

Tan. C

Subject: Declassification as Open Space of the land "P002" MOSS 2010/11 / Feedback on Draft Merton Local Plan

Hi there,

I am the owner of the land ("P002") to the south of the playing fields, RP5. I would please like to apply for this piece of land to be declassified as "Open Space", as it is actually a completely closed-off piece of land from the public, and is in fact not visually accessible (except by a row of neighbours to the south, as their gardens adjoin us).

I believe that it was erroneously classified as Open Space because a satellite photo or map makes it appear as though it's part of the playing fields, RP5, to the north. It was classed as "very small" and therefore excluded from the Open Space study during the 2010-11 report (see 2.3.6 about small spaces excluded in the formulation of the report).

My neighbour, the land to the west of us, has already been declassified as Open Space in 2013 as they had made a planning application (Mr Eben Van der Westhuizen was a part of this process). Please contact me directly if I can be of further assistance, at

Miss Kate O'Donnell had recommended that I reply officially via the survey form and email to Future Merton. I have attached a screenshot of the map and some reasons below for the lifting of the classification.

Thanks!

All the best

Appendix

I believe that the land (designated as part of the Raynes Park Playing Fields "P002" in MOSS 2010/11) has been incorrectly tagged as an "open space", and I would like to apply for it to be declassified

Reasons

1. The land is not part of the Playing Fields area to the north.
2. It is actually a closed off, private piece of land (scrubland), that the public is unable to access. As a result, it falls outside the definition of "open space" as provided by Planning Policy Guidance 17 (PPG17), as it is not "an open space of public value".
3. It is completely closed off in 2 ways, through a gated access between 318/20 and 322/324 in use for 20 years, and through a second wooden gate that closes off P002 completely. It is also not visually accessible by the public, as it is completely bordered to the south by 314-274 (11 maisonette flats typical of the area). As a result, it doesn't qualify as potential Urban Green Space, Public Open Space, Recreational Open Space, Children's Play Facilities, Allotments (2.2.16 from MOSS 2010-11) which are the guiding types of uses for Open Space.

4. 2.2.6 of MOSS 2010-11 also mentions that PPG17 indicates a typology of open spaces proposed by the Urban Green Spaces Taskforce, which should be the guidelines for Merton designating an area as open space, and P002 also does not fall under these typologies.

4. The land is also classed as “very small” and would have been “deliberately excluded” from the Open Space study (please see 2.3.6 of MOSS 2010-11 Final Report). This also leads me to believe that it was erroneously classed as “open space”. It is less than 0.2 Hectares in size , and it is neither a play space nor allotment:

4. 2.3.6 There are some types of open space which have been deliberately excluded including: Small spaces under 0.2 of a hectare (using GLA classification) However, where sites were identified during consultation as being of high value such as play spaces and allotments they have been included due to their amenity value.

Some background

1. The land adjacent to us was recommended for declassification in 2013 by Mr Eben Van Der Westhuizen (see screenshot of email correspondence below) as part of the planning permission 12/P3206 which was successfully granted.

2. That neighbouring land had applied for successful declassification in 2007, but was only fully and formally declassified in 2013.

