



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

Future Merton
London Borough of Merton
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Consents Team

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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, reading "Ruth Cunningham". The signature is written in a cursive style 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