

2<sup>nd</sup> January 2019



By email only

Ms Tara Butler  
Deputy FutureMerton Manager  
London Borough of Merton Council

**Nigel Bennett** BA Hons MRTPI  
**Director**

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Dear Tara

**NEW LOCAL PLAN 2020: CONSULTATION**  
**SITE Mo3 IMPERIAL FIELDS, TOOTING & MITCHAM HUB**

On behalf of our clients, Tooting & Mitcham Sports & Leisure Ltd, we wish to confirm our continued support for the above site allocation together with its associated release from Metropolitan Open Land (MOL), but with an extended boundary to include the future south stand area, as previously requested. For your ease of reference, the proposed amended red line site plan is attached.

This amendment will provide much greater flexibility on the potential future land uses which could be accommodated within the internal space of the proposed new stand, rather than it being restricted to ancillary D2 (Assembly & Leisure) uses only (as it is presently). Options for this space, inter-alia, include small business space/consulting rooms; training centre; IT rooms; sports injury clinic; enterprise pods. Having such commercial flexibility would create enhanced funding opportunities for realising the new multi-purpose south stand and in doing so would also clearly help to facilitate the Council's wider regeneration goals within this deprived ward of the borough.

Our client is particularly conscious of Officers' previous advice that the site allocation should represent a '*once and for all*' position so that a new robust defensible MOL boundary can be maintained into the future. Hence, the opportunity should be taken now to change the proposed boundary as part of this consultation, in order to both optimise the commercial prospects for developing the south stand and to avoid any potential unnecessary future planning disputes over the application of strict MOL policy.

The extended red line area represents a very logical parcel for release, including the approved footprint of the stand, and importantly retaining the open corridor running through the central part of the masterplan. Furthermore, it would enhance the overall mix of uses within the masterplan, helping to secure the long-term future and viability of the hub. We would be grateful to receive your formal acknowledgement and look forward to liaising with you again soon as the Local Plan is further progressed.

Yours Sincerely  
Magenta Planning Limited

A handwritten signature in black ink, appearing to read 'Nigel Bennett', with a long horizontal stroke underneath.

Nigel Bennett

Director

enc

NOTES

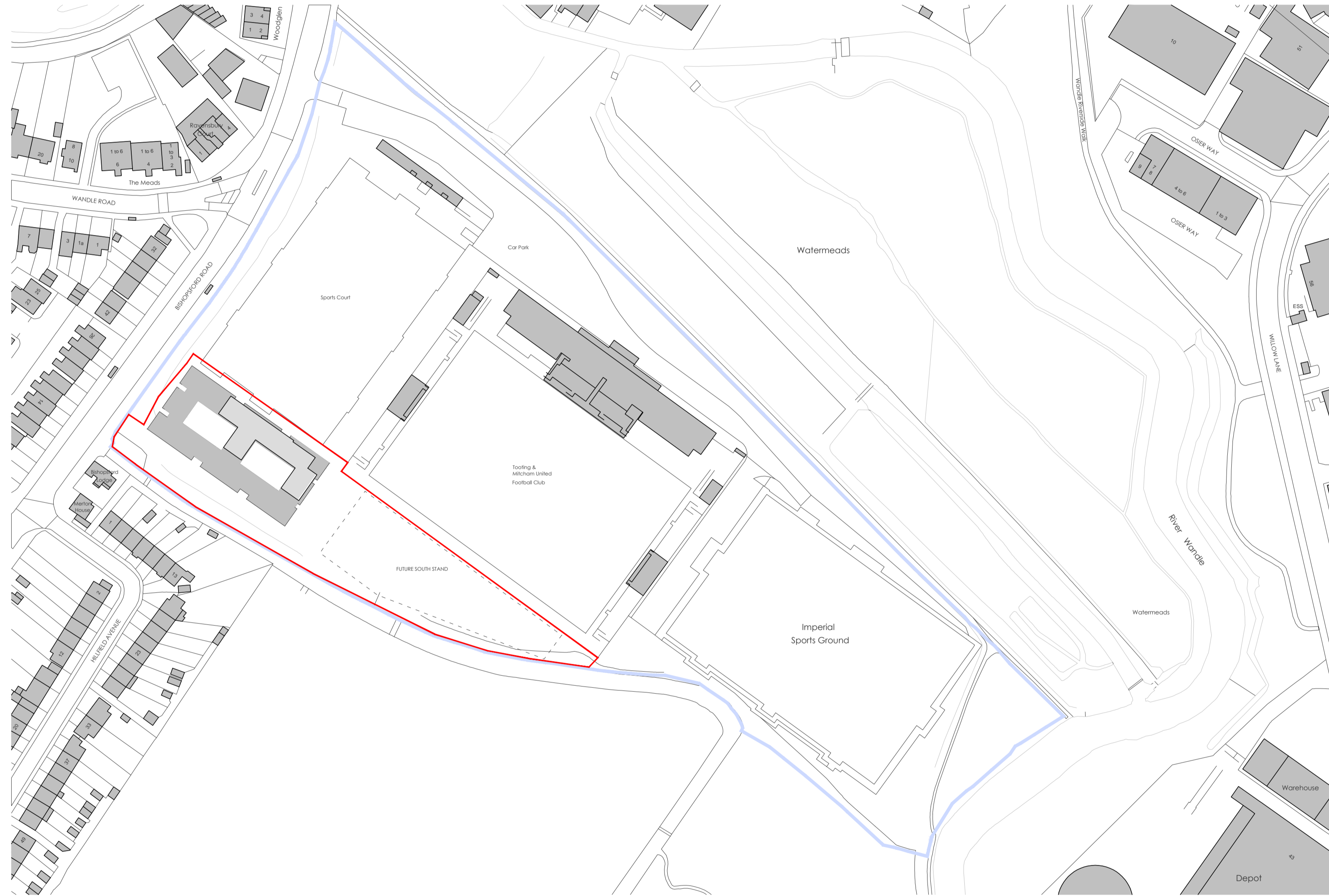
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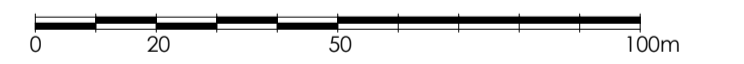
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ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS



1 PROPOSED SITE LOCATION PLAN  
P001 scale 1:1250



BOUNDARY AMENDED	19.09.18	A
DETAILS	DATE	REVISION

TOOTING & MITCHAM FOOTBALL CLUB  
PROPOSED SITE LOCATION PLAN

date	client	
DEC 2017	TMFC	
scale	drawing no.	revision
1:1250 @ A1	17 / 640 / P001	A

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