



Date: 27th February 2013
Our Ref: TfL Property/ LB Merton, Draft Sites
and Policies DPD, January 2013

Consents Team

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Dear Sir/Madam,

REPRESENTATION STATEMENT – LB Merton Consultation on Draft Sites and Policies Development Plan Document, January 2013.

The following comments represent the views of officers in Transport for London 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. Our colleagues in Borough Planning will (if required) provide a separate response regarding TfL wide operational and land use planning/transport policy issues.

This Representation responds to LB Merton's January 2013 public consultation of the Draft Sites and Policies Development Plan Document (DPD). This representation is in relation to Part 2 of the document only, "Policy Maps". Site numbers 57, 58, 60 and 61 of the Morden area map, and site 59 of the Colliers Wood area map, are within TfL Property ownership.

TfL Property submitted a representation to the previous round of consultation on the document in March 2012, this is attached at Annex 1. Since the March 2012 representation, TfL Property have discussed development options and aspirations for sites 57-61 with the Future Merton Policy Team, in relation to their inclusion within the draft Sites and Policies DPD, but also in relation to the inclusion of TfL landholdings in the latest stage of the "moreMorden" project.

TfL Property welcomes the broad nature of the site designations, which cover a range of use classes. This flexible approach reflects the requirements of Paragraph 157 of the National Planning Policy Framework, ensuring the most appropriate development is able to come forward. The flexible approach to site designations is also appropriate considering the early stage of the "moreMorden" project, which recognises the importance of the Morden station site and nearby landholdings in acting as a catalyst for the regeneration of Morden Town Centre. Through the "moreMorden" project a detailed planning framework for Morden Town Centre will be delivered.

Reflecting the above point, TfL Property recommends the use classes proposed for site 61 is widened to also incorporate retail – considering the early stage of the "moreMorden" project excluding such use classes from site 61 could limit future redevelopment options and regeneration potential.

The TfL Property sites are all in close proximity to public transport nodes, with high PTAL ratings, and so development on the sites aligns favourably with the Mayor's and Borough's policy objectives, which seek to promote development in areas with good transport links whilst reducing the need and reliance to travel by private car.

As such, TfL Property welcome the designations as set out in the latest Draft Sites and Policies DPD in respect of development on TfL land, identified as sites 57-61. TfL Property would request that the allocation of sites 57-61 in the document is appropriately caveated to reflect:

- (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 further discussions with LB Merton regarding redevelopment aspirations for TfL landholdings. TfL Property feel these discussions to date have been very positive and we look forward to maintaining this working relationship in future. In the meantime, should you have any queries, then please give me a call on 0207 126 1276.

Yours sincerely



Jonathan Hogan

Town Planner
Consents Team
Transport for London

Enc:

Appendix 1– TfL Property Representation to Sites and Policies DPD, March 2012.

Cc:

Martin Teodorczyk, Property, TfL
Neil Kedar, Consents, TfL
Ruth Cunningham, Consents, TfL
Alex Rajnarine, Borough Planning, TfL
Andrew Wood, Future Merton, LB Merton
Eben van der Westhuizen, Future Merton, LB Merton

Appendix 1

TfL Property Representation to Sites and Policies DPD, March 2012



Date: 21 March 2012
Our Ref: LB Merton, Draft Sites and Policies DPD,
March 2012

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Dear Sir/Madam

Re: Merton, Draft Sites and Policies Development Plan Document (DPD) and Proposals Map, March 2012

The following comments represent the views of officers in Transport for London Property Team in its capacity as a significant landowner only and do not form part of the TfL corporate response. This letter should not be registered as the TfL response as London's transport provider. A response on TfL wide operational and land use planning/ transport issue will be provided separately from Borough Planning as part of the GLA response.

TfL Property has met with the Future Merton Policy Team to explore development options on TfL land in Morden. Overall, we welcome the general principles set out in the Draft Sites and Policies DPD in respect of development on TfL land identified as site proposals 57, 58, 59, 60 and 61. The Document, at this stage, does not delve into the detail of those site specific policies in regard to the scale and quantum of development, a point which we fully support at this point. However, should the next iteration of the document prescribe the scale and quantum of development, we would advise that further viability should need to be undertaken by the Council to ensure the proposals put forward on these sites are viable thus, deliverable.

A key objective of the Government's Planning Policy Statement 1, the emerging National Planning Policy Framework, Mayoral Policy and the Borough's Local Policies is the delivery of economic growth and sustainable development. Development on the sites will contribute to meeting this objective whilst complementing surrounding land uses and acting as a catalyst for further development in the area. The delivery of residential development on the sites will contribute to meeting the Borough's annual residential target of 3,200 units as prescribed in the London Plan.

The sites are in close proximity to public transport nodes, development on the sites aligns favourably with the Mayor's and Borough's policy objectives which seek to promote development in areas with good transport links whilst reducing the need and reliance to travel by private car.

Again, TfL Property welcome discussions regarding the development aspirations for the above sites, in particular land use, scale and quantum of development. However, we

reiterate, development of the above sites is dependent on the viability of the proposals brought forward.

I would appreciate if you could confirm receipt of this letter. In the meantime, should you have any queries, please do not hesitate to call on 0207 126 4157.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Ruth Cunningham', with a long horizontal flourish extending to the right.

Ruth Cunningham
Principal Consents Advisor
Consents Team
Transport for London

Cc:
Neil Kedar, TfL, Head of Consents Team
Dominic Wilde, TfL Property Development