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date: 5 January 2018



Future Merton
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Dear Sir / Madam,

SGN
WEST BARNES LANE, MOTSPUR PARK
MERTON LOCAL PLAN – CALL FOR SITES

We are instructed by our client Scotia Gas Networks (SGN) to submit representations to Merton Council in respect of their site at West Barnes Lane, Motspur Park.

a) Background

SGN is undergoing a strategic review of its portfolio owing to the OFGEM requirement to decommission obsolete terranean gas storage facilities in favour of a subterranean pipe network.

This will result in a number of Gas Holder sites across London becoming available for development over the next 5 years and certainly within the development plan period. This could deliver c.4,000 new homes for London and significant employment benefits across 15 key sites. Significant progress has already been achieved at the following sites:-

- **SGN Sutton Town Centre** - planning permission for redevelopment obtained for homes, retail and commercial floorspace by LXB. The proposals include a 9,300m² foodstore pre-let to Sainsbury's, 186 residential units and 2,750m² Class A1 Retail and A3 uses. Linden Homes have completed the residential element of the scheme. In December 2016, Sainsbury's opened the supermarket.
- **SGN Kingston Town Centre (Queenshurst)** – planning permission for redevelopment has been obtained and c.330 homes have been being built out by the Berkeley Group.
- **SGN Oval, Kennington** – subject to detailed housing, economic and tall building proposals by the Berkeley Group. The Oval & Kennington Development Area (OKDA) Masterplan will deliver c. 1,250 high quality new apartments including a mix of unit sizes and affordable dwellings and up to 1,430 jobs, a 465% increase on the current amount. Almost 1 hectare of new public space will be created.
- **SGN Greenwich Peninsula** – subject to a Redevelopment Brief by the Royal Borough of Greenwich to incorporate tall buildings and residential led mixed use development of up to 1,540 new homes and 150 new jobs.



- **SGN Wandsworth** – proposed deallocation from Wandsworth’s Locally Significant Employment Local Plan allocation. A new allocation for residential led mixed use development.
- **SGN Old Kent Road, Southwark** – proposed allocation within the Old Kent Road AAP for 550+ homes.
- **SGN Rotherhithe** - proposed allocation within the New Southwark Local Plan for 150 homes+.

b) The Site

SGN own the Gasholder site at Motspur Park (Royal Borough of Kingston upon Thames), and SGN are promoting the site for redevelopment. Representations to promote the site for housing were submitted to the Royal Borough of Kingston upon Thames’s Call for Sites consultation in December 2017.

The site is approximately 2.47 ha (6.1 acres) comprising 3 existing gas holders and operational gas infrastructure. The gasholders represent significant structures within the local context extending up to 18 storeys high and the equivalent of 20 storeys wide.

One of the access points to the site (from the north) is within Merton, from West Barnes Lane. We request that this access is protected to facilitate redevelopment of the site, and ensure that no development prejudices the access point in this location.



c) Proposed Site Allocation

Our representations to Kingston upon Thames states that the New London Plan housing targets for Kingston are proposed to increase 112% from 643 to 1364 homes per annum (an increase of 721 homes per annum).

The new London Plan targets will require a minimum of 6,820 homes for the period, and evidence shows that Kingston has a 2,789 home shortfall for the next 5 years. To address this shortfall, the Royal Borough will need to undertake a step change in housing delivery to meet its new housing requirements.

The SGN at Motspur Park site will comprise an important part of the delivery of housing within the borough, as a vacant, brownfield, previously developed site.

As previously stated, we therefore submit these representations to Merton Council to ensure the access road to the SGN site from West Barnes Lanes is protected to facilitate the redevelopment of the site, and ensure that it is feasible for the site to deliver housing in this location.

I trust that you will register this submission under your call for sites. If you do have any queries then please do not hesitate to contact me.

Yours sincerely,



Neil Wells
Senior Planner