

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)?**

Vacant office, call centre and warehouse site. Retail store car parking beneath 'air rights' opportunity.

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

Residential

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.

Initial informal officer discussions.

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

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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)**

We have not identified any factors which hinder the Site's potential for residential development.

With due regard to National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), there are a number of factors which support the case for the site coming forward for residential development:

- Suitability: The Site is a suitable location for residential use. It lies in an accessible location with schools, shops, business and community uses nearby. The Site is served by a number of bus routes and is located approximately 0.9 miles and 0.6 miles from Raynes Park and Motspur Park, respectively. The Site has a current Public Transport Accessibility Rating (PTAL) of between 2-3 (the latter at the Burlington Road frontage) and is predicted to rise in the future.

The Site has no physical, access or heritage constraints and is not overlooked or constrained by neighbouring buildings. Vehicular access / egress (24 hour) to the Tesco store (car park and service yard) will be unaffected and, as such, would not result in land locking. The northern boundary of the Site (to Pyl Brook) presents an opportunity to improve upon the current situation – the Brook is currently overgrown and inaccessible.

The character of the area is changing to have an increased residential emphasis, particularly to the south. Residential development at the Site would complement both the existing retail use and this existing and emerging residential development in the immediate and surrounding area.

- Availability: The Site is in single ownership and control; the owner has agreed to dispose to a residential developer and, as such, is available now.
- Achievability: The owner is in advanced talks with a residential developer who intends to proceed with promoting the Site through the planning application process this year and to develop the Site such the majority of completions would occur within the next five years.

In summary, the Site is a suitable location for development, is available now and is achievable in line with the NPPF (para. 49 and footnote 11).

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)**

Site deliverable and developer selected to undertake residential development of the whole site

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



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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.

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

Name

Address

Address 2

City/Town

Postal Code

Country

Email Address sarah.watts@lichfields.uk

Phone Number 020 7837 4477

***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 C/O agent

Phone Number C/O agent

16. What is your client's address

Your clients name

Company (If applicable)

Address

Address 2

City/Town

Postal Code

Country

Email Address C/O agent

Phone Number C/O agent

***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)

Officer advice

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



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

London Borough of Merton Call for Sites – Land and ‘air rights’ at 265 Burlington Road Tesco, New Malden (1.85 ha)



Land suitable for residential development (1.15 ha)

‘Air rights’ opportunity suitable for residential development (0.70 ha)*

*(NB: The air rights opportunity would include some land to be developed from ground floor up)