

DP4513

8th January 2018



Future Merton
Merton Civic Centre
London Road
Morden
SM4 5DX

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Sir/Madam

**LONDON BOROUGH OF MERTON – PLANNING CONSULTATION
MERTON LOCAL PLAN 2020 CONSULTATION
CALL FOR SITES**

We write on behalf of our client, United Westminster Schools (UWS). We welcome this opportunity to respond to the first stage of public consultation on the update to the new Local Plan 2020. These representations respond specifically to the Call for Sites element of the Council's consultation process. This letter along with the completed Call for Sites Questionnaire and site plan form part of the formal representations.

These representations have been prepared on UWS's behalf in relation to their former playing field site at Tamworth Lane (see attached site plan). Historically the site provided additional playing facilities for Westminster City School from around 1920 up to April 2011 when the use by the school ceased, although it has been in the ownership of UWS (successor to St Margaret's Hospital) since 1667.

Whilst some more limited use by local sports clubs took place up to March 2015, the playing fields are now sitting vacant and a new viable use needs to be found. The long term renting out of the facilities to local sports clubs did not prove possible due to the financial shortfall which existed as a result. Therefore, it was not financially viable for UWS to keep the facilities open and they were closed in March 2015.

The site is situated within an almost entirely residential area, with the exception of the adjacent Streatham Park Cemetery, and with St Marks Church of England Academy in the wider area. The Eastfields Estate which is currently the subject of a planning application to regenerate the estate is also located within close proximity.

With the opening of the new Mitcham Eastfields train station, the area saw a step change in public transport accessibility which has and continues to provide significant opportunities for the area in terms of additional residential provision and regeneration. One of the early indications of the future growth of the area came with the creation of the Brenley Park development, located nearby.

The need for new housing in London cannot be underestimated, and has become the focus of the government and policy makers at both the national, strategic and local levels. At the strategic level, the commitment to deliver more homes is brought into focus as part of the draft London Plan which seeks to redefine the target for the delivery of homes across London. For Merton this sees a draft target of



13,280 new homes to be delivered over a ten year period, with 1,328 homes annually. This represents a significant increase in the current level of house building which has been planned for and delivered in the borough.

With the site sitting vacant and no longer required nor financially viable for UWS to run, a new use for the site needs to be found in order to bring the site back into use.

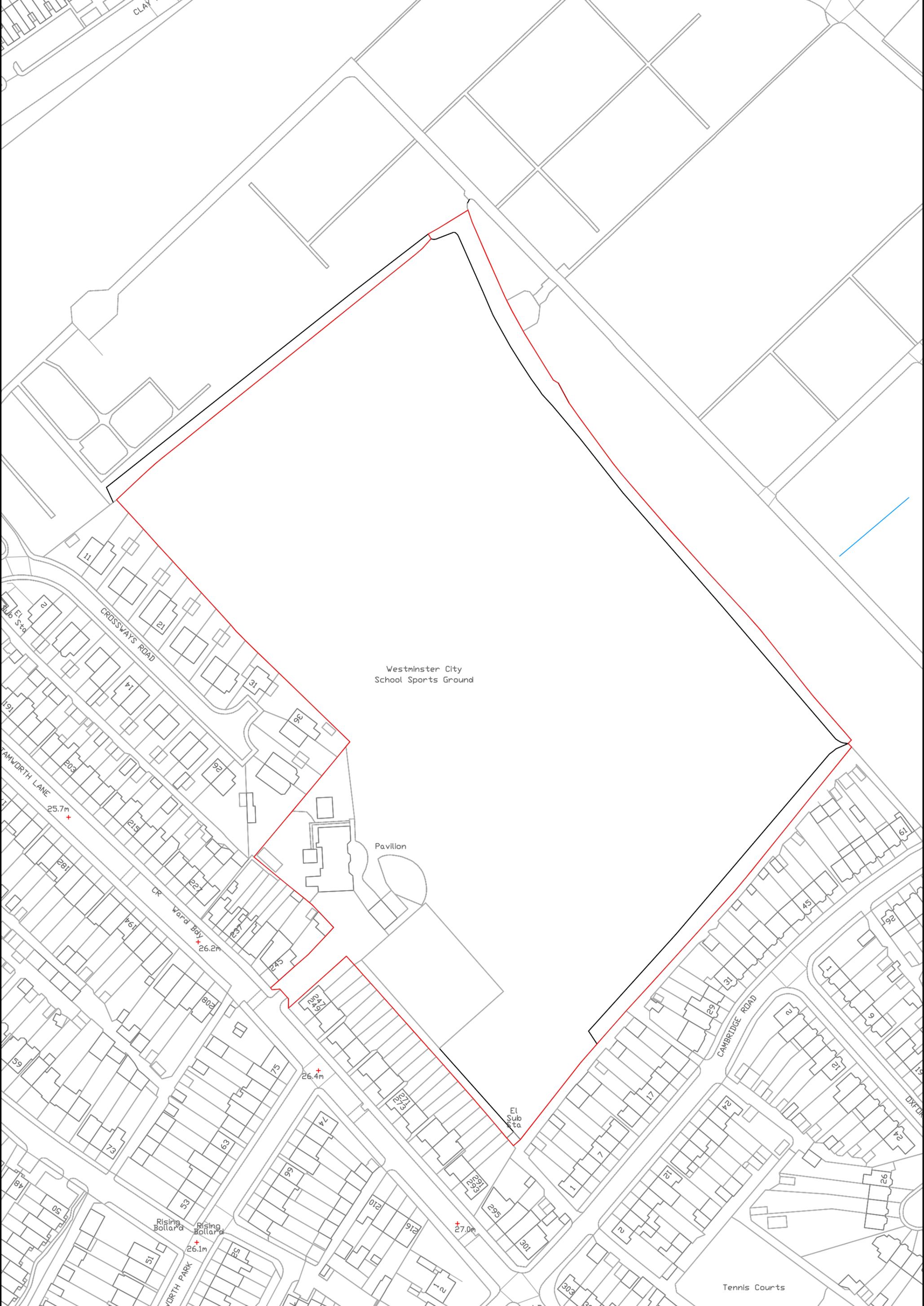
The former playing field site offers a clear opportunity to accommodate new housing and some green open space to bring the site back into use. Given the size of the site it offers the opportunity to provide a significant number of new homes which would help meet the Council's housing targets together with some green space. The provision of housing would also enable the site to be re-integrated into the surrounding area, and fully utilize its proximity to Mitcham Eastfields train station.

Whilst some initial discussions have already been undertaken with the Council in connection with the future use of the site, UWS would welcome further discussions on the opportunities the site offers in terms of a site allocation for new housing, to be taken forward as part of the Local Plan review process.

We trust that the above comments will be considered as part of the ongoing evolution of the City Plan. If you require any further information, then please contact Tom Sweetman of this office.

Yours faithfully,

DP9 Ltd



Westminster City
School Sports Ground

Pavilion

Ward Bdy
26.2m

25.7m

26.4m

27.0m

Tennis Courts

CLAY

EL Sub Sta

TAMWORTH LANE

CROSSWAYS ROAD

CAMBRIDGE ROAD

Rising
Bollard

Rising
Bollard

EL
Sub
Sta

OXFORD

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)**

Residential and green open space

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.

Please see attached letter

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

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)

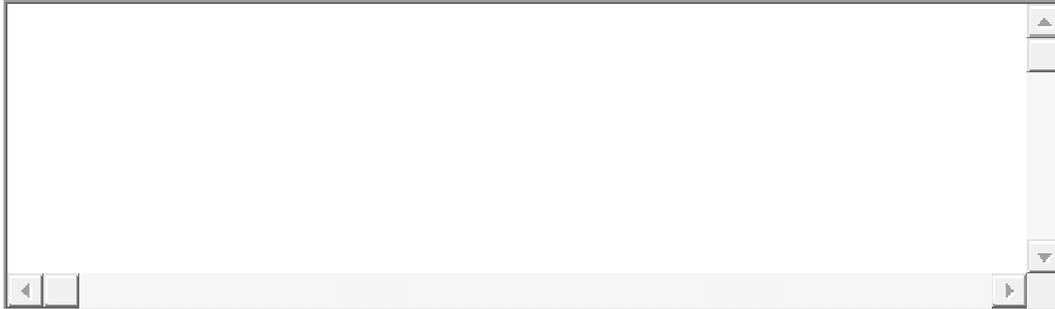
- Issues with viability (e.g. lending availability, contamination and other financial implications)
- Restrictive covenant exists
- Please use the box below to tell us more (optional)

Please see attached letter



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)



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



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.

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

Name

Address

Address 2

City/Town

Postal Code

Country

Email Address tom.sweetman@dp9.co.uk

Phone Number 07841997047

***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.



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