

8 January 2018
L 180108 SAV LBM - Local Plan Reps



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Dear Sir or Madam

**LOCAL PLAN 2020
REPRESENTATIONS ON BEHALF OF RDI REIT
PRIORY RETAIL PARK, COLLIERS WOOD, LONDON, SW19 2PP**

We write on behalf of our client, RDI REIT, to submit representations to the draft Merton Local Plan 2020.

Our client is the owner of the Priory Retail Park (the '**Retail Park**') in Colliers Wood District Centre. The Retail Park occupies a key strategic location within the District Centre and provides an array of retail and leisure uses for local residents.

This correspondence and enclosures provides our representations to assist the production of the new Local Plan.

General Comments

The National Planning Policy Framework ('**NPPF**') requires all Local Plans to be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Local planning authorities should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change. They should be consistent with the principles and policies of the NPPF, and should be aspirational but realistic to address spatial implication of economic, social and environmental dimensions.

As the Local Plan 2020 emerges, it is important that it adheres to the requirements of the NPPF in promoting growth and positive economic development in the Borough.

Call for Sites

Our client wishes to propose a site for development in the short term at the Retail Park. The proposal would comprise the creation of a new building for use by a national coffee shop operator (Classes A1 and A3). As detailed below, the proposal would enhance the vitality and viability of the District Centre and allow for greater engagement with the River Wandle for local residents and visitors to Colliers Wood.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Registered office: 33 Margaret Street, London, W1G 0JD



The Site

The development site is located on the north west boundary of the Retail Park (the 'Site'). It adjoins Merton High Street and is currently occupied by a two sided commercial advertisement structure, palisade security fencing, and soft landscaping. The Site's exact location is detailed on Drawing Ref: 180254/SLP/001 – 'Site Location Plan' at **Appendix 1**. In addition, we enclose a photographic supplement of the existing commercial signage structure and wider surroundings at **Appendix 2**.

The Site is located within the boundary of the Colliers Woods District Centre, as defined by the adopted by the Merton Sites and Policies Plan and Policies Map (9 July 2014). It is therefore a 'town centre' site for the purposes of assessing proposals main town centre uses such as floorspace within Class A.

The Site is currently designated as Metropolitan Open Land ('MOL') and Protected Open Space ('POS') in the Merton Policies Map. To allow development to come forward therefore, these designations would need to be altered.

Assessment Against MOL Criteria

Policy 7.17 of the London Plan states that for land to be designated as MOL, it must meet one of the following criteria:

- A. it contributes to the physical structure of London by being clearly distinguishable from the built up area;
- B. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London;
- C. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value; and / or
- D. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

The Site forms part of the built up as it is within Colliers Wood District Centre and accommodates a large two sided commercial advertisement structure. It does not provide open air facilities that serve the whole or a significant part of London. In addition, it does not contain features or landscapes that are of a national or metropolitan value. Accordingly, The Site does not satisfy Criteria A-C for inclusion within the MOL designation.

To qualify under Criteria D, land must form part of a Green Chain or link **and** meet one of three preceding criteria. As noted above, the Site does not qualify under Criteria A-C therefore, it fails the second requirement of Criteria D.

Furthermore, the Site does not form part of the function Green Chain or Link. Policy DM01 'Open Space' of the Merton Sites and Policies Plan confirms that Greens Links should provide access between open spaces to promote walking and cycling. The functional Green Link comprises a linear path running along the River Wandle on the western boundary of the Retail Park. This Green Link provides permeability through the Retail Park to surrounding sites, as well as allowing for enjoyment of the natural environment.

This Green Link route however; effectively ends as it meets the proposed development site. As a result of the advertisement structure and palisade fencing, the pedestrian path diverts from the River in easterly direction to run between the Site and the Kiss Me Hardy building. This less commodious route restricts universal access to approximately 20 metres of river bank. The site is not accessible and therefore does not function as part of a link or chain contrary to the requirements for such designations.

It is clear therefore, that the Site does not meet the criteria for inclusion in the MOL and Green Chain designation. For these reasons, we request that the MOL, Green Chain, and POS designations are removed from the Site in the new Local Plan 2020.

The Proposed Development

The de-designation of the Site as MOL and POS would allow a number of enhancements to the Green Chain. These enhancements would be delivered through a proposal for a new coffee shop building at the Site. The new building would be situated approximately eight metres from the river bank to maintain the openness of the river setting. In addition, the removal of the commercial advertisement structure and palisade fencing will permit the creation of a new linear path to extend the functional Green Link. The development would benefit local residents by enhancing permeability and the scope for enjoyment of the River through new access with external seating areas.

Furthermore, the proposed building will help to integrate the Retail Park with the wider District Centre by creating outward facing commercial floorspace that adjoins the public highway. The proposal would help to activate this part of the site contributing to the overall vitality and viability of Colliers Wood.

The creation of the new coffee shop will assist in meeting a number of local policy aspirations for Colliers Wood. In accordance with Policy CS1 'Colliers Wood' of the Merton Core Strategy, the proposal would:

- Assist in creating a thriving and attractive District Centre;
- Provide an increased range of main town centres, particularly those that will extend evening time activity in Colliers Wood;
- Creation of a more traditional linear building form along Merton High Street; and
- Enhance the visual appearance of the District Centre by replacing an advertisement structure and palisade fencing with a new, well designed building.

Our client has produced some initial scheme design options and we look forward to discussing these with the Local Planning Authority.

A completed Call for Sites survey is also included with this correspondence for ease of reference.

Colliers Wood and South Wimbledon

Our client supports the LPAs aspirations for the growth and diversification of Colliers Wood's offer. In particular, the provision of new leisure uses will enhance the evening time economy and provide an additional facilities to meet the requirements and expectations of local residents.

Our client also supports the desire to see a mix unit sizes within the District Centre. It is important however; that the Local Plan acknowledges the contribution of the existing large format retail premises in the success of Colliers Wood. Any future policies should not restrict the ability of landlords to meet the operational requirements of existing or new operators as formats and consumer needs evolve and develop. Such requirements may include the reconfiguration of existing floorspace through extension, subdivision, or amalgamation.

Further responses in respect of Colliers Wood and South Wimbledon are contained in the completed survey enclosed with this correspondence.

Summary and Conclusion

We trust that these representations are helpful and will be taken in to consideration in the finalisation of the document. We would be grateful if you can keep us updated of any further stages of consultation so we can provide comments as may be required.



Should you require any clarification or additional information, please do not hesitate to contact Raymond Tutty or Tim Price at these offices.

Yours faithfully

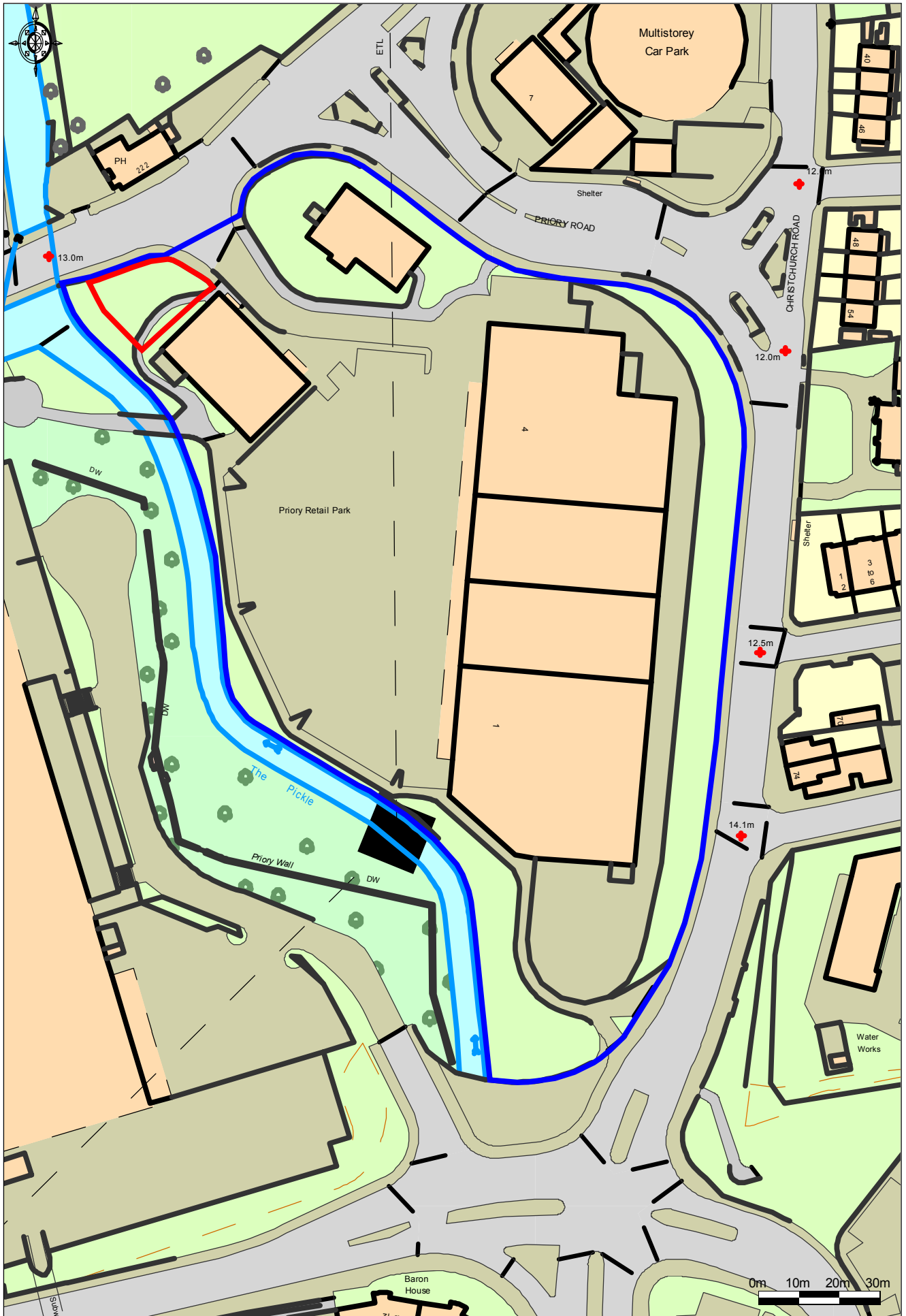
A handwritten signature in cursive script, appearing to read "Savills".

Savills (UK) Limited
Retail Planning

cc. M Baddeley - RDI REIT
Encs Appendix 1 – Site Location Plan
Appendix 2 – Photographic Supplement

Appendix 1 – Site Location Plan

Priory Retail Park, Colliers Wood
Merton Local Plan 2020 - Call For Sites
Site Location Plan



Enabled by
Ordnance Survey

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Drawing Ref: 180254-CFS-SLP
January 2018

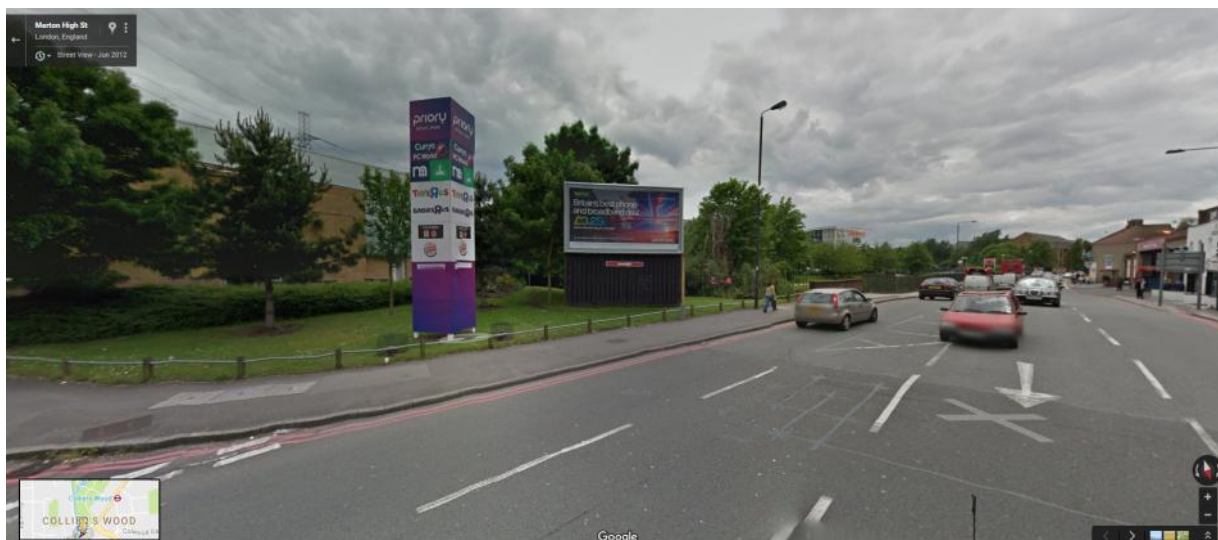
Appendix 2 – Photographic Supplement

Image 1: Merton High Street Looking North



Source: Google Maps

Image 2: Merton High Street Looking South



Source: Google Maps

Merton Local Plan - Colliers Wood and South Wimbledon

Colliers Wood and South Wimbledon have seen great change in the past five years, including the redevelopment of Brown and Root Tower, Colliers Wood library, Baltic Close, the street scene and public realm near the river Wandle and forthcoming investment at High Path Estate, South Wimbledon.

We would like to know what you think the next steps should be for Colliers Wood and surrounds, including South Wimbledon.

1. Please tick "yes" or "no" for the following proposals for Colliers Wood town centre:

	Yes	No
Seeking the designation of Colliers Wood as a District Centre in the London Plan.	<input checked="" type="radio"/>	<input type="radio"/>
Encouraging a mix of different sized shops, restaurants and cafes, and an improved range of town centre uses within Colliers Wood centre, especially financial and business services, restaurants, cafés and community facilities.	<input checked="" type="radio"/>	<input type="radio"/>
Requiring development to help create coherent spaces of high quality design, reconfiguring the centre to create a focus and making the environment more attractive to town centre users, especially pedestrians.	<input checked="" type="radio"/>	<input type="radio"/>
Supporting improvements to the transport infrastructure that will help to reduce road congestion and improve the public realm.	<input checked="" type="radio"/>	<input type="radio"/>
Working with the Environment Agency and, the GLA and developers to reduce flood risk and to explore viable and appropriate flood mitigation measures complementary with improving the public realm particularly for pedestrians and cyclists.	<input checked="" type="radio"/>	<input type="radio"/>
Raising awareness of heritage assets including Merton Priory and Wandle Valley Conservation Area, conserving and enhancing archaeological sites and recognising their positive contribution to regeneration and new development.	<input checked="" type="radio"/>	<input type="radio"/>

Please use the box below to tell us more (optional)

2. Please tick "yes" or "no" for the following proposals for the areas surrounding Colliers Wood including South Wimbledon:

Yes No

Supporting development which helps to improve the quality of local housing, traffic flow and the public realm, especially in the South Wimbledon area.

Supporting improvements to the transport infrastructure that will help to reduce road congestion and improve the public realm, particularly for pedestrians and cyclist.

Working with the Environment Agency to reduce flood risk and to explore viable and appropriate flood mitigation measures complementary with improving the public realm.

Supporting improvements to South Wimbledon Business Area.

Please use the box below to tell us more (optional)

Additional comments

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9. Please tell us if you have any other comments.

Please see attached covering letter



About you*

***We will not use any of the personal information that you provide for anything other than contacting you about planning for the future of Merton**

Top of Form

10. What is your age group?

- 18 or under
- 19 - 30
- 31 - 45
- 46 - 60
- 61+

11. What is your gender identity?

- Male
- Female
- Other
- Prefer not to say

12. Do you consider that you have a disability?

- Yes
- No

13. How would you describe yourself?

- White-English/Welsh/Scottish/Northern Irish/British
- White-Irish
- Gypsy or Irish Traveller
- Asian or Asian British
- Indian
- Pakistani
- Bangladeshi
- Chinese
- Mixed / multiple ethnic groups: White and Black Caribbean
- Mixed / multiple ethnic groups: White and Black African
- Mixed / multiple ethnic groups: White and Asian
- Black or Black British
- Caribbean

- African
- Arab
- Any other ethnic group,

14. Are submitting a representation on behalf of someone else?

- Yes
- No

15. Your details

Name

Address

Address 2

City/Town

Postal Code

Country

Email Address tprice@savills.com; rtutty@savills.com

Phone Number 020 7409 8025

16. Client's address

Your client's name

Company (If applicable)

Address

Address 2

City/Town

Postal Code

Country

Email Address

Phone Number

7. How did you hear about this consultation? Please select one or more

Email

Letter

Website

Newspaper

Other (please specify)

18. Would you like to be contacted by us in the future about this consultation?

Yes

No

Thank you for taking part in this survey.

Your responses will help shape the future of your borough.

For future information and future updates on the New Local Plan

www.merton.gov.uk/newlocalplan Bottom of Form

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Call for Sites Survey

As part of Merton's new Local Plan, we are asking residents, community groups, landowners, developers and anyone who has an interest in Merton to suggest potential sites for redevelopment, reuse, or protection.

We would like to know where you think new homes, shops, offices, schools, health centres and other facilities are needed in Merton over the next 15 years.

We won't publish anyone's personal details but we will ask for your contact details in case we need to find out more information about what you are proposing.

If you would prefer not to use SurveyMonkey to tell us about your proposal, please see our website www.merton.gov.uk/localplan which will give a PDF of this questionnaire that you can email to future.merton@merton.gov.uk or post to Future Merton, Merton Civic Centre, London Road, Morden, SM4 5DX.

At the end of the questionnaire there will be an opportunity to upload additional documents to provide us with more information.

1. Please provide the following:

Site address:

Postcode:

2. Please upload a site location plan

(Please attach any documents to your response)

*3. What is the site area (hectares)?

*4. What is the current use of this site (please let us know what it was last used for if the site is now vacant)?

***5. Please tell us your suggested use(s)**

6. Relevant planning history (please tick all that are relevant for your site)

- Pre-application advice
- Planning application submitted
- Planning application decision received
- Appeal
- None/not relevant
- Not known

7. Please use the box below to tell us more about any relevant planning history.

Pre application meeting held on 4 October 2016. LPA
Please see covering letter for more information.

The questions below are optional but will help us assess the site's potential.

Top of Form

8. Are there any factors which might help or hinder this site coming forward as you propose? Please tick all that apply.

- Land in other ownership; site must be bought before development can take place
- Current use needs to be relocated

- Physical constraints (e.g. access, trees, other)
- Issues with viability (e.g. lending availability, contamination and other financial implications)
- Restrictive covenant exists
- Please use the box below to tell us more (optional)

Existing designation as Metropolitan Open Land restricts development.
Please see covering letter for further details.

9. What is the level of developer interest?

- There is a landowner/developer who wants to build the site
- The landowner wants this to happen but is yet to appoint a developer
- I do not know
- This is not relevant
- Please use the box below to tell us more (optional)

Please see covering letter for further details.

10. Please indicate the approximate timescale for availability

- 0-5 years: short term (up to 2023)
- 6-10 years: medium term (up to 2028)
- 10-15 years: long term (up to 2033)

11. Please tell us any other relevant information

The landowner has tenant interest in the creation of
Please see covering letter for further information.

Bottom of Form

We won't publish anyone's personal details but we will ask for your contact details in case we need to find out more information about what you are proposing. We will not use any of the personal information that you provide for anything other than contacting you about planning for the future of Merton.

Unfortunately we won't be able to accept anonymous submissions.

Top of Form

***12. What are your details?**

Name

Address

Address 2

City/Town

Postal Code

Country

Email Address tprice@savills.com; rtutty@savills.com

Phone Number 020 7409 8025

***13. I am the/a...**

- Owner of (all or part of) the site
- Land agent
- Developer
- Registered social landlord
- Planning consultant
- Community group

***14. Are submitting a representation on behalf of someone else?**

Yes

No

***15. Please insert the name, address and contact details of the site owners**

Site owner name

Company (If applicable)

Address

Address 2

City/Town

Postal Code

Country

Email Address

Phone Number

16. What is your client's address

Your clients name

Company (If applicable)

Address

Address 2

City/Town

Postal Code

Country

Email Address

Phone Number

***17. Does the site owner(s) support your proposal(s) for the site?**

Yes

No

18. How did you hear about this consultation? Please select one or more

Email

Letter

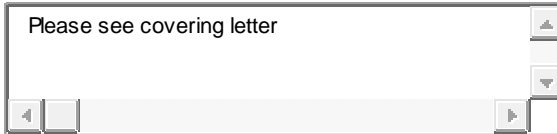
Website

Newspaper

Other (please specify)

19. Please tell us if you have any other comments.

Please see covering letter



20. Please upload any additional documents that you think are relevant.
(Please attach any documents to your response)

Thank you for taking part in this survey.

Your responses will help shape the future of your borough.

For future information and future updates on the New Local Plan

www.merton.gov.uk/newlocalplan