Use Class) and residential Uses (including hotel) (C3 & C1 Use Class)

**Delivery timescale**  Unknown

**Issues**  This site is a corner site with an active frontage facing onto the Broadway so redevelopment of exemplary design would be welcomed. The ground floor should have an active frontage, respecting the dual aspect and corner site.

Redevelopment should provide high quality office space on upper floors.

In a mixed use development residential uses should be on the upper floors.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Servicing facilities should be provided on site to minimise impacts on traffic movement, congestion and road safety. Mitigate and manage impacts of parking on neighbourhood and local amenity.

Please refer to “Grouped sites – Wimbledon” for further details about sites in the area.
Site 01 – Hartfield Road
Site 12 – Queens Road car park
Site 28 – land adjacent Wimbledon theatre
Site 31 – Wimbledon Community Centre
Site 62 – YMCA
Site 63 - Highlands House, 165-169 The Broadway

Land at Hartfield Road (Site 01); Queens Road car park (site 12), land adjacent to Wimbledon Theatre (site 28) and Wimbledon Community Centre (site 31) are all owned by Merton Council and currently provide community services or car parking.

Proposals for these sites could be considered together and are likely to be deliverable as the sites are in single ownership. Redevelopment could provide modern, accessible space for community services across one or two sites, potentially with other uses. Considering sites together also provides the opportunity for a comprehensive review of car parking.

YMCA (site 62) and Highlands House (site 63) are under separate ownership and are located within 40m of each other at the eastern end of The Broadway. Both these sites and Site 28 (land adjacent Wimbledon Theatre) are significant corner sites and proposals of exemplary design would be welcomed to improve the attractiveness of Wimbledon town centre. Tall buildings that complement the building line along the Broadway may be appropriate.

There is market demand for a range of town centre type uses in Wimbledon town centre, and the following uses will be encouraged within Wimbledon town centre.
Hotels and Conference Facilities: A high quality hotel with conference facilities to meet business and tourism needs.

Offices: In particular for large and modern floorplate offices to meet future demand of businesses wishing to remain or relocate to Wimbledon.

Retail: Especially for clothing, footwear and (comparison goods) and service retail.

Leisure and Entertainment, Cultural and Community uses: We encourage high quality leisure and entertainment uses as they contribute hugely to the vibrancy and attractiveness of Wimbledon town centre.
Site 20 – Wilson Hospital
Site 21 – Birches Close
Site 53 - Brook House

The Sutton and Merton Primary Care Trust (PCT), who own both the Wilson Hospital (site ref: 20) and the Birches Close site (site ref: 21) will provide the Local Care Centre on one of these sites. The other site will then become surplus to requirements for NHS healthcare.

Both sites are within 500m of each other and contain buildings that are locally listed and should be retained as part of redevelopment proposals.

Site 21 Birches Close is within 200m of Mitcham town centre; Wilson Hospital (site 20) is within 700m of Mitcham town centre.

It is considered that either site is suitable for the Local Care Centre. As the health services will be provided within the new Local Care Centre, there would not be a loss in health service provision within this part of the borough. The release of the surplus site to suitable alternative uses would therefore be acceptable.
Recent planning appeal decisions accepted the principle of locating the new Local Care Centre at the Wilson Hospital, which would also accommodate the relocation of existing health services from Birches Close. The principle of residential development was accepted at the Birches Close site on the relocation of health services to the Wilson Hospital.

Alternatively if the PCT were to decide to develop the new Local Care Centre at the Birches Close site, the health services would relocate from Wilson Hospital to the Birches Close site and the Wilson Hospital site will then become available for alternative uses.

Both sites are adjacent to residential areas and, subject to the issues identified for each site being suitably addressed, the development of whichever site is surplus to healthcare requirements for residential and/or community uses, as proposed by the site owners, would be acceptable.

The proximity of Brook House (site ref: 53), a modern office building that has been vacant for a number of years, to the Birches Close site, provides opportunities for the redevelopment of this site in combination with the Birches Close site.
Morden

Site Numbers 57, 58, 60 and 61

Grouped sites:

Site 57 – Morden Station car park
Site 58 – Sainsbury’s car park
Site 60 – York Close car park
Site 61 – Kenley Road

Morden Station Staff car park at Kenley Road (Site 61), Sainsbury’s car park (Site 58), York Close car park (Site 60) and Morden Station car park (Site 57) are all car parks owned by Transport for London (TfL). All four sites fall within the proposed moreMorden Masterplan site boundary.

The proposed moreMorden Masterplan will address the regeneration of Morden town centre. Despite its excellent public transport access (underground, bus station and nearby tram), good quality housing stock, proximity to historic open space and the presence of a major employer, Morden town centre suffers from poor public realm and shopping offer and physical severance issues due to the dominance of the existing one way road system and bus station. A number of sites, including these four sites will be integral to the proposed regeneration of Morden Town Centre.

All four sites (57, 58, 60 and 61) should be considered for a range of town centre type developments, including retail (A1-A5), business (B1) and residential. Each of these sites need to be considered in conjunction with the others to effectively maximise the opportunity that these four sites could contribute to the regeneration of Morden Town Centre. Considering the sites together will also help address the access, loss of car parking and other transport impacts from their redevelopment.
The proposed moreMorden Masterplan area has been identified as one of the areas of opportunity for the development of Decentralised Energy Networks. The council will work in partnership with developers and energy consumers to foster the development of Decentralised Energy Networks, and establish energy master plans or decentralised energy feasibilities studies.
Site 04 – Bond Road Day Centre
Site 09 – Mitcham Library
Site 33 – Elm Nursery car park
Site 34 – Raleigh Gardens car park

Bond Road Day Centre (site 04), Mitcham Library (site 09); Elm Nursery car park (site 33) and Raleigh Gardens car park (site 34) are located within 700m of each other. All four sites are owned by Merton Council and provide either community services or car parking.

Proposals for these sites could be considered together. Redevelopment could provide modern, accessible community space for community services across one or two sites, potentially with other uses.

Considering sites together will help to ensure that community facilities will be provided appropriate to what is needed in the area. There is potential to locate community services closer to Mitcham town centre and to review car parking within Mitcham town centre.

Developments that contain a mix of uses including residential on upper floors will ensure the building is occupied over 24 hours, creating a more secure environment, helping to minimise vandalism.