



Date: 30 August 2013

Consents Team

Our Ref: LB Merton/Sites and Policies DPD
2013
Your Ref: n/a

Policy & Strategy
Transport for London
10th Floor
Windsor House
London
SW1H 0TL

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

Phone: 020 3054 1895
Email: andrewmaunder@tfl.gov.uk

Dear Sir/Madam,

Consultation on LB Merton's Submission Sites and Policies Plan and Policies Map, August 2013

The following comments represent the views of officers in Transport for London's Commercial Development Property Team (TfL Property), in its capacity as a significant landowner only and does not form part of the TfL corporate response. This Representation should not be taken to represent an indication of any subsequent Mayoral decision in relation to the emerging policy document.

Following our previous representations and ongoing discussions with the Future Merton Team on these sites and their including in the "moreMorden" project, TfL continues to welcome the site designations identified as sites 57 to 61 and related polices, and supports the flexible approach taken by the Council.

As per previous correspondence, TfL Property stress the following caveats:

- (i). that all of the TfL Property sites have an existing use value and their redevelopment in line with any of the proposed uses is subject to a thorough viability assessment;
- (ii). that redevelopment of the sites is conditional upon the site becoming surplus to TfL operational requirements, and/or that the proposed redevelopment is appropriately designed to fully acknowledge any TfL operational constraints the site is subject to.

TfL Property welcomes continued discussion with LB Merton regarding the redevelopment aspiration of TfL landholdings in the area and looks forward to further assisting in the delivery of the Council's vision for an improved town centre for Morden.

Should you have any queries, please do not hesitate to contact me or Ruth Cunningham on 020 3054 7163.

Yours faithfully,

A handwritten signature in black ink, consisting of a stylized initial 'M' followed by a long horizontal line.

Andrew Maunder

Principal Town Planner, Consents Team
Transport for London

Enc:

N/A

Cc:

Martin Teodorczyk, Property Team, TfL
Ruth Cunningham, Consents, TfL
Andrew Wood, Future Merton, LB Merton
Eben van der Westhuizen, Future Merton, LB Merton