

Wimbledon

Draft Policies Map

Submission

Public Consultation July - August 2013

Legend

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Road Network Improvements (12-15TN)



Proposed Cycle Hub



Proposed Cycle Route (22TN)



Cycle Network



Pedestrian & Cycle Route (23TN)



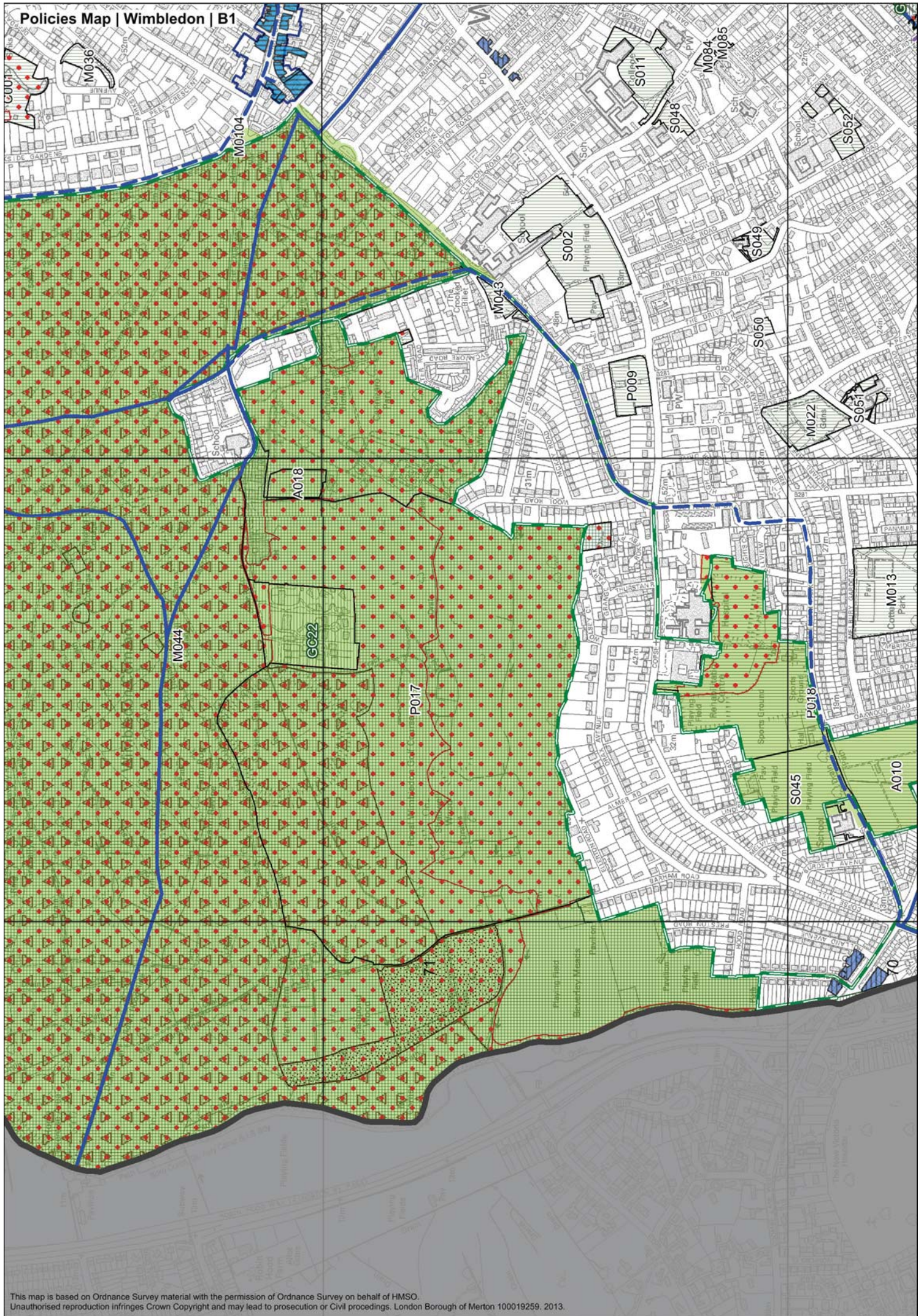
Walking/Cycle Route (previously known as Green Chain)

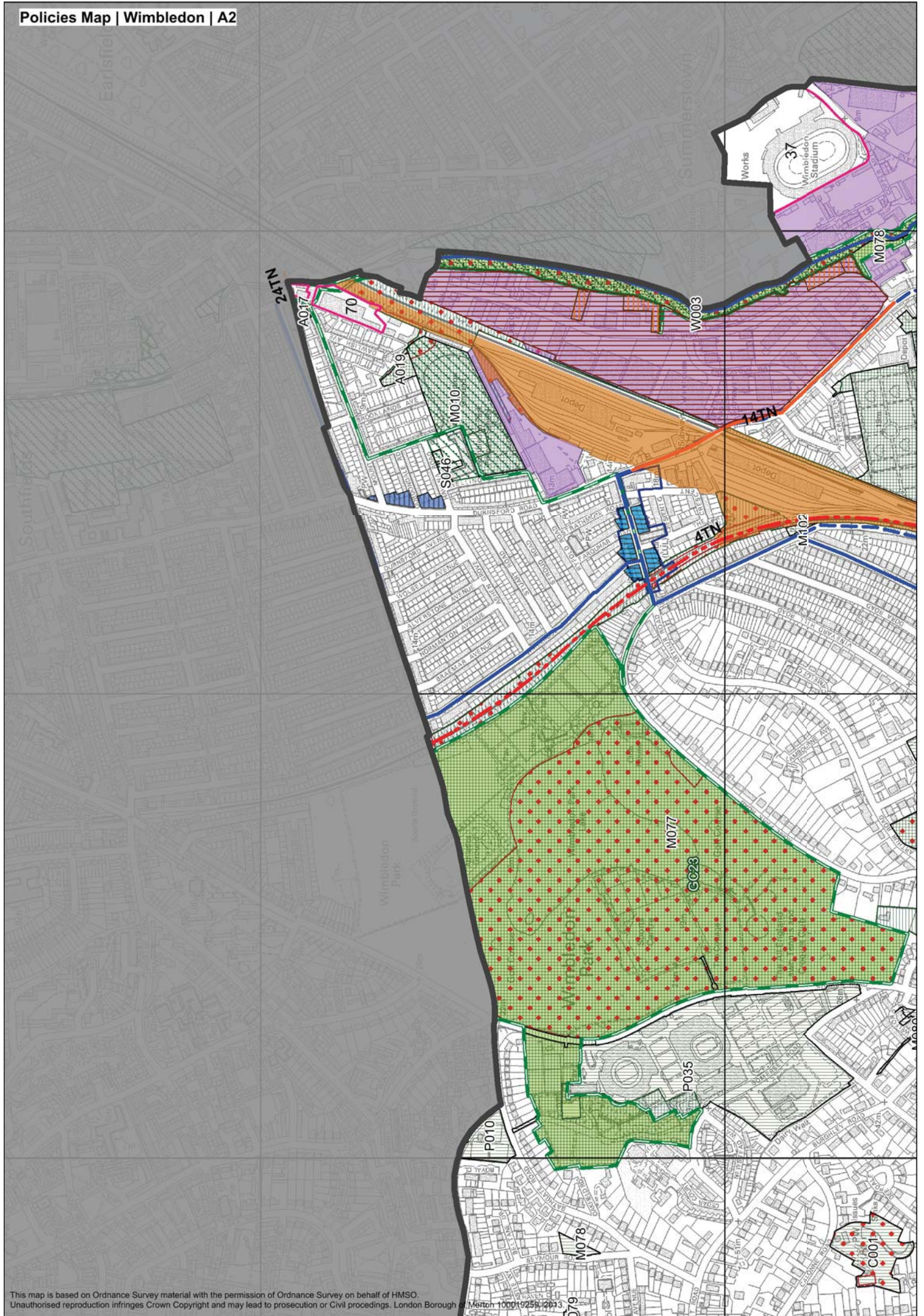
If you require more detailed maps, please contact us through post, email or phone:

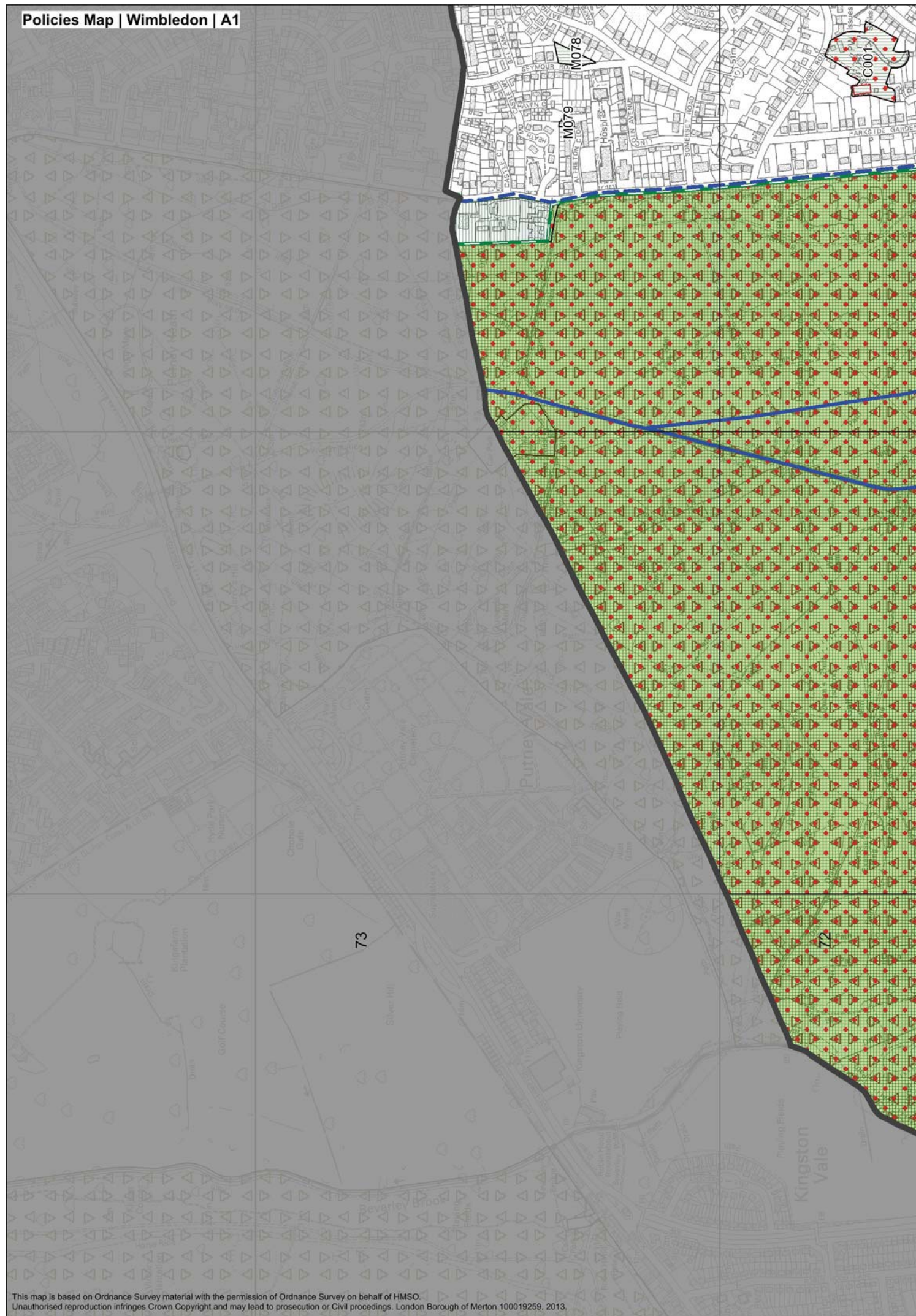
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“P3” Hartfield Road Car Park

Car Park Site of No. 66-84, Hartfield Road, Wimbledon, SW19



Site area 0.45 ha

Site description This site comprises a surface car park and is adjacent to the Sir Cyril Black Way bus interchange. There is dual pedestrian access to the car park from The Broadway and Sir Cyril Black Way and vehicular access is obtained from Hartfield Road.

To the north are retail units fronting Wimbledon Broadway (including Morrison's supermarket, TK Maxx and Robert Dyas) and residential units. Nearby are a wide range of town centre type uses including commercial, office, café and restaurants, leisure, 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 commercial premises to the north to the two-storey residential houses in Ashbourne Terrace to the east.

Strategic planning factors The site is located within the central shopping area of Wimbledon town centre. The pedestrian route between the car park and The Broadway falls within the Wimbledon Broadway conservation area. There is a range of building heights and differing built character adjacent to the site.

The site is in an area with excellent accessibility to public transport

(PTAL 6b). Hartfield Road and Sir Cyril Black Way suffer from congestion at peak times. A small part of the southern corner of the site is within a critical drainage area.

An expanded area including 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	Surface car park.
Use suggested / organisation	<ul style="list-style-type: none"> • Commercial (retail) – Morison's PLC • Community and public hall activities – Wimbledon Society • Mixed use residential and commercial with associated car parking – London Borough of Merton • Major cultural development with appropriate supporting and community uses – Wimbledon Music Civitas Group
Allocated use	Any of the following or an appropriate mix of town centre type uses such as retail (A1 Use Class), café and restaurants (A3 Use Class), community (D1 Use Class), cultural, leisure and entertainment (D2 Use Class), offices (B1[a] Use Class) and hotel (C1 Use Class). The site may incorporate residential development (C3 Use Class) on upper floors.
Delivery timescale	2019 – 2024.
Issues	<p>This site is located adjacent to the primary shopping area, core shopping area and secondary shopping area at different points along the boundary, therefore an active frontage should be provided on the ground floor where possible.</p> <p>In a mixed use development residential uses should be on the upper floors.</p> <p>Protecting the amenity of properties adjacent to, or in the vicinity of the site, including the adjoining residential areas, in particular Ashbourne Terrace.</p> <p>Core Strategy Policy CS14 makes reference to the appropriateness of tall buildings in Wimbledon town centre. In this case the areas adjacent the site to the south and west are sensitive to tall buildings. Regard will also need to be given to the adjoining conservation area and the proximity to the New Wimbledon Theatre which is a grade II listed building.</p> <p>Development of the site will be delivered in conjunction with a planning brief to be prepared by council. The timing of</p>

development will be following the expiry of an existing legal agreement relating to parking on site (2019).

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Pedestrian access between Hartfield Road, Sir Cyril Black Way and The Broadway should be retained and enhanced.

Mitigating potential parking, traffic and safety impacts on neighbouring streets and local amenity. Servicing facilities should be provided on site to minimise impacts on traffic movement, congestion and safety.

2012 research demonstrates that there is sufficient capacity for parking places in Wimbledon town centre. At the time of redevelopment (likely post 2019), an assessment must be carried out to determine the cumulative impact of any potential loss of publicly available parking spaces.

Summary of consultation responses

(this section will be removed in the adopted document)

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Allocation should solely be for community/public hall type uses
- Allocation should include provision for offices
- Allocation should include expansion of the Morrison's supermarket
- Support for mixed use development
- Reference to tall buildings in Wimbledon town centre in Merton's Core Strategy 2011
- Safeguarding the Sir Cyril Black Way bus interchange identified on the site
- Impacts on the town centre
- Potential shortage of parking in the town centre/retention of car park
- Should not enable the provision of tall buildings
- Potential impacts on policing needs

Further research

(this section will be removed in the adopted document)

A covenant exists concerning the car park which means that redevelopment is unlikely to take place before 2019.

May 2012: Merton's Borough Plan Advisory Committee reviewed potential layout, scale and massing models for the site, and background information.

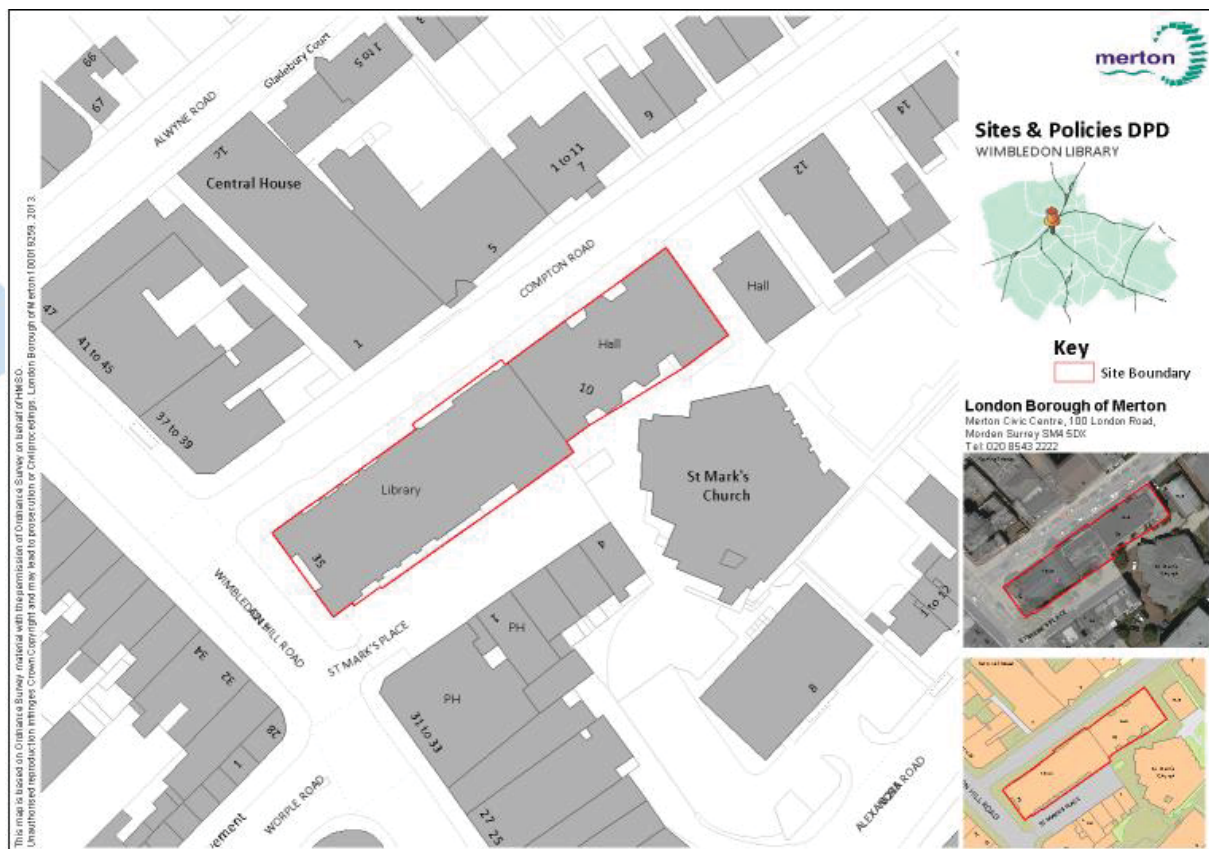
June 2012: A parking survey was carried out in Wimbledon town

centre. This site was found to be the most heavily used car park in Wimbledon town centre, regularly going over capacity. Overall, the survey demonstrated that Wimbledon town centre retained sufficient capacity (approximately 30 % spare capacity) within both private and council owned car parks to accommodate the redevelopment of both this site and that of The Broadway (Site 28).

November 2012: The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of access and external areas.

Wimbledon Library / Marlborough Hall

35 Wimbledon Hill Road, Wimbledon, SW19 7NB



Site area 0.14 ha

Site description This part-two and part-three storey building is located within Wimbledon town centre. It is occupied by Wimbledon library which fronts Wimbledon Hill Road, Marlborough Hall to the rear of the library and a private leasehold flat also to the rear of the library.

The site is bounded by three roads on northwest, southwest and southeast sides. To the northeast is a single storey church hall building and to the southeast at the end of St Mark's Place 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. The site is within the Wimbledon Hill conservation area and an area with excellent accessibility to public transport services (PTAL 6b). A small part of the site fronting 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.

Allocated 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 and professional services (A2 Use Class), restaurants and cafes (A3 Use Class), office (B1[a] Use Class) and residential (C3 Use Class).

Delivery timetable 2019 –2024.

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

Provision must be made within the site for educational/learning space. Replacement of the current community capacity located at Wimbledon Community Centre may need to be provided on the site (if not elsewhere) 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. Provision for the existing apartment is also necessary.

Secure, safe and appropriate parking and servicing arrangements need to be provided, whilst local impacts are minimised. Traffic movements/impacts on the St Mark's 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.

Summary of consultation responses Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

(this section will be removed in the adopted document)

- Retention of the existing building and external and internal features
- Loss of existing community activities
- Site should be retained as a library only
- Objection to any business or commercial operation on the site
- Parking, traffic and service impacts
- Reference should be given to the importance of the building and pedestrian routes in the vicinity of the

building.

Further research
*(this section will be removed
in the adopted document)*

The library contains two small flats that were used as residential accommodation but have been used as storage for the library in recent years. The council intends to explore whether or not it should seek planning permission to bring these apartments back into residential use.

Any change of use proposals for Wimbledon library will be a long-term project in conjunction with other council-owned sites in Wimbledon town centre.

November 2012: The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but was rejected on grounds of size, and lack of external space.

The Patrick Doody Clinic

Pelham Road, Wimbledon, SW19 1NX



Site area 0.12 ha

Site description The site consists of a part single and part two 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 side of Pelham Road is a grade II listed building. The site is within an area with an excellent level of access to public transport (PTAL 6a).

Current use Health centre (D1 Use Class).

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

Allocated use A healthcare (D1 Use Class) led mixed use scheme with some residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is discontinued.

Delivery timetable 2019 – 2024.

Issues Potential loss of health facilities (existing services could however be provided at the 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.

As of spring 2013, the clinic was accommodating additional services which have been relocated from the Nelson Hospital while it is redeveloped.

Summary of consultation responses

(this section will be removed in the adopted document)

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Site should be retained in council ownership with alternative uses investigated further
- Site should be used for residential or healthcare use, not both
- Site should be for residential with healthcare moving to Wimbledon town centre
- The Patrick Doody centre should be retained in its existing capacity
- Recognise local architecture
- Potential impacts on parking in the vicinity of the site
- Objection to redevelopment

Further research

(this section will be removed in the adopted document)

November 2012: The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but was rejected on grounds of size, access and external space requirements.

The centre is currently accommodating some additional services which have been relocated from the Nelson Hospital until the completion of the new Nelson Hospital development for which construction began in early 2013.

April 2013: Sutton and Merton Primary Care Trust (PCT) ceased to exist from 01 April 2013. The new structure for NHS South West London includes the Merton Clinical Commissioning Group to commission and design local health services, a Director of Public Health at each council to protect and improve health and wellbeing and reduce inequalities; a London-wide NHS Commissioning Board; and NHS Property Services Ltd, who are now the freeholder, to provide day-to-day estate management.

“P4” Land Adjoining Wimbledon Theatre 111-127 The Broadway, Wimbledon, SW19 1QG



Site area 0.21 ha

Site description This site is a surface car park located off The Broadway.

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

This site is located in the Wimbledon town centre boundary.

Strategic planning factors The adjoining New Wimbledon Theatre is a grade II 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 excellent accessibility to public transport services (PTAL 6b).

A very small portion of the site on the south western extent is in a critical drainage area.

Current use	Surface 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.
Allocated use	Any of the following or an appropriate mix of town centre type uses such as retail (A1 Use Class), café and restaurants (A3 Use Class), community (D1 Use Class), cultural, leisure and entertainment (D2 Use Class), offices (B1[a] Use Class) and hotel (C1 Use Class). The site may incorporate residential development (C3 Use Class) on upper floors.
Delivery timescale	2014 – 2019.
Issues	<p>The site boundary is adjoined to the west by the grade II listed building, New Wimbledon Theatre, and therefore development proposals will need to be sensitively designed to demonstrate how they conserve and enhance the significance of the New Wimbledon Theatre.</p> <p>Core Strategy Policy CS14 makes reference to the appropriateness of tall buildings in Wimbledon town centre, however in this case the height, scale and massing of any development must relate sensitively to the adjacent New Wimbledon Theatre.</p> <p>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.</p> <p>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.</p> <p>There are road safety issues associated with the Russell Road junction. Remedial action is therefore required to mitigate against these problems together with issues relating to neighbourhood parking, picking up/setting down of patrons, traffic and road safety impacts.</p> <p>Following the closure of the car park and whilst traffic patterns settle, some local streets might experience localised problems as patrons seek on-street spaces. However, overall the total number</p>

of trips in adjoining side streets should reduce as patrons find new alternatives. The council may therefore wish to secure monitoring data following closure of the site from future developers.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Summary of consultation responses

(this section will be removed in the adopted document)

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- The preferred use of the site should be for offices
- The site should be used for a community function
- Support for the redevelopment subject to it being of an appropriate scale and form
- Support for a mix of town centre uses
- Support for leisure activities on the site
- Retention of the existing car park/loss of parking in the town centre
- Impact of potential loss of parking on adjoining areas and controlled parking zones
- Increased traffic in the vicinity of the site
- Considering the impact on the adjoining New Wimbledon Theatre which is a Grade II listed building

Further research

(this section will be removed in the adopted document)

May 2012: Merton's Borough Plan Advisory Committee reviewed potential layout, scale and massing models for the site, and background information.

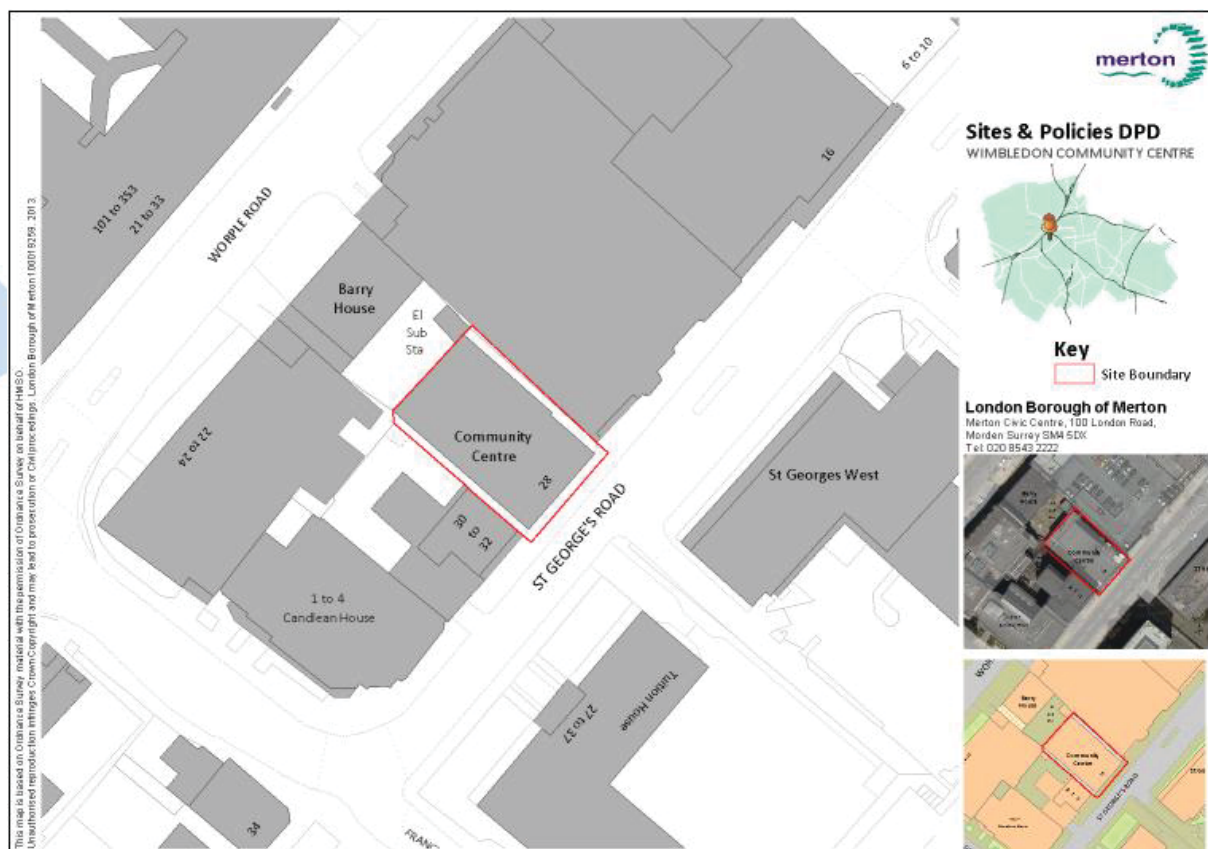
June 2012: a parking survey was carried out in Wimbledon town centre. Like the other central surface car park (at Hartfield Road) car park was found to be the second most heavily used. 52% of vehicles parked there for less than one hour. Overall, including the surface and the multi-storey car parks in Wimbledon town centre, it was found that there was approximately 30% spare capacity in off street car parking places, even at the busiest times.

November 2012: The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of size and external space.

April 2013: the council has prepared development guidance for this site and intends to dispose of the site during 2013.

Wimbledon Community Centre

28 St George's Road, Wimbledon, SW19 4DP



Site area 0.06 ha

Site description This site is currently (June 2013) a two storey flat roofed community centre (D1 Use Class) which was vacated during 2012. It is surrounded to the east by four to five storey mixed use buildings (commercial/offices), 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 uses.

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

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

Part of the eastern portion of the site is within a critical drainage area.

A temporary planning application was approved in May 2013 to demolish the existing building and install a temporary surface public car park on the site. This will expire in May 2016.

Current use Vacant – former community centre (D1 Use Class).

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

Office, community and leisure use – Wimbledon Community Association.

Allocated use Any of the following or an appropriate mix of town centre type uses such as community (D1 Use Class), retail (A1 Use Class), financial and professional services (A2 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class). An alternative option for the site could be a hotel (C1 Use Class).

Delivery timetable 2014 – 2019.

Issues The site is council owned and has been vacant since November 2012. The community service has been relocated therefore a net loss of the facility has not resulted.

Any new permanent proposal should 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 needs to be appropriately controlled and mitigated.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Summary of consultation responses Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):
(this section will be removed in the adopted document)

- The site should be retained for community use
- Support for community, commercial, financial and business use

Further research Since January 2012 the council has taken ownership of the site which is now vacant and is exploring delivery for future uses.
(this section will be removed in the adopted document)

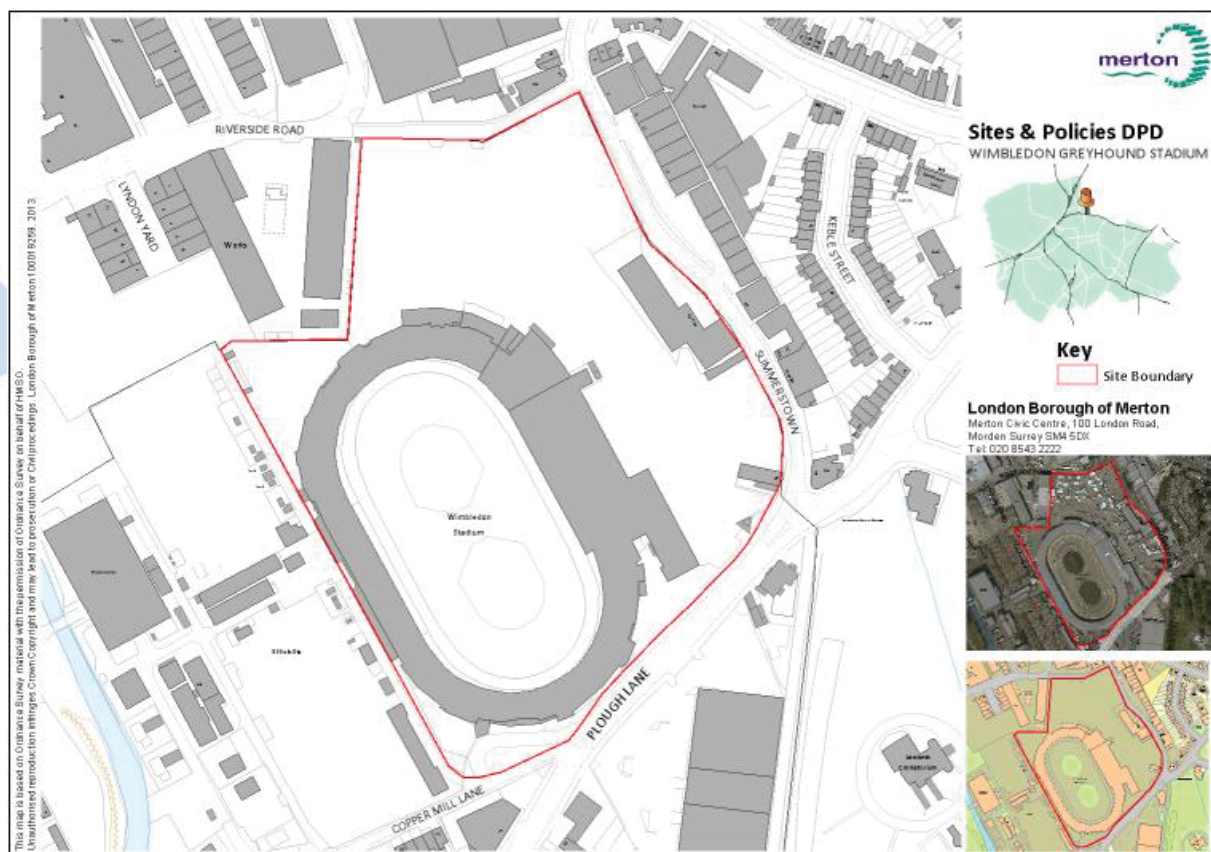
November 2012: The site was assessed in an external report

commissioned by the London Borough of Merton for its suitability as a primary school but rejected on grounds of size.

March 2013: planning application submitted to demolish the existing building and install a temporary surface public car park on the site.

Wimbledon Greyhound Stadium

Plough Lane, Tooting, SW17 0BL



Site area 5.29 ha

Site description Approximately two thirds of the site is dominated by the Wimbledon Greyhound Stadium, the remainder of the site is a car park with some commercial and industrial uses. The buildings on the eastern boundary are in separate ownership and contain a light industrial use (Volante) and Elite motorcycle training fronting Summerstown. The building in the southeast corner contains a food establishment. The site also accommodates Christopher's Squash and Fitness Club within the stadium buildings and a hand car wash access from and adjacent Copper Mill Lane. Weekly car boot sales are also operated from the car park.

The site adjoins an industrial estate along the northern and eastern boundary. To the south of the site in Merton on the other side of Plough Lane is an industrial estate. Running along the western boundary of the site is a large operational electricity substation owned by National Grid.

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 (London Borough of Wandsworth), which includes a waste management site to the northwest. To the south and west is part of Durnsford Road/Plough Lane strategic industrial location (London Borough of Merton).

The site has poor/moderate accessibility to public transport (PTAL 2/3). The road network, railway lines, river and utilities infrastructure in the wider area limit opportunities for improving access to and around the site.

The entire site lies within an archaeological priority zone.

National Grid has identified that the operational substation adjacent to the west of the site may need to have further utility development beyond 2012 to maintain essential electricity transmission to homes and businesses. National Grid has also advised that this is unlikely to extend into the boundary of this site.

Current use Greyhound stadium (D2 Use Class) and car park (Sui Generis Use Class).

Use suggested / organisation **Stage 2 (January 2012):**

- Residential-led mixed use scheme - Savills L&P Ltd on behalf of Greyhound Racing Association Ltd

Stage 2a (June 2012)

- Retain greyhound use of site with enabling large foodstore - Drivers Jonas Deloitte on behalf of Hume Consulting Ltd
- Football stadium with associated leisure and retail activities - AFC Wimbledon

Stage 3 (January 2013)

- 10,000-15,000 seat football stadium and associated community / leisure facilities, circa 450-500 residential units and a substantial retail store - Greyhound Racing Association Ltd in discussions with AFC Wimbledon.
- An enhanced greyhound stadium, enhanced squash/leisure facility, with enabling retail and residential development - Hume Consulting Ltd
- New light industrial and warehousing development, relocation of development from other sites including existing industry and warehousing, leisure facilities, school use – Wimbledon Park Residents Association

Allocated use Intensification of sporting activity (D2 Use Class) with supporting enabling development. Developments that facilitate more sporting activity may be enabled by more viable uses, subject to meeting

planning policy, evidence and consultation.

This site must be delivered via a site-specific planning brief (Supplementary Planning Document) to ensure the delivery of sporting intensification and six weeks of community consultation on proposals.

Delivery timescale 2015 – 2024.

Issues 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. A flood risk assessment should also consider the treatment of the non-main rivers that pass through the site and incorporate sustainable drainage systems into development proposals.

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.

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.

The proximity of the waste management site to the north west.

~~Proposals should include the provision for Christopher's Squash and Fitness club as part of sporting intensification.~~

A squash and fitness club exists on the site. Proposals should include the provision for an equivalent or enhanced squash and fitness club as part of sporting intensification.

There is currently identified need for school places across south London. Residential development would be expected to deliver the necessary school places, healthcare and other associated infrastructure.

Summary of consultation responses
(this section will be removed in the adopted document)

Issues were raised from various parties during each of the consultation stages and are summarised as follows (abridged):

- Parking, traffic, access and congestion on the site and surrounding area
- Loss of the Greyhound Stadium, squash club and associated

activities which exist on site

- Loss of existing employment and other uses on the site
- The site is not suitable for further industry
- Impact on the nearby waste management site (in Wandsworth)
- Potential increase for policing needs
- Objection to residential or retail use
- Flood risk and its mitigation
- Support for sporting intensification
- The site has potential for alternative uses including a school, retail, car dealerships, employment, and a food store.
- Support for AFC Wimbledon returning to Merton
- Concern over transport to and from the site
- Site should be used for a school; the relocation of existing industry or leisure facilities (including council-owned facilities)

Further research

(this section will be removed in the adopted document)

The majority landowner, GRA Ltd, have submitted representations which outlines their intention to redevelop the site to provide the land for a new football stadium with enabling residential and retail development. GRA Ltd's previous representations have not been withdrawn. GRA Ltd are in discussions with AFC Wimbledon regarding the delivery of the football stadium element.

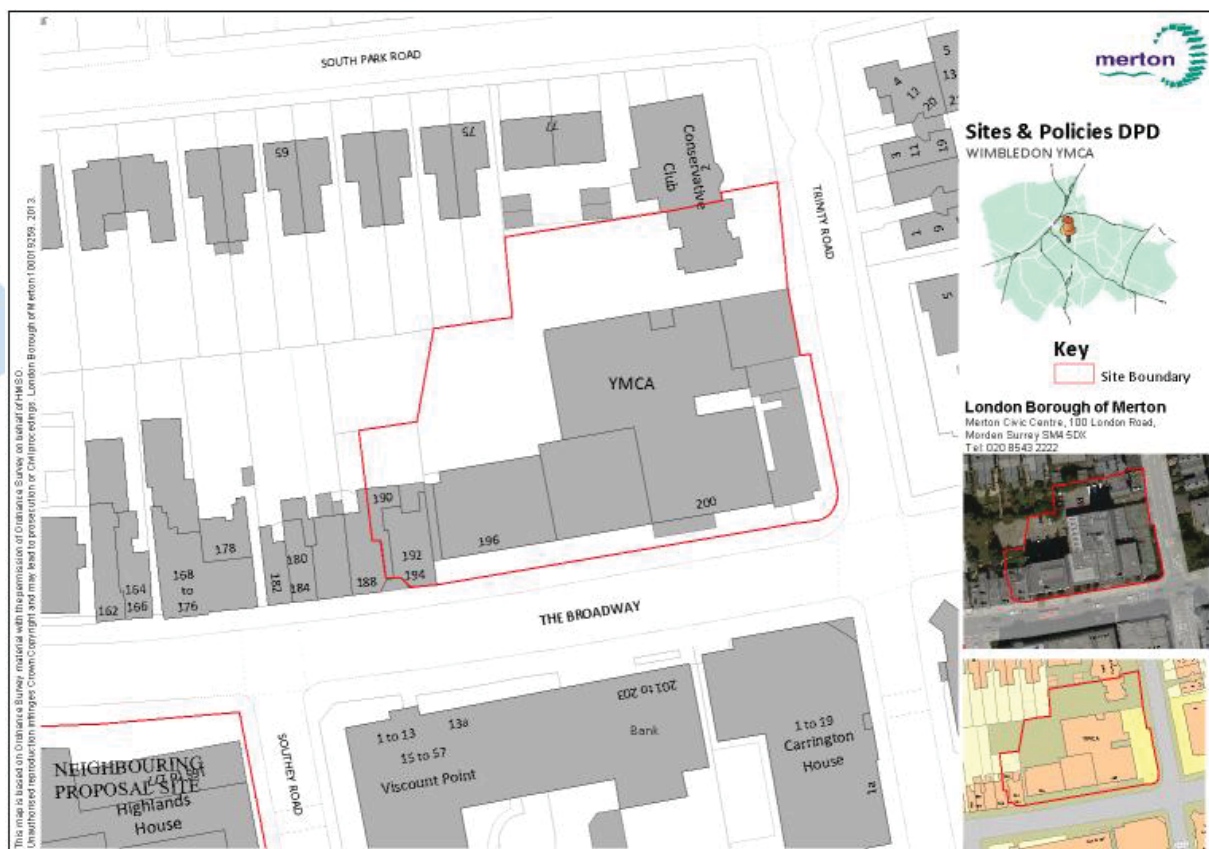
Council previously published preferred uses for the site as sporting intensification, or industrial and warehousing. Research demonstrates that demand for industrial and warehousing land in Merton and across London and the southeast has been declining for two decades and there is no evidence that would support the allocation of this large site as additional industrial land. The council has therefore removed this reference to industrial and warehousing from the Wimbledon Greyhound Stadium allocation.

The Environment Agency is supportive of exploring potential mitigation measures to alleviate flood risk on the site.

November 2012: The site's potential for a primary school was assessed in an external report commissioned by the London Borough of Merton but was rejected on grounds of size and suitability for a school.

Wimbledon YMCA

190-200 and 220 – 224 The Broadway, Wimbledon, SW19 1RY



Site area 0.36 ha

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

The current buildings on site range up to eight storeys, with seven storeys fronting 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. The southern side of The Broadway opposite the site has a range of building heights up to six storeys. The site is bounded on the east by Trinity Road. To the north of the site is the Conservative Club and residential development, generally comprising two to three 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 excellent accessibility to public transport

services (PTAL 6a).

As well as The Broadway, the buildings on site are particularly visible from the South Park Gardens conservation area to the north.

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, commercial 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.
Allocated use	A suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurants and cafes (A3 Use Class), drinking establishments (A4 Use Class), offices (B1[a] Use Class), community (D1 Use Class), leisure/sporting uses (D2 Use Class), hostel (Sui Generis Use Class) and residential (including hotel, C3 and C1 Use Class).
Delivery timescale	2014 – 2019.
Issues	<p>This site is a corner site with an active frontage facing onto The Broadway and also acts as the eastern gateway to Wimbledon town centre, therefore redevelopment of exemplary design quality is a must. The ground floor should have an active frontage, respecting the dual aspect and corner site.</p> <p>Public space would be welcomed.</p> <p>Proposals should consider the amenity of neighbouring residential uses to the north of the site.</p> <p>Servicing facilities should be provided on site to minimise impacts on traffic movement, congestion and road safety.</p> <p>Mitigating and managing the impacts of parking on neighbourhood and local amenity will need to be addressed.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.</p>
Summary of consultation responses	Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

*(this section will be removed
in the adopted document)*

- Support for redevelopment of the site subject to the buildings being a suitable height and similar to adjoining sites
- Potential for sporting use on the ground floor
- Protecting the existing sporting use
- Site should be retained for community and leisure use
- General objection to the proposal

Further research
*(this section will be removed
in the adopted document)*

Since **January 2012** the site has expanded to incorporate adjoining land to the west and north which has been acquired by Orion for YMCA.

November 2012: The site was assessed as part of an external report commissioned by the London Borough of Merton for its suitability as a school but was rejected on grounds of size, restrictions that exist on site and the deliverability of a school on the site given that the council has no land ownership.

Council has sufficient information regarding the ability to deliver this site for the preferred use within the desired timeframe.

165-171 The Broadway

Highlands House, 165-171 The Broadway, Wimbledon, SW19 1NE



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 upper floors of the building are currently set back from the street line in a podium-block format.

The site is a corner site between The Broadway and Southey Road. To the south of the site are residential terraces. On the opposite side of The Broadway are similar mixed use 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 an excellent accessibility to public transport services (PTAL 6a).

Part of the site is within a critical drainage area.

Current use Retail, commercial and office use.

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

Allocated 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), offices (B1[a] Use Class), community (D1 Use Class), sporting/leisure use (D2 Use Class) and residential uses (including hotel, C3 & C1 Use Class).

Delivery timescale 2014 – 2019.

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.

Summary of consultation responses Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

(this section will be removed in the adopted document)

- Support for redevelopment of the site subject to the buildings being a suitable height and similar to adjoining sites
- Site should be retained for retail and office use
- The site should be developed entirely for office use

Further research **November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but was rejected on grounds of external space and the difficulty of conversion.

(this section will be removed in the adopted document)

Council has sufficient information regarding the ability to deliver the site for the preferred use.

12A Ravensbury Terrace

12A Ravensbury Terrace, Wimbledon Park, SW18 4RL



Site area 0.1 ha

Site description The site is situated adjacent the northern borough boundary with the London Borough of Wandsworth and also adjoins to the River Wandle along the eastern boundary.

Immediately to the south of the site is 12 Ravensbury Terrace, a three storey building which has recently been renovated and is occupied by creative businesses including an architecture firm. Further south is a neighbouring site proposal, Haslemere Industrial Estate at 20 Ravensbury Terrace (Site 70).

West of the site are predominantly small residential terraces. To the north is a culverted watercourse, which drains to the River Wandle, with a workshop beyond.

The site is within a 5 minute walk to Earlsfield station which is situated less than 400 m northeast of the site.

Strategic planning factors The site is in an area with moderate accessibility to public transport services (PTAL 3).

The site and its surrounds are within the functional floodplain of the River Wandle (Flood Zone 3b).

The eastern boundary of the site is designated as a site of importance for nature conservation and green corridor.

Current use Office and vacant warehouse use.

Use suggested / organisation Residential (C3 Use Class) and offices (B1[a] Use Class) – Planning Potential (consultants) representing M. Stone (site owner).

Allocated use Office and residential.

Delivery timescale 2014 – 2019.

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

Continuing employment uses associated with the site and the neighbouring sites.

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

Protecting the amenity of those properties adjacent to, or in the vicinity of the site, including access to the adjoining businesses to the south of the site.

Impact of any development proposal on protected species, biodiversity and the adjacent green corridor.

Transport proposal 24TN identifies a potential pedestrian/cycle bridge crossing the River Wandle in the vicinity of the site as part of the Wandle Trail.

Summary of consultation responses
(this section will be removed in the adopted document)

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- The possibility of the site being needed for expansion of the District Line
- The site is located within the functional flood plain
- The need to protect the adjoining industrial area from potential adverse effects
- The potential to establish a walkway along the Wandle River
- The current tenant, Reuters, is supportive of redevelopment of the site and has made a significant financial investment in expanding their operation on the site.

Further research

*(this section will be removed
in the adopted document)*

The owner is proposing to expand the existing office operation on the site at ground and first floor levels, with residential use above. Reuters are the current tenants for the existing offices on site, and have expressed their support for the proposals, as well as their investment in the site.

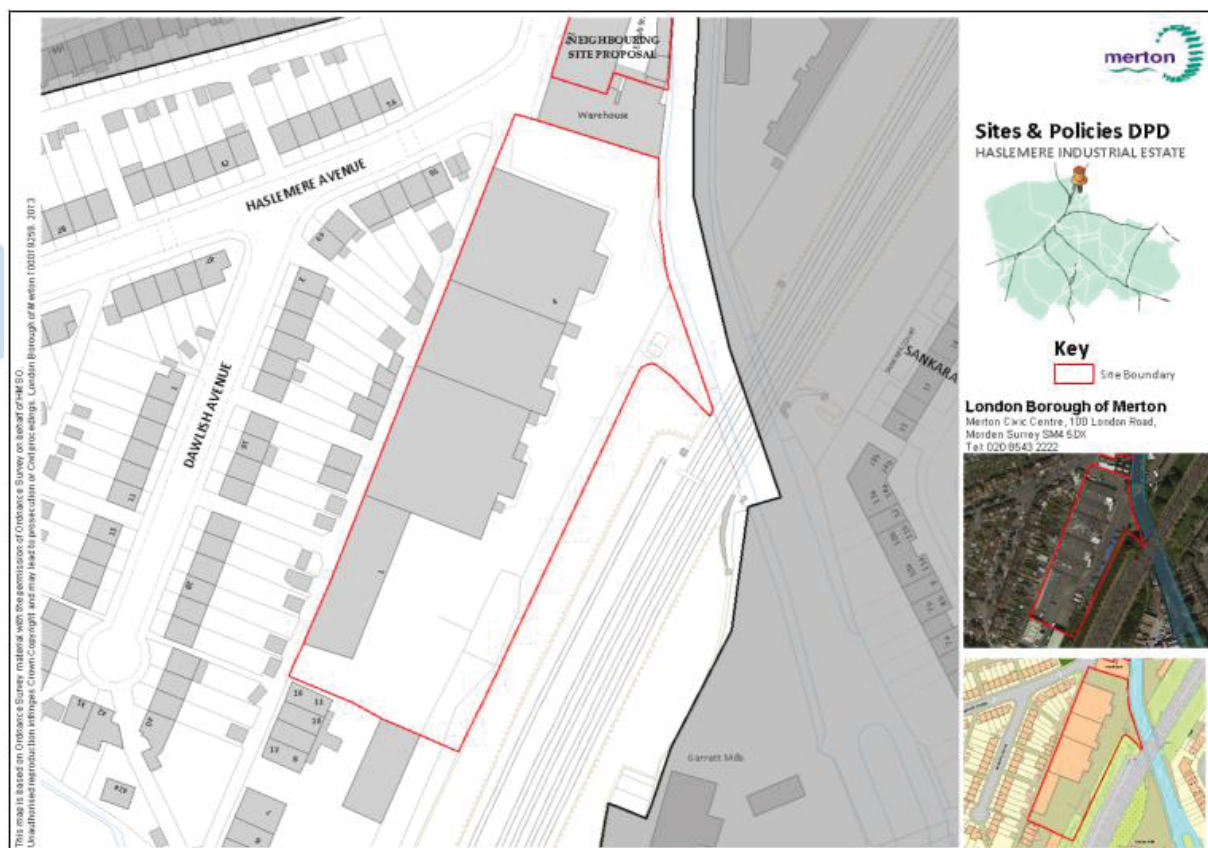
The site owner is working with the Environment Agency to explore options to minimise flood risk to the site.

November 2012: The site was assessed in a “long list” for its suitability as a school but was rejected on grounds of location and viability in an external report commissioned by the London Borough of Merton.

December 2012 - April 2013: Wandsworth Council considered restricting the size of vehicles that can use the nearby road network. A committee level decision in April 2013 regarding the imposition of a width restriction resolved not to implement an experimental width restriction immediately, subject to ongoing and further monitoring of HGV movements in Ravensbury Terrace.

Haslemere Industrial Estate

Haslemere Industrial Estate, 20 Ravensbury Terrace, Wimbledon Park, SW18 4RL



Site area 0.9 ha

Site description The site is situated near the northern borough boundary with the London Borough of Wandsworth and is adjacent to the River Wandle and railway lines to the east. The site has a mixture of purpose built industrial units and provides vehicular access to the adjoining Rufus Business Estate to the south. The site is within 5 minutes walk to Earlsfield station which is situated less than 400 m northeast of the site.

Immediately to the north of the site is 12 Ravensbury Terrace, a three storey building which has recently been renovated and is occupied by creative businesses which include an architecture firm. Further north is a neighbouring site proposal, 12A Ravensbury Terrace (Site 64).

West of the site are predominantly the garages and yards of two storey residential terraces. To the east of the site is the River Wandle and railway.

Strategic planning factors The site is part of contiguous employment use to the north and south.

The site has good access to public transport services (PTAL 4) and is within 5 minutes walk of Earlsfield railway station.

The eastern boundary of the site is designated as a site of importance for nature conservation and green corridor and is also identified as safeguarded for Crossrail 2 (Wimbledon Hackney Line).

The site is within the functional floodplain (Flood Zone 3b) and is susceptible surface water flooding to south and east of the site.

Current use Business and industrial.

Use suggested / organisation Alternative uses on the site such as residential - Jones Lang LaSalle on behalf of Astranta Asset Management.

Allocated use Business/light industrial (B1) or a suitable employment led redevelopment.

Delivery timescale 2014 – 2019.

Issues Continuing space for employment in this 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 functional floodplain to minimise flood risk for future occupiers and the potential for water pollution from the site.

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

Impact of any development proposal on protected species, biodiversity and the adjacent green corridor.

Transport proposal 24TN identifies a potential pedestrian/cycle bridge crossing the River Wandle in the vicinity of the site.

Summary of consultation responses Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

(this section will be removed in the adopted document)

- Support for council's preferred use
- Support and opposition to residential development
- The possibility of the site being needed for expansion of the District Line
- The site is situated in the functional flood plain and not suitable for residential development
- The site should acknowledge the potential for green infrastructure and its location adjacent to a site of

Further research*(this section will be removed
in the adopted document)*

importance for nature conservation

- Avoiding conflicts with the adjoining industrial area in Wandsworth.

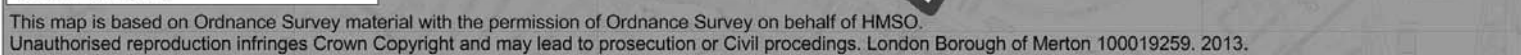
Council has received further information regarding the viability of future employment led uses on the site. The information states that the buildings on the site are at the end of their economic life for continued industrial use and that redevelopment should be for a mixed use development comprising smaller commercial units (community and office uses) in conjunction with residential use.

The council has met the Environment Agency and the Agency support the exploration of ways to mitigate flood risk on this site.

November 2012: The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but was rejected on grounds of location and viability.

December - April 2013 Neighbouring London Borough of Wandsworth has also made public their intention to install a width restriction in Ravensbury Terrace which would restrict access to the industrial estate for heavy goods vehicles. This could potentially affect the existing manufacturing business on this site and restrict the range of future business and industrial uses on the site and adjoining Rufus Business Centre. A committee level decision regarding the imposition of a width restriction resolved in April 2013 not to implement an experimental width restriction immediately, subject to ongoing and further monitoring of HGV movements in Ravensbury Terrace



☐ These areas are in ☐ general ☐ inc ☐ and ☐



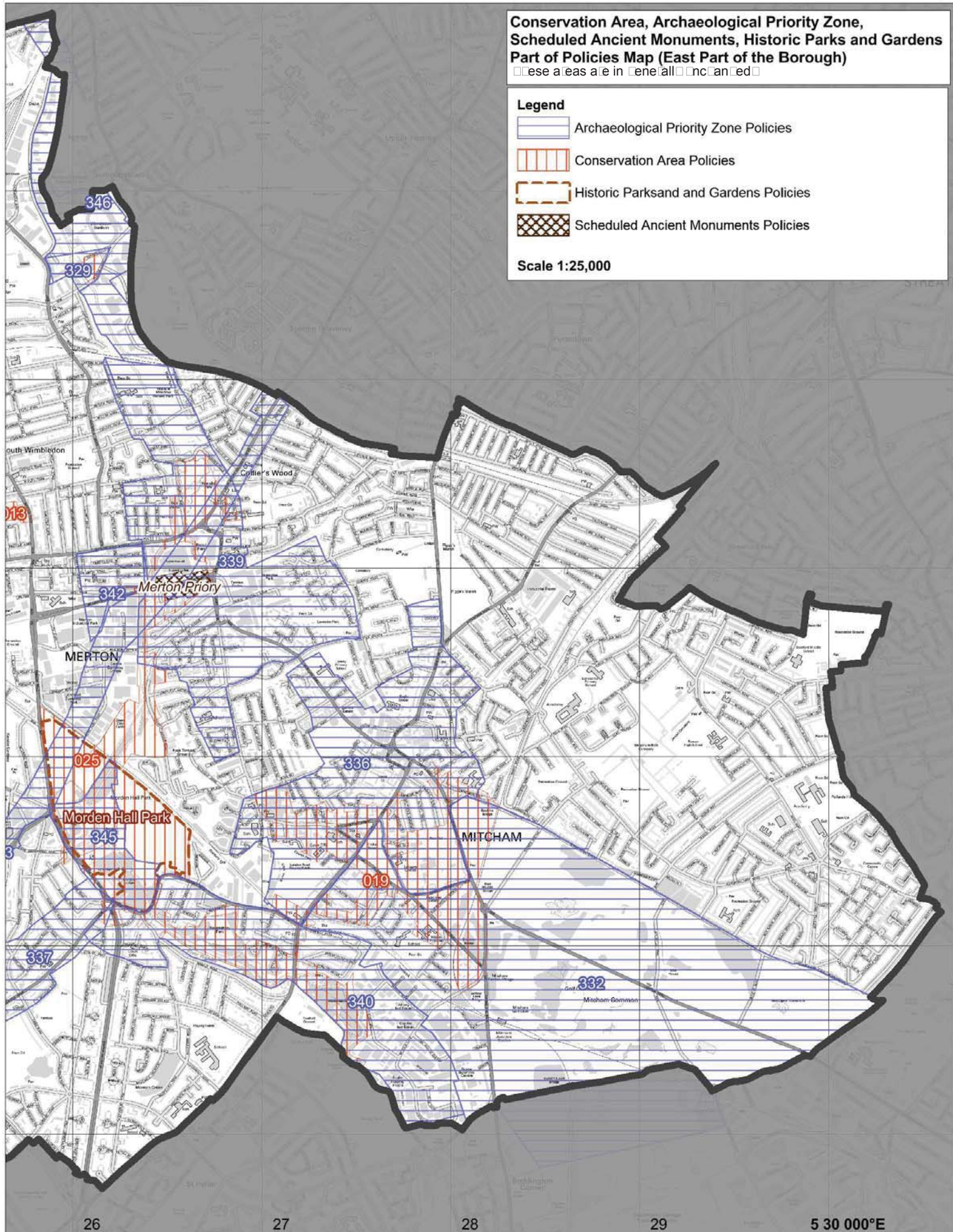
Conservation Area, Archaeological Priority Zone, Scheduled Ancient Monuments, Historic Parks and Gardens Part of Policies Map (East Part of the Borough)

These areas are in the all included



Legend

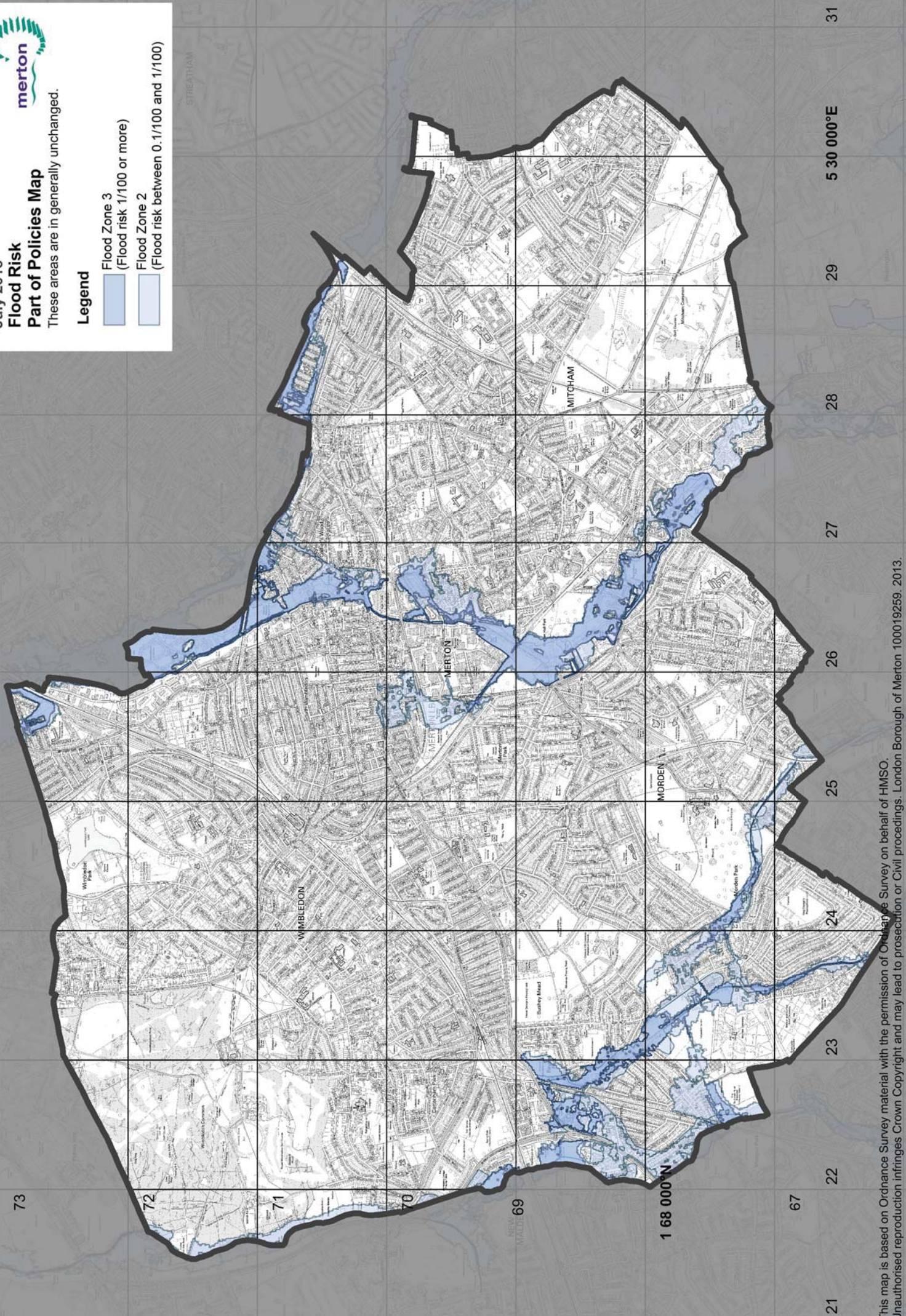
-  Archaeological Priority Zone Policies
-  Conservation Area Policies
-  Historic Parks and Gardens Policies
-  Scheduled Ancient Monuments Policies

Scale 1:25,000



Legend

-  Flood Zone 3
 (Flood risk 1/100 or more)
-  Flood Zone 2
 (Flood risk between 0.1/100 and 1/100)



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