

B. Colliers Wood

Potential sites and draft policies maps

January 2013



This page is intentionally left blank.

Introduction – Merton’s potential development sites and policies maps (stage 3 of Merton’s Sites and Policies Plan)

This is the final consultation stage of Merton’s *Sites and Policies Development Plan*, (known as stage 3). The plan contains draft detailed planning policies, potential sites for development and proposed land use designations. Once adopted, it will guide decisions on planning applications in Merton, replacing Merton’s Unitary Development Plan 2003

This is Part 2 of Merton’s *Sites and Policies Development Plan*. It contains potential development sites and draft land designations in the Policies Map (formerly known as the Proposals Map).

- The potential sites for development
- The draft policies map of the borough shows where specific policies or sites are represented on a map such as the town centre boundaries, protected neighbourhood shopping parades, open spaces or proposals for a new tram route.

All of these potential sites and draft policies maps have been published for consultation previously, between January and July 2012. Since August 2012 these maps have been amended as a result of the comments received, additional research and changes to national policy.

This is the opportunity to have your say on the final plan. Please tell us what you think by **Wednesday 27 February 2013**

Have your say – your feedback is important to us

Please tell us what you think about the draft plans by **Wednesday 27 February 2013** by responding in writing by post or e-mail to:

Strategic Policy and Research
Future Merton
London Borough of Merton
12th Floor Civic Centre
London Road,
Morden. SM4 5DX.

Email: ldf@merton.gov.uk
Telephone: 020 8545 4141/
020 8545 3837

If you are part of a community group, business forum or other organisation and would like someone to attend to explain the site assessments, please contact us by telephone at: **020 8545 4141/020 8545 3837**, by e-mail at ldf@merton.gov.uk or by post at: **Strategic Policy and Research, Future Merton, London Borough of Merton, 12th Floor Civic Centre, London Road, Morden, SM4 5DX** and we will do our best to meet your request.

What has guided the potential sites for redevelopment?

Between **July and September 2011** (**Stage 1** of the plan process) we invited individuals and organisations to let us know about potential sites for redevelopment. This consultation was known as the “call for sites”. The potential sites were suggested by public and private sector landowners, community groups, residents and businesses to provide new uses.

From September-December 2011, each of the sites was assessed for a range of planning issues including:

- The current use and potential new uses for the site, including the use suggested by the person / organisation at public consultation.
- Geographic effects in relation to the site: likely risk of surface water or fluvial flooding, any potential known drainage issues, access from the site to a range of transport choices, where the site is located in the borough and the land use of sites adjacent to it.

Between **January and May 2012** the potential sites were published for consultation, known as **Stage 2**; People and organisations commented on the sites. During this time, landowners, local residents, developers and others suggested an additional 15 potential sites. **Between June and July 2012**, people and organisations had their say on the council’s assessment of the additional 15 sites, known as **Stage 2a**.

Following consultation feedback, local research and national changes, we have amended the potential sites and are publishing these changes, known as Stage 3. Some of the sites that were initially suggested for redevelopment to provide new uses have not progressed to this round of public consultation at this time, for the following reasons:

- the site has been withdrawn by the person or organisation that originally suggested the site;
- the potential uses for the site are set out in other documents (e.g. Merton’s Core Planning Strategy 2011) and redevelopment of the site is already in progress in conjunction with the local community through a planning brief;
- the site is already the subject of a live planning application;
- the site already has permission for its potential use so to allocate it for the same use would not provide any greater certainty or benefit than currently exists.

All of the potential sites have been published for consultation during 2012; this current consultation stage does not contain any new sites. Additional sites cannot be considered at this stage of consultation but we welcome your feedback on the potential sites for new uses included in this current consultation document.

Ensuring quality in Merton – delivering new development

Future development proposals for all of the sites will be expected to be of a **high quality design** that is appropriate to the scale and setting of its neighbourhood. Only where a design issue is unique – for example where the site is particularly narrow - has it been mentioned in the summarised assessments.

All sites will have to meet the local and national standards for reducing energy consumption and **combating climate change** that is expected at the time of its development.

All sites will have to be the subject of **planning applications**, involving further community engagement to determine the details of each development, for example the number of parking spaces, the number, size and tenure of any new homes, the delivery space for commercial developments and the like.

In planning terms, the Use Class D1 or the phrase “**community uses**” generally refers to a wide range of potential use including healthcare, schools, colleges and adult education, youth centres, day care (children or adults), crèches and places of worship. Unless it is explicitly stated otherwise, when the term “Community use” is used in these site assessments, it refers to the full range of uses found in Use Class D1.

Some of the sites may have **restrictions** on their potential for redevelopment that are outside the planning system, such as legal covenants, hidden utilities infrastructure or land ownership issues. Where we are aware of such restrictions these are mentioned in the site assessments and we welcome more information. However, as these are not matters that the planning system can manage, we will not assess the financial or legal impacts of these restrictions on the site’s potential for redevelopment.

To be included in the final plan, **each site must be deliverable for its proposed uses within the next 11 years** (by 2023). In other words there must be a person or organisation that is willing to fund and build the site for its potential use, either the landowner themselves or in conjunction with the landowner. If there is no evidence that the proposed use will realistically be funded and constructed during this time, the site will not be allocated in the final plan.

Notes on site assessments

Starting on the next page, the site assessments summarise the issues raised from initial research carried out on each site.

Each assessment addresses all the points in the table below and includes a map of the site suggested by the respondent at consultation, as well as a smaller map showing its setting in the borough.

Site description	Summarises the existing use of the site, the neighbouring uses and building heights in its immediate setting and its wider setting.
Strategic Planning Factors	Summarises the planning factors on-site, then a summary of any relevant factors in the wider area. The site's planning history is only included where it is very pertinent to the allocation.
Current use	Current use of the site, sometimes accompanied by the relevant Use Class in planning terms.

Policies Maps | Your feedback is important to us

Use suggested / organisation	The suggested use for this site at the “call for sites” public consultation between July-September 2011, and the organisation / individual that proposed the site.
Council’s preferred use	Following initial site assessment, the council’s preferred option for the use of this site
Delivery	The years when a planning application is expected for the site, which would lead to construction starting.
Issues	A concise briefing of issues during the course of the council’s assessment of the site.

What has guided the draft policies map so far?

The draft policies maps show where specific policies or sites are represented on a map such as the town centre boundaries, protected neighbourhood shopping parades, open spaces or proposals for a new tram route.

The draft policies maps have been informed by feedback to the previous two consultations between January and July 2012 from residents, businesses and other organisations, local research, national changes and input from the Mayor of London.

In 2011, the research that supported Merton's Core Planning Strategy and South London Waste Plan passed examination by independent inspectors. We are making effective use of resources by using this research again to help guide the draft policies map, as well as the draft detailed planning policies and potential development sites. Once adopted in 2014, the final policies map will replace the proposals map of Merton's Unitary Development Plan (UDP) 2003.

Government has changed the national planning system and this is set out in the National Planning Policy Framework 2012 and the Mayor's new London Plan 2011 which affects development in London. It is a good time for Merton to show how national and regional issues might be interpreted locally.

In April 2012 new government regulations came into force called the Town and Country (Local Planning) (England) Local Regulations 2012. These regulations refer to "the policies map" which effectively replaces the name "proposals map". In accordance with the regulations, the policies map must be compromised of, or contain a map of the local planning authority area which must illustrate geographically the application of policies in the development plan.

To make it easier to see all the details, the maps are organised by the whole borough and then, where relevant, local area – Colliers Wood, Mitcham, Morden, Raynes Park and Wimbledon.

What will happen next?

Your feedback from all the previous consultation stages combined with local research, national policy changes and any other relevant information will be used to create the final Sites and Policies DPD plus Proposals Map.

This will be submitted to Councillors in spring 2013. If they approve the plan, there will then be a final opportunity for six weeks around March 2013 for people or organisations to say how they want the plan to be improved.

The final plan – and all the comments received – will then be sent to the Secretary of State in summer 2013 who will appoint an independent planning inspector to examine whether the plan is "sound". If the plan passes the examination, it can then be adopted as part of the council's development plan to help decide planning applications for new buildings. The plan adoption is scheduled for February 2014.



This page is intentionally left blank.

Introduction

The main changes in Colliers Wood between January 2012 (stage 2 consultation) and January 2013 (stage 3 consultation)

- Three sites in the area have been withdrawn from the *Sites and Policies Plan*.

Site number, name, ward	Reason for recommending not to allocate the site in the DPD
Site 27 Merton Hall, Abbey ward	The site will continue to be used for community purposes.
Site 38 Thames Water Site, Colliers Wood	Thames Water advised that they are unable to provide sufficient information regarding the deliverability of the site within the timeframes bound by Merton's DPD progress.
Site 76 2 South Gardens, Colliers Wood	The site has been purchased by council and it is not desirable to allocate the site for redevelopment within the timeframe of the DPD.

- Wandle Valley Regional Park boundary: consultation on a number of detailed boundary changes.
- Designated open spaces: criteria to guide the determination of whether or not land should be designated as open space are presented here. Consequently there are changes to the designated open space boundaries across the borough.
- Transport proposals: a comprehensive approach regarding the cycling network is presented at this stage. There are proposed links between the existing routes in order to enhance the connectivity across the whole network. The proposed tram network has also changed since January 2012 (stage 2 consultation) due to clarification on Transport for London's investment programme. Finally, Transport for London is no longer proposing the 9TN tram route that would link Tooting and Mitcham Junction, so this has been removed from the plan.

Detailed maps which illustrate all the above changes are presented on the following pages.

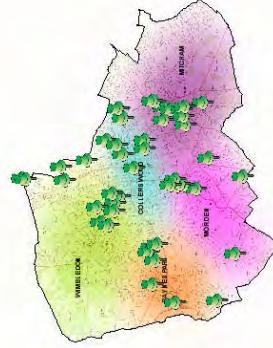
Content

Map B - 1.	Colliers Wood - Sites Proposals	
	Map B - 1.1. Colliers Wood – Site Proposals	231
	Map B - 1.2. Site Proposals 02, Palestine Grove	233
	Map B - 1.3. Site Proposals 05, Colliers Wood Community Centre	235
	Map B - 1.4. Site Proposals 08, Leyton Road Centre	237
	Map B - 1.5. Site Proposals 14, Taylor Road Day Centre	239
	Map B - 1.6. Site Proposals 18, 60 Pitcairn Road	241
	Map B - 1.7. Site Proposals 22, Patrick Doody Clinic	243
	Map B - 1.8. Site Proposals 46, The Old Lamp Works	245
	Map B - 1.9. Site Proposals 59, Baltic Close	249
	Map B - 1.10. Site Proposals 78, 191-3 Western Road	253
	Map B - 1.11. Site Proposals 80, Crusoe Road Industrial Buildings	257
Map B - 2.	Colliers Wood - Town Centres and Neighbourhood Parades	259
	Map B - 2.1. Colliers Wood Town Centre	260
	Map B - 2.2. North Mitcham TC	261
	Map B - 2.3. Chrischurch Road Parade	262
	Map B - 2.4. Haydons Road Parade	263
	Map B - 2.5. High Street Colliers Wood Parade (29-43 ODD, 46-72 EVEN))	264
	Map B - 2.6. High Street Colliers Wood Parade (97-103)	265
	Map B - 2.7. Kingston Road Parade (80 – 112)	266
	Map B - 2.8. Merton High Street Parade	267
Map B - 3.	Colliers Wood - Green Corridors, Local Nature Reserves, Green Chains	269
	Map B - 3.1. Green Chains, Corridors 7 Local Nature Reserves Grid B2	271
	Map B - 3.2. Green Chains, Corridors 7 Local Nature Reserves Grid B3	272
	Map B - 3.3. Green Chains, Corridors 7 Local Nature Reserves Grid C2	273
Map B - 4.	Colliers Wood -Open Spaces	275
	Map B - 4.1. Open Spaces Grid B2	280
	Map B - 4.2. Open Spaces Grid B3	281
	Map B - 4.3. Open Spaces Grid C2	282
Map B - 5.	Colliers Wood - SINCs	283
Map B - 6.	Colliers Wood - Wandle Valley Regional Park (WVRP) Boundary	285
Map B - 7.	Colliers Wood - Transport Proposals	291
	Map B - 7.1. Cycling Network	292
	Map B - 7.2. Sustainable Transport Corridor	293

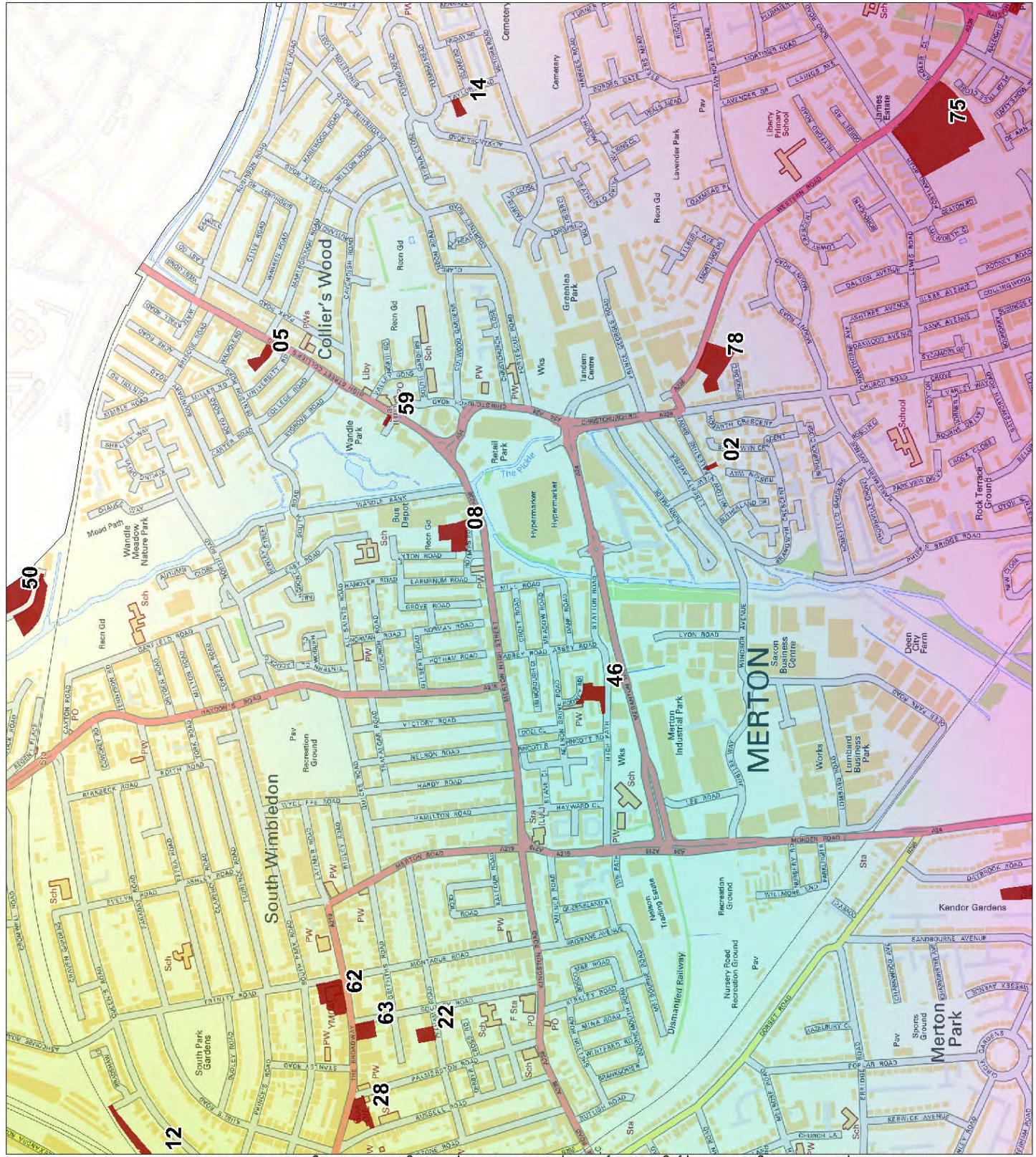


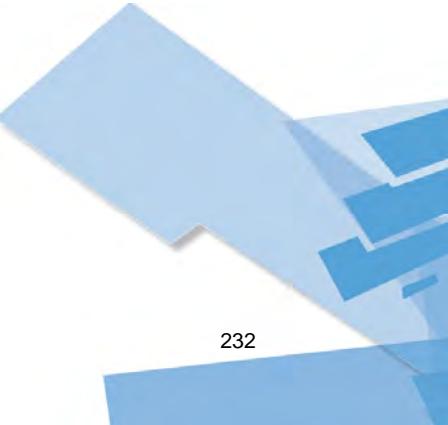
January 2013

Sites Proposals COLLIERS WOOD



London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222





This page is intentionally left blank.

Site Proposal 02

43-45 Palestine Grove

43-45 Palestine Grove, Colliers Wood, London, SW19 2QN



Site area 0.02 ha

Site description Site is occupied by a vacant dilapidated storage/warehouse building with high brick and timber fencing.

Immediately east and adjoining the site is a similar sized property with a building being utilised by a manufacturing business (electric slotmeters London).

Residential uses, generally two/three storey terraced homes predominate including opposite and rear of the site. To the immediate west of the site is a car park (approximately 10 spaces).

Strategic Planning Factors

The entire site is within medium risk of flooding (flood zone 2).

The site is within an Archaeological Priority Zone

The site is within an area of low accessibility to public transport (PTAL 2)

Current use Vacant workshop

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Residential (C3 Use Class)

Delivery timescale 2013 – 2018

Issues Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

Access arrangements to this site should continue via the Christchurch Road entrance of Palestine Grove.

Investigating the potential impact of any proposed development on archaeological heritage.

Summary of consultation responses Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Allocation should for residential or employment
- Support for residential redevelopment

Further research **November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of size.

Schedule of changes from the Stage 2 consultation document

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

Site Proposal 05

Colliers Wood Community Centre

64-72 High Street Collier's Wood, Colliers Wood, SW19 2BY



Site area 0.13 ha

Site description Colliers Wood Community Centre is a detached mainly two storey building. It is located on the west side of High Street Colliers Wood and surrounded by terraced housing to the rear and mixed use residential and commercial buildings of two or three storeys in height. Immediately adjacent to the site is the Red Lion Public House.

Strategic Planning Factors The site is within an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 4). The eastern portion of the site is within the Colliers Wood Town Centre Boundary, a Medium Risk Flood Zone (2) and a Critical Drainage Area (CDA).

Current use Community Centre (D1 Use Class)

Use suggested / organisation Mixed use community (which could include a library) and residential – London Borough of Merton

Council's preferred use Mixed use community (D1 Use Class, which could include space for a library) and residential (C3 Use Class). Could also include commercial uses such as a café on street frontage.

Delivery timescale 2018 – 2023

Site Proposal 05

Issues This site is a deep site and potentially has capacity for a library, community uses and some commercial uses (e.g. café) fronting the High Street. There is scope for residential development either on upper floors or to the rear of the site.

A mix of uses including community uses on lower floors and residential on upper floors will ensure the building is occupied over 24 hours, creating a more secure environment, helping to minimise vandalism.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the flood risk and the Critical Drainage Area.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Requirement to appropriately manage access arrangements, parking demand, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

Summary of consultation responses Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Site should be retained for a community centre
- Support for mixed use redevelopment
- Delivery timescale should be before 2018

Further research **November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of access.

Schedule of changes from the Stage 2 consultation document

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

Site Proposal 08

Leyton Road Centre

21 Leyton Road, Colliers Wood, London, SW19 1DJ



Site area 0.34 ha

Site description This single storey building has the three-storey Merton Bus Garage building to its east, All Saints Recreation Ground to the north and two-storey terraced housing to the west and south.

Strategic Planning Factors

The site is within an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 3). A small part of the site is within a Critical Drainage Area.

The site is adjacent to Wandle Valley Conservation Area (along the southern and eastern boundaries), Open Space (All Saints Recreation Ground) and the Colliers Wood Town Centre boundary.

Current use Offices (B1[a] Use Class)

Use suggested / organisation Consider a range of uses including community and residential – London Borough of Merton

Council's preferred use Any of the following or a mix of: community (D1 Use Class: education/day centre etc) and residential (C3 Use Class).

Delivery timescale 2018 – 2023

Issues	<p>Potential for educational/day centre uses on this site – see “further research” section below.</p> <p>In a mixed use development, residential uses should be on upper floors.</p> <p>A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.</p> <p>Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.</p> <p>Localised footpath improvements required to improve pedestrian access.</p> <p>Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.</p> <p>Respecting the character of the adjacent Conservation Area.</p> <p>Investigating the potential impact of any proposed development on archaeological heritage.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.</p>
Summary of consultation responses	<p>Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):</p> <ul style="list-style-type: none"> • Allocation should for children’s centre or community • Site should be retained for existing use • Issues with potential overcrowding
Further research	<p>November 2012: The site was assessed in an external report commissioned by the London Borough of Merton list as potentially being suitable for providing school places. The findings of this report are being discussed by the council’s Children and Young People Overview and Scrutiny Panel early in 2013.</p>
Schedule of changes from the Stage 2 consultation document	<ul style="list-style-type: none"> • Amend the ‘council’s preferred use’ section to include education • Addition of a ‘summary of consultation responses’ section • Addition of a ‘further research’ section

Site Proposal 14

Taylor Road Day Centre

Wakefield Hall, Taylor Road, Mitcham, CR4 3JR



Site area 0.08 ha

Site description The site consists of a single storey building that is surrounded by two-storey houses

Strategic Planning Factors The site is in an area with low accessibility to public transport services (PTAL 2).

Current use Day Centre (D1 Use Class)

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class), if the community service is provided elsewhere locally.

Delivery timescale 2018-2023

Issues Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of

Site Proposal 14

modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Summary of consultation responses	The following issue was raised from during the consultation stage and is summarised generally as follows (abridged): <ul style="list-style-type: none">• The site should be retained as a community/day centre
--	--

Further research	Council is currently negotiating an extension to the lease for the current occupiers of the site. This has resulted in the likely delivery timescale being shifted to beyond 2017 as previously noted.
-------------------------	--

Schedule of changes from the Stage 2 consultation document	<ul style="list-style-type: none">• Amendment of the delivery timescale to coordinate with existing occupiers on the site• Addition of a 'summary of consultation responses' section• Addition of a 'further research section'
---	--

Site Proposal 18

60 Pitcairn Road

60 Pitcairn Road, Mitcham, Surrey, CR4 3LL



Site area 0.07 ha

Site description The site consists of a two-storey industrial building with access to both Pitcairn Road and Crusoe Road. The surrounding area is characterised by two-storey houses, however there is a two-storey industrial building to the south-west of the site.

Strategic Planning Factors The site is in an area with moderate accessibility to public transport services (PTAL 3) and a Critical Drainage Area.

Current use Vacant – last use small business (approx 10 years ago)

Use suggested / organisation Residential – M Edwards

Council's preferred use Residential (C3 Use Class)

Delivery timetable 2013 – 2018

Issues Given the size of the site and the long-term vacancy, the loss of employment land is not considered to be an issue in this site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Site Proposal 18

Summary of consultation responses There were no issues raised during the consultation stage and there was general support for residential redevelopment.

Further research Council has liaised with the agent acting for the owner who supports the proposed allocation for residential use.

Schedule of changes from the Stage 2 consultation document

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

Site Proposal 22

Patrick Doody

Pelham Road, Wimbledon SW19 1NX



Site area 0.12 ha

Site description The site consists of a part single and part-two storey health centre building. The site is surrounded by two-storey houses but on the southern side of Pelham Road are three-storey blocks of flats.

Strategic Planning Factors Downing House (a.k.a. Pelham High School), on the opposite (southern) side of Pelham Road is a Grade II listed building. The site is within an area with a good level of access to public transport (PTAL 6).

Current use Health Centre (D1 Use Class)

Use suggested / organisation Health Centre (D1 Use Class) and Dwellings (C3 Use Class) – Sutton and Merton PCT.

Council's preferred use A healthcare (D1 Use Class) led mixed use scheme with some residential (C3 Use Class).

Delivery timetable 2018 – 2023

Issues Potential loss of health facilities (existing services could however be provided at proposed Local Care Centre at the Nelson Hospital).

Respecting the setting of the adjacent listed building.

Site Proposal 22

Protecting the residential amenity of the adjacent properties

In a mixed use development, residential uses should be on upper floors.

A mix of uses on site including residential will facilitate the provision of well-designed community uses on lower floors.

A mix of uses that occupies the building for 24 hours has benefits in terms of community safety within the site and on the street.

Summary of consultation responses Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Site should be retained in council ownership with alternative uses investigated further
- Site should be used for residential or healthcare use, not both
- Site should be for residential with healthcare moving to Wimbledon town centre
- The Patrick Doody centre should be retained in its existing capacity
- Recognise local architecture
- Potential impacts on parking in the vicinity of the site

Further research

November 2012: The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but was rejected on grounds of size, access and external space requirements.

Sutton and Merton Primary Care Trust (PCT) will cease to exist from 01 April 2013 and will be superseded by the Merton Clinical Commissioning Group for strategic health matters.

The centre is currently accommodating some additional services which have been relocated from the Nelson Hospital until the completion of the new Nelson Hospital development.

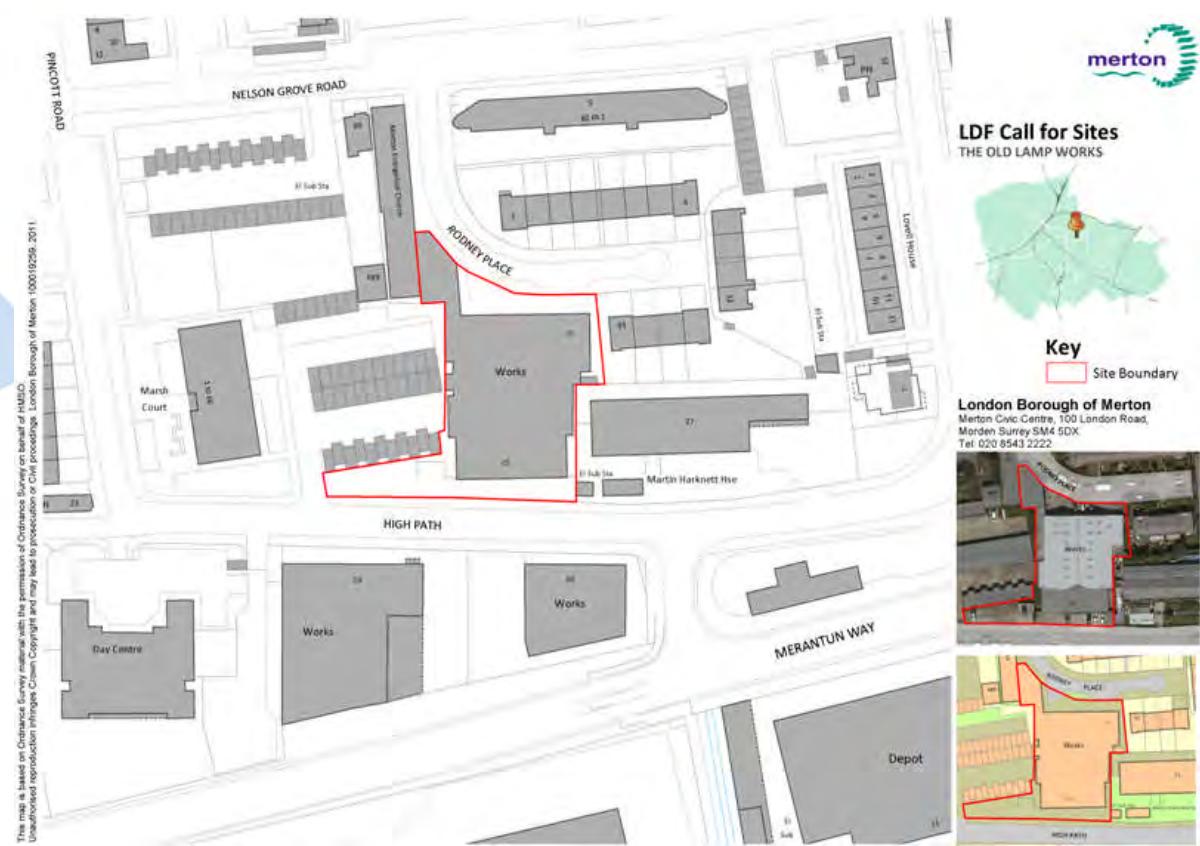
Schedule of changes from the Stage 2 consultation document

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Clarification on the changes to the NHS

Site Proposal 46

The Old Lamp Works

25 High Path, Colliers Wood, London, SW19 2LQ



Site area 0.25 ha

Site description This site consists of a part-single and part-two storey industrial building. To the west are two-storey houses and a two-storey office building. South of the site, on the opposite side of High Path, is a two-storey church and east of the church is a part-two and part-three storey industrial building. West of the site are single storey vehicle storage garages and beyond it is a twelve-storey tower block. North of the site is a single storey church building and two-storey houses.

Strategic Planning Factors The site is within an Archaeological Priority Zone, a Critical Drainage Area and an area with moderate accessibility to public transport services (PTAL 4).

Current use Warehouse / office

Use suggested / organisation Residential - Indigo Planning (consultants) representing Wisepress Ltd

Council's preferred use **Stage 2 (January 2012):** Mixed use offices (B1[a] Use Class) and residential (C3 Use Class).

Stage 3 (January 2013): Mixed use residential and community uses. The site, in conjunction with the neighbouring garages

Site Proposal 46

(owned by Merton Priory Homes) has also been identified as potentially suitable for a school.

Delivery timescale 2013 – 2018

Issues Retention of existing business and employment within the borough.

Potential parking, road safety and traffic impacts on neighbouring streets need to be managed. There is not sufficient turning space or access for HGVs.

In a mixed use development, residential uses should be on upper floors.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area. Evidence of surface water flooding from High Path was provided by the owner.

Summary of consultation responses The only issue raised during the consultation was a suggestion that the site should be retained for employment or office use.

Further research The building has been occupied freehold since 1996 by a business local to Merton for 30 years. The business wants to relocate to a purpose built modern facility in the nearby industrial area.

Access for HGVs to the site, including turning, is poor. Evidence of surface water flooding to the site has been provided by the owner.

The building is in a poor state of repair and would be likely to require demolition and rebuild to make it suitable for continued warehousing use, including raising the eaves and reducing the building footprint to create better HGV turning circles.

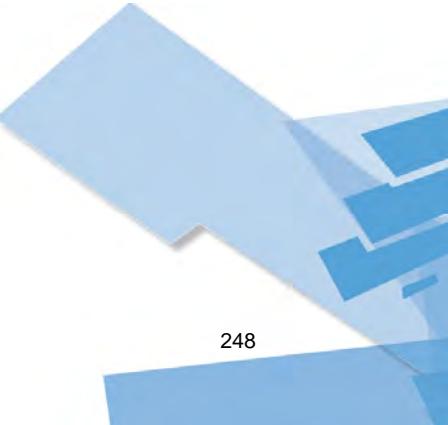
The site was marketed for two years in 2002 and 2003.

November 2012: The site, together with the neighbouring garages, was assessed in a “short list” for its suitability as a school in an external report commissioned by the London

Borough of Merton. As a result, the potential use for a school has been added to the list of council's preferred uses.

Schedule of changes from the Stage 2 consultation document

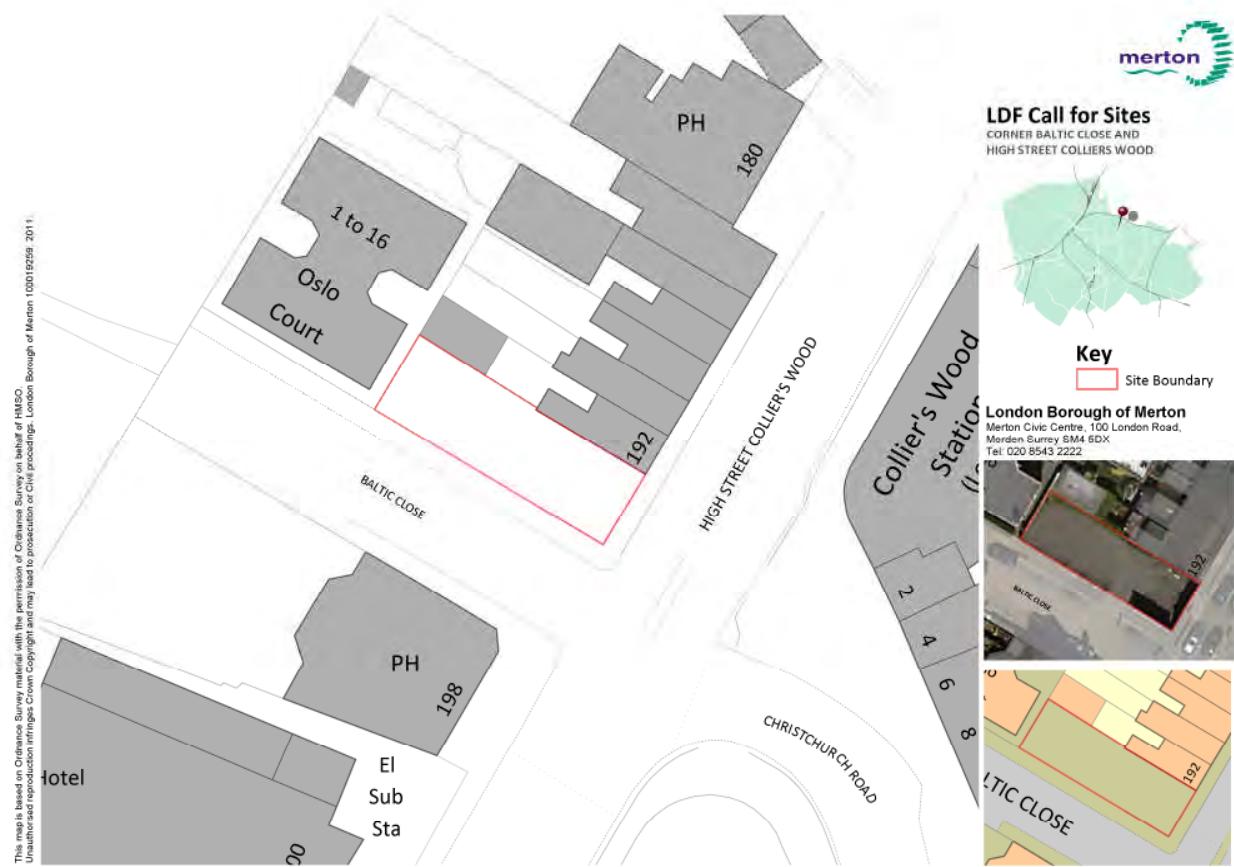
- Updated the red line boundary on the map above which illustrates the actual freehold ownership for this site
- Amended the 'Council's preferred use' description as a result of further research undertaken and information received
- Addition of a 'delivery timescale' section
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Consequential wording amendments through the document



This page is intentionally left blank.

Site Proposal 59

Corner Baltic Close and High Street Colliers Wood 194-196 High Street Collier's Wood, Colliers Wood, London, SW19 2BH



Site area 0.02 ha

Site description The site is a hardstanding area on the corner of Colliers Wood High Street and Baltic Close. At the opposite side of Baltic Close, to the south-west of the site, is a three-storey public house (Colliers Tup). To the west of the site is a four-storey residential block (Oslo Court) and the Wandle Park beyond.

The High Street Collier's Wood frontage of the site is adjoined on the northern side by a three-storey shopping parade with retail units at ground level and flats above. The site is almost directly opposite the Colliers Wood underground station.

Strategic Planning Factors The site is within the Wandle Valley Conservation Area, an Archaeological Priority Zone, an area with a good level of public transport accessibility (PTAL 5), flood zone 2 and a small part of the eastern corner of the site is within a Critical Drainage Area.

On the opposite side of High Street Colliers Wood, to the east of the site, is Colliers Wood tube station, which is a Grade II listed building.

The parade of shops to the north of the site is of poor quality and the immediately surrounding area is in need of appropriate environmental improvements, incorporating pedestrian access

Site Proposal 59

	into Wandle Park.
Current use	Informal car park
Use suggested / organisation	Residential – Transport for London
Council's preferred use	Any of the following or a suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurant & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food take-aways (A5 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class).
Delivery timescale	2018 – 2023
Issues	<p>In a mixed use development, residential uses should be on upper floors.</p> <p>Respecting the character and the views into and from the neighbouring Conservation Area and the setting of the listed building (Colliers Wood tube station) located to the east of the site.</p> <p>Any development should take the opportunity to improve the junction between Colliers Wood High Street and Baltic Close, and enhance the gateway to the Wandle Park.</p> <p>Minimise impact on highway capacity, safety and movement.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the location within a flood zone and a Critical Drainage Area.</p> <p>Investigating the potential impact of any proposed development on archaeological heritage.</p> <p>Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site, particularly in relation to Oslo Court to the west of the site.</p> <p>Recognising the opportunity to improve the environment of Baltic Close, and recognising the National Grid power lines running under Baltic Close.</p>
Summary of consultation responses	<p>Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):</p> <ul style="list-style-type: none"> • Acknowledge the location of National Grid services in the vicinity of the site

Site Proposal 59

- Support for council's preferred use
- A request for more information in relation to the sites role in the Wandle Valley Conservation Area
- Redevelopment should include adjoining land along the high street
- Recognition of the distinctive history of the terrace of buildings to the north east of the site

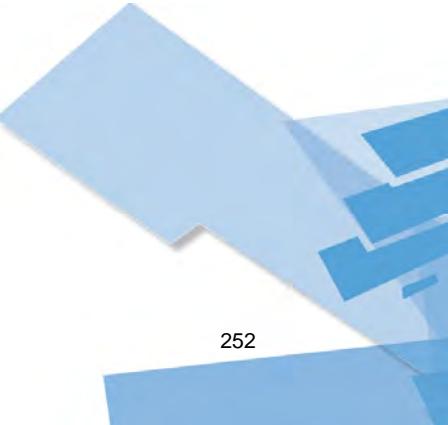
Further research In 2012 Merton Council successfully bid for the Mayor's Regeneration funding for the Colliers Wood area, including Baltic Close. Combined with a variety of funding sources, there is over £3million available to improve the public realm and local environment in Colliers Wood between 2013 and 2016. Part of these improvements seeks to enhance the Baltic Close road and public realm, improving the junction with Colliers Wood High Street and the gateway to the Wandle Park.

Council is in ongoing discussions with TfL regarding the delivery of this site, exploring it in context of work being done in Colliers Wood under the Mayor's Regeneration Fund.

Schedule of changes from the Stage 2 consultation document

- Addition of a 'summary of consultation responses' section
- Related changes to the "issues" section arising from consultation results and research.
- Addition of a 'further research' section
- Consequential changes throughout the document

There are no material changes to this site from the previous Stage 2 consultation document in January 2012.



This page is intentionally left blank.

Site Proposal 78

191-193 Western Road

191-193 Western Road, Mitcham, SW19 2QD



Site area 0.51 ha

Site description The site is situated on the southern side of Western Road, which is a busy arterial thoroughfare. The site is currently occupied by a warehouse building and hardstanding parking area. Sole access to the open yard adjoining the west of the site is through the site.

The site is surrounded by two storey residential properties to the south, east and west and also provides access to an adjacent open yard business to the south-west. To the north of the site on the opposite side of Western Road is a scattered large industrial site occupied by Blackout, a blinds and rigging company.

Strategic Planning Factors The site is within Flood Zone 2 and the entire site is within a critical drainage area.

The site is adjacent to the Western Road Allotments (situated to the south east of the site).

The site is in an area with low access to public transport (PTAL 2) and is within Colliers Wood archaeological protection zone.

Current use Factory and Open Storage

Use suggested / organisation Residential – James Davis (owner)

Site Proposal 78

Council's preferred use	Residential
Delivery timescale	2013 – 2018
Issues	<p>The frontage along Western Road is busy and adjoins residential properties.</p> <p>Investigating the potential impact of any proposed development on archaeological heritage.</p> <p>Development proposals will need to incorporate suitable mitigation measures to minimise flood risk for future occupiers and the potential for water pollution from the site.</p> <p>Mitigating potential parking, traffic and safety impacts on neighbouring streets and local amenity.</p> <p>Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.</p>
Summary of consultation responses	<p>Various parties submitted representations during the consultation stage and are summarised generally as follows (abridged):</p> <ul style="list-style-type: none"> • Support for residential use but the site has poor public transport accessibility • The site should be for mixed use residential, office and retail use • Flood risk • No reference to secured by design principles in the consultation documents • Reference to the green corridor
Further research	<p>Council has met with the owner of the site and their agent to discuss the sites inclusion in the DPD. Further information has been provided by the owner regarding the deliverability of the site to support their suggested use of solely residential.</p>
Schedule of changes from the Stage 2a consultation document	<ul style="list-style-type: none"> • Enlarge the red line boundary on the map above which illustrates the actual freehold ownership for this site • Input of the anticipated delivery timescale by the owner • Amended the 'issues' section removing reference to the adjoining open yard business which is part of the freehold ownership of Mr Davis and is now included as part of the site. The reference to the impact of development on

Site Proposal 78

protected species and the adjacent green corridor has been removed as it was an error. There is no green corridor adjacent this site.

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Consequential wording amendments through the document



This page is intentionally left blank.

Crusoe Road Industrial Buildings

45A and B, Crusoe Road, Mitcham, CR4 3LJ



Site area 0.12 ha

Site description The site is occupied by single storey commercial buildings, and has a small concrete forecourt which is informally utilised for loading and parking associated with the businesses.

The adjoining site to the west contains a vacant two storey industrial building (neighbouring site proposal 18), whilst the general character of the surrounding area comprises standard two storey residential terraces.

Strategic Planning Factors The site is in an area with moderate accessibility to public transport services (PTAL 3).

The site is within a critical drainage area and the southern boundary of the site is susceptible to surface water flooding.

Current use Light Industrial

Use suggested / organisation	Stage 2a: Residential or compatible use – Councillors Draper and Attawar
	Stage 3: Residential – owners of 45A and 45B

Council's preferred use

Delivery timescale 2014 – 2019

Issues Protecting the residential amenity of the adjacent properties.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

Summary of consultation responses Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- The site should be retained for light industrial use
- Support for council's preferred use

Further research Council has met with the site owners to discuss the deliverability of the site. The owners advised they are working together to deliver residential use on the site.

Schedule of changes from the Stage 2a consultation document

- Update the 'use suggested/organisation' section following a meeting with the site owners
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

There are no material changes to this site from the previous Stage 2a consultation document in July 2012.

B - 2. Colliers Wood - Town Centres and Neighbourhood Parades

This section provides information about the Town Centres and neighbourhood parades of Colliers Wood.

If you would like to comment on any of the proposed changes please refer to the both the site name, designation (i.e. Neighbourhood Parades) and ID where relevant.

Town Centres:

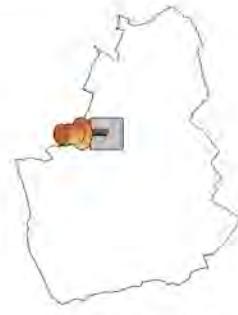
ID	Name	Town Centre Categories
COL01	Colliers Wood (Following Redesignation)	District
NOM01	North Mitcham	Local

Neighbourhood Parades:

ID	Name
Deleted	Christchurch Road (2-34)
12	Haydon's Road North
13	High Street, Colliers Wood
Deleted	High Street (97-103)
14	Kingston Road
Deleted	Merton High Street (148-188)

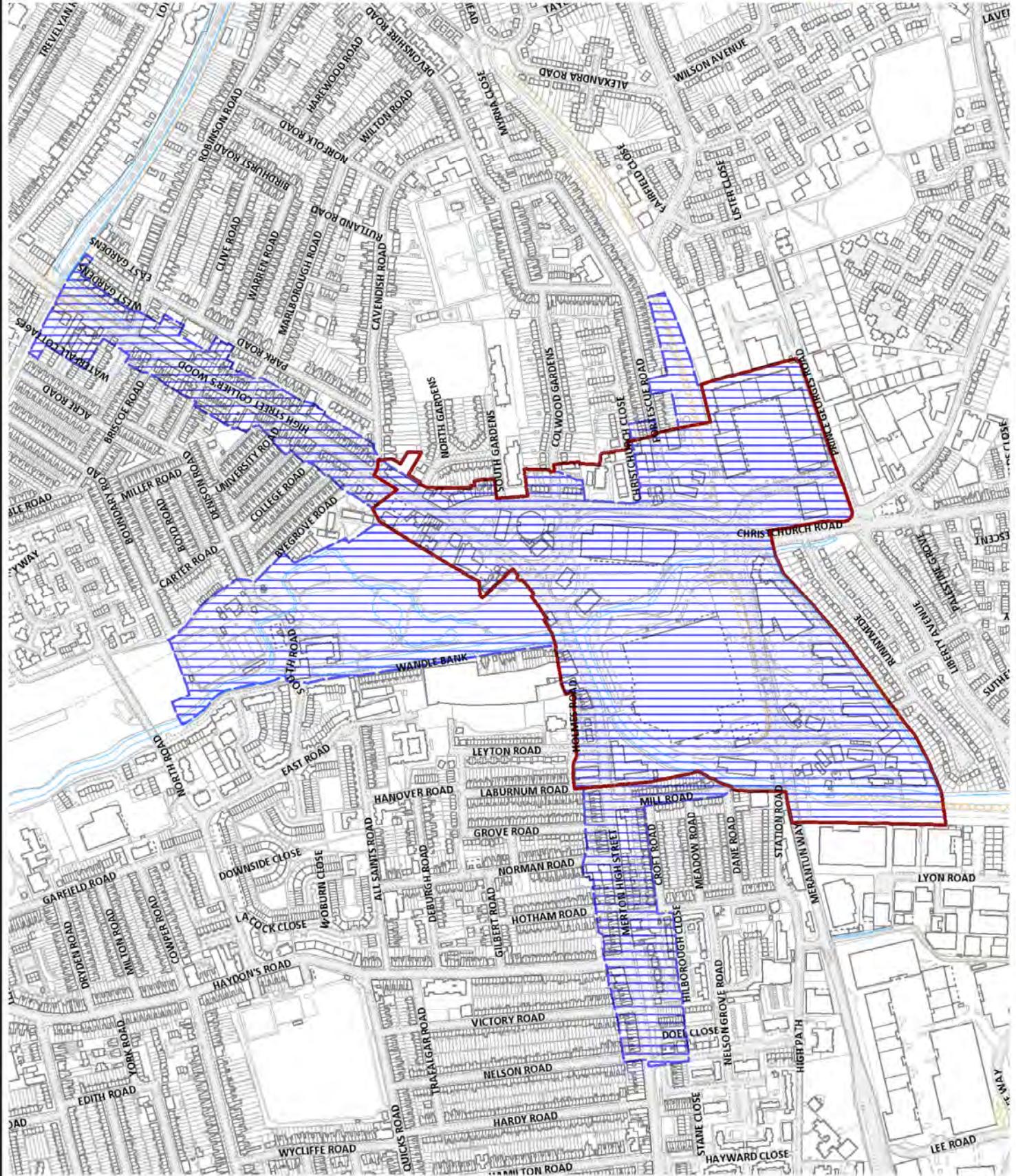


January 2013
Policies Map
District Centre
(Following Redesignation)



Key

- Old Centre Boundary
 UDP 2003
 New Centre Boundary Proposals 2013



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Merton 100019259 2011.



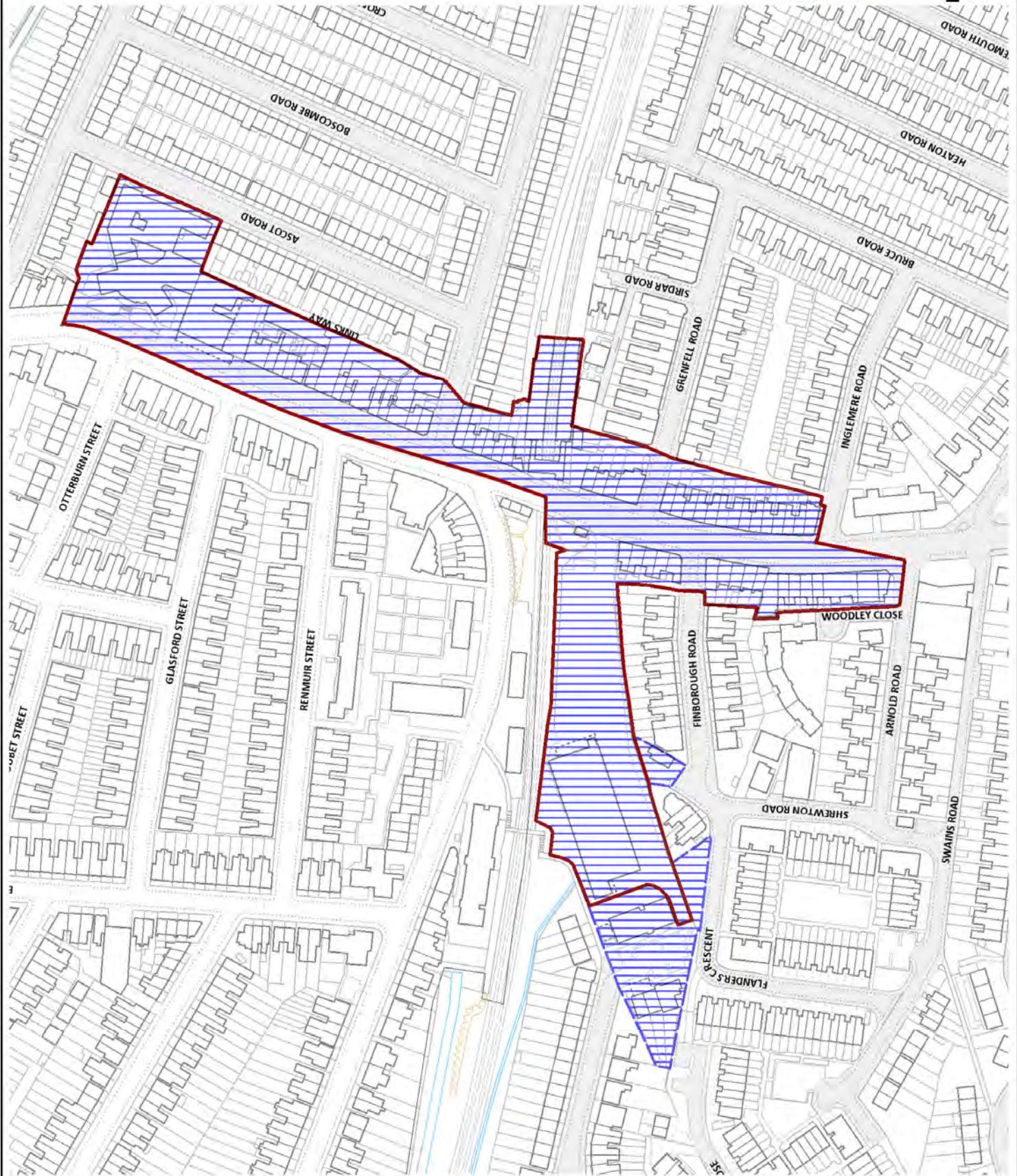
January 2013
Policies Map
Local Centres
NORTH MITCHAM



Key

- Old Centre Boundary
- UDP 2003
- New Centre Boundary
- Proposals 2013

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden, Surrey SM4 5DX
Tel: 020 8543 2222





Policies Map Neighbourhood Parades

January 2013

CHRISTCHURCH ROAD
(2-34)



Key

Old Neighbourhood Parade
UDP 2003

New Neighbourhood Parade
Proposals 2013



Singlegate Primary School

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222



Policies Map
Neighbourhood
Parades

January 2013

HAYDONS ROAD
(284-296 & 319-335)



key

Old Neighbourhood Parade
UDP 2003

New Neighbourhood Parade
LDF Proposals 2012

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222





Policies Map Neighbourhood Parades

January 2013

HIGH STREET COLLIER'S WOOD
(29 - 43 ODD & 46 - 72 EVEN)



- Key**
- Old Neighbourhood Parade UDP 2003
 - New Neighbourhood Parade Proposals 2013

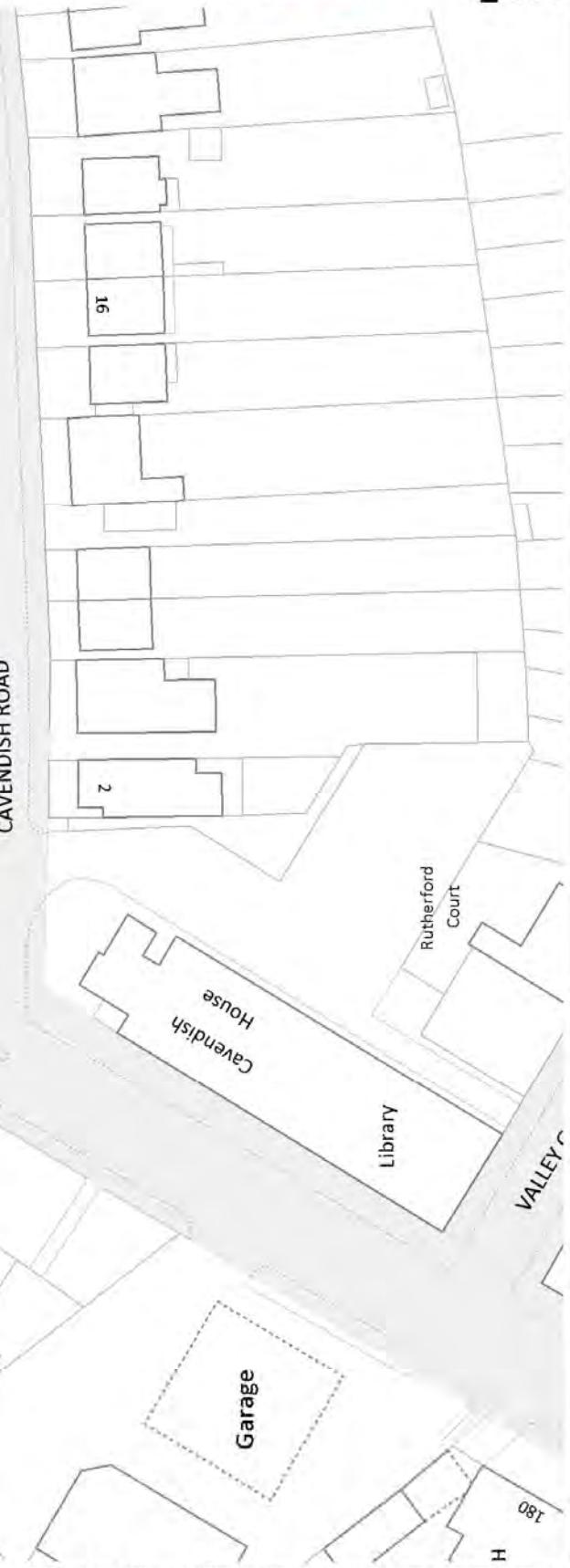




Policies Map Neighbourhood Parades

January 2013

HIGH STREET COLLIER'S WOOD
(97-103 ODD)



Key

- Old Neighbourhood Parade UDP 2003
- New Neighbourhood Parade Proposals 2013

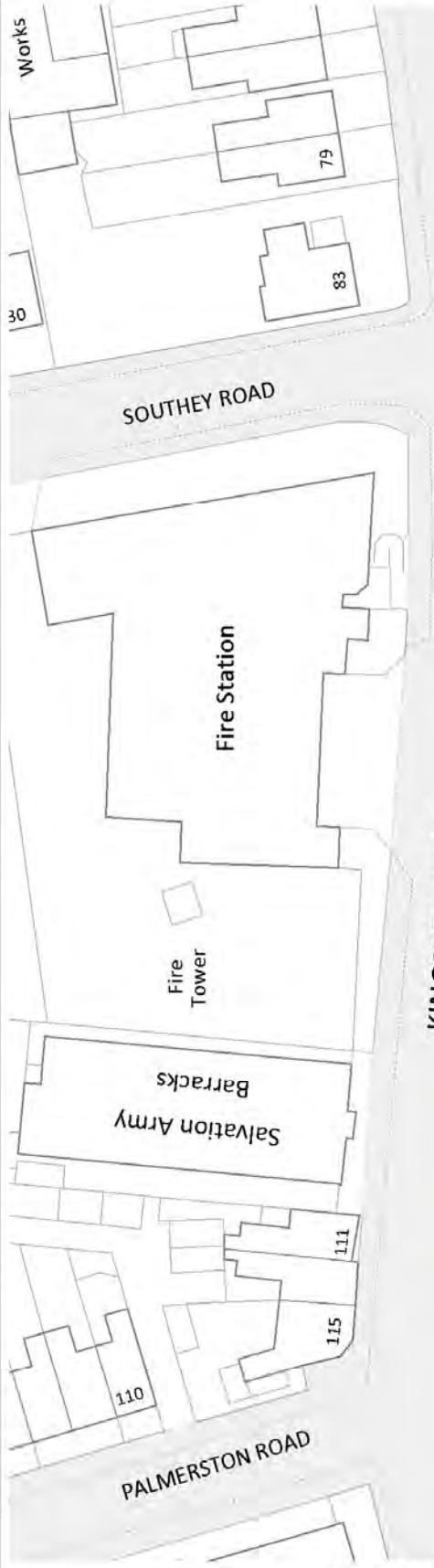
London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden, Surrey SM4 5DX
Tel: 020 8543 2222



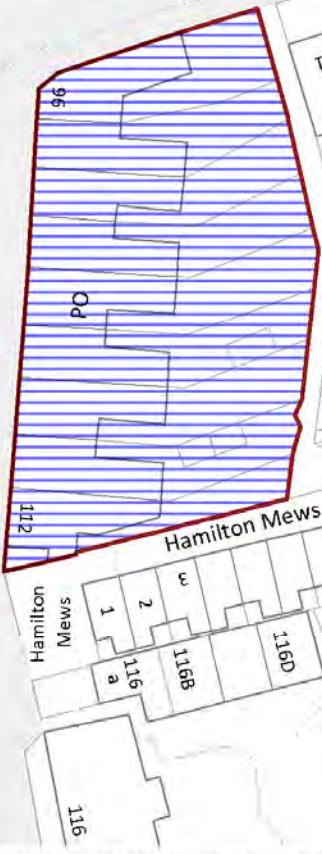
Policies Map Neighbourhood

Parades

KINGSTON ROAD
(80 - 112 EVEN)



KINGSTON ROAD





Policies Map Neighbourhood Parades

January 2013

MERTON HIGH STREET
(148 - 188 EVEN)



Key

- Old Neighbourhood Parade
UDP 2003
- New Neighbourhood Parade
Proposals 2013

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden, Surrey SM4 5DX
Tel: 020 8543 2222





This page is intentionally left blank.

B - 3. Colliers Wood - Green Corridors

The London Plan 2011 defines Green Corridors as: "...relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join."

The GLA's Urban Greening and Biodiversity Officer supports the approach of a local review of Green Corridor boundaries which defines its own criteria with reference to paragraphs 1.2.17 & 18 in Appendix A of the Mayor's Biodiversity Strategy (see below). He stressed that as part of the review the council should consider the importance and necessity of each portion of land to be designated as Green Corridor with regards to its central function (enabling species movement).

A1.2.17 Green corridors are relatively continuous areas of open space leading through the built environment and which may link sites to each other and to the Green Belt. They often consist of railway embankments and cuttings, roadside verges, canals, parks, playing fields and rivers. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.

A1.2.18 There are special criteria for the recognition of land as part of a corridor network, which are detailed in the former London Ecology Unit's Advisory Note 6 and summarised here. The essential tests are habitat composition and near continuity. The minimum habitat requirement is a natural surface: water or vegetation. The corridor network connects to the countryside (Green Belt or Metropolitan Open Land). Small discontinuities, such as division by a road, are allowed, but larger gaps are fatal. Most blocks of back garden land are isolated from the network, but sometimes they adjoin it, or the gap is small enough for them to be included. Corridor elements are not required to be any particular shape, to link sites, or link together into any particular geometry.

Officers have sought the advice of the Merton Biodiversity Group and have made site visits to assess areas where the gaps may be fatal for the continuity of the Green Corridor.

It is worth noting that the London Ecology Unit's Advisory Note 6: Green Corridors in London states that: "Terrestrial habitats are inherently more discontinuous than running water. Here the size of the gap allowed is more stringent. A common situation is a road or rail-side habitat strip cut by the tarmac of a road; here the corridor is allowed to continue, provided that the cut ends of the corridor facing each other over the gap are (no) more than a few metres wide."

The maps show the proposed changes which result in an approximately 10ha net reduction in total area. However modern GIS technology allows for a much more detailed assessment than the 1in10,000 aerial photography analysis that was used for the 2003 Proposals Map.

ID	Name
GC04	Merton Park Railsides
GC13	Phipps Bridge and London Road Playing Fields
GC19	Ridge Road to Wimbledon Park
GC24	Wimbledon Railsides

Colliers Wood – Local Nature Reserve

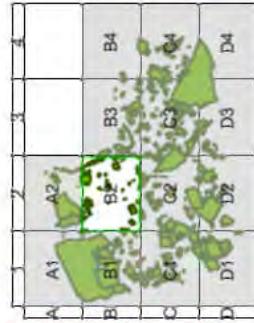
Unlike Sites of Importance for Nature Conservation, Local Nature Reserves are statutory nature conservation designations of land owned, leased or managed by Local Authorities and designated under the National Parks and Access to the Countryside Act. They are sites of some nature conservation value managed for educational objectives but do not qualify for Site of Special Scientific Interest (SSSI) status. In some cases Local Nature Reserves are managed by a non-statutory body (e.g. London Wildlife Trust) and Local Authorities have the power to pass bylaws, for example, access control or special protection measures.



B2

Grid Ref:
January 2013

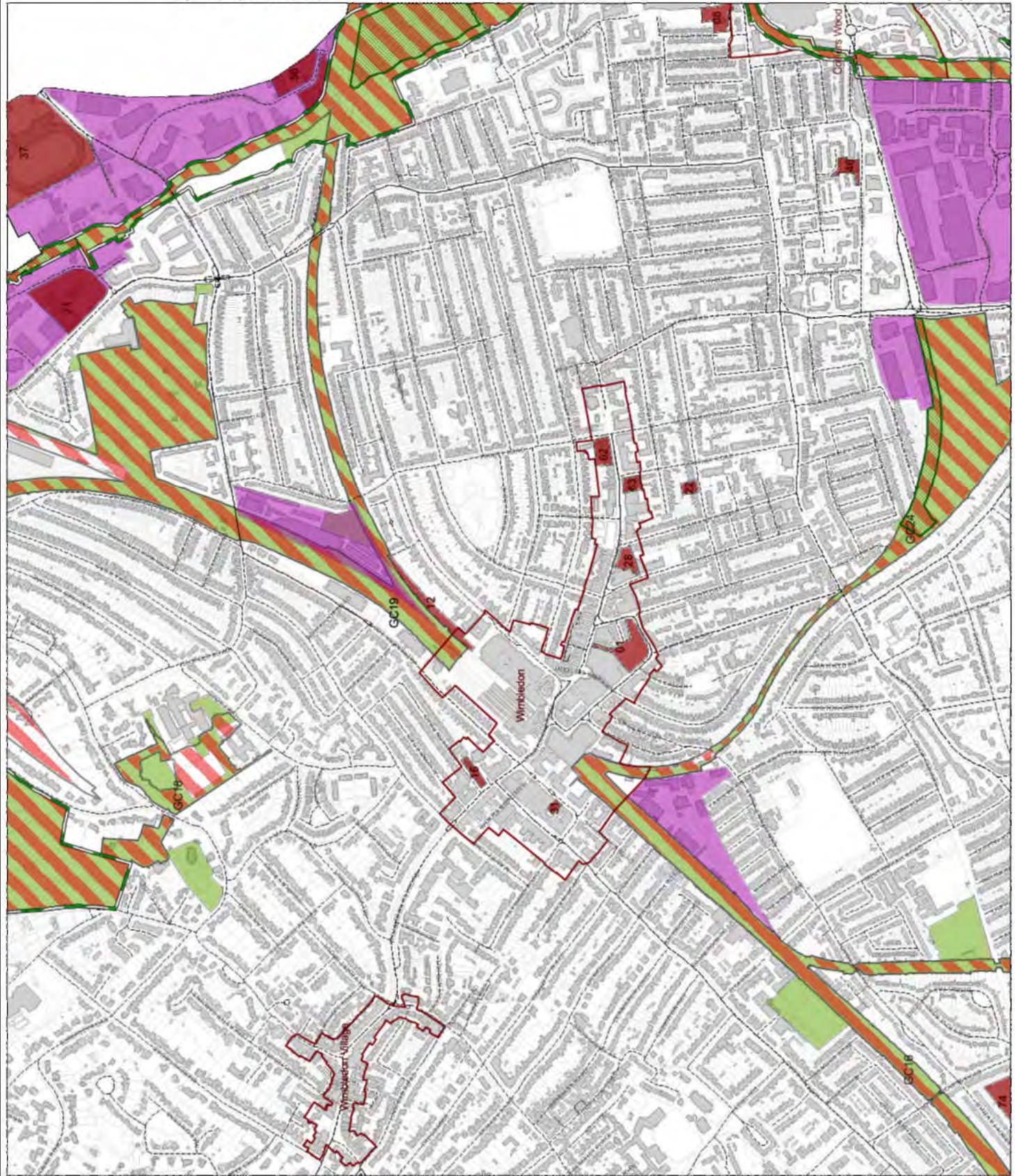
**Policies Map
Green Chains,
Green Corridors & Local
Nature Reserves**
WIMBLEDON



Key

- Green Chains
- Site Proposals 2013
- Town Centre Boundary
- Green Corridors UDP 2003
- Green Corridors Proposals 2013
- Local Nature Reserves
- Industrial Sites

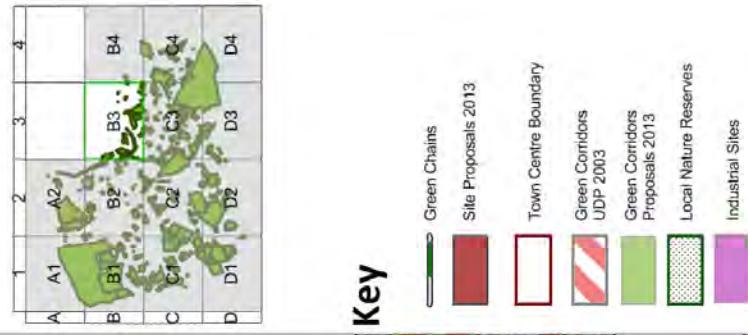
London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222



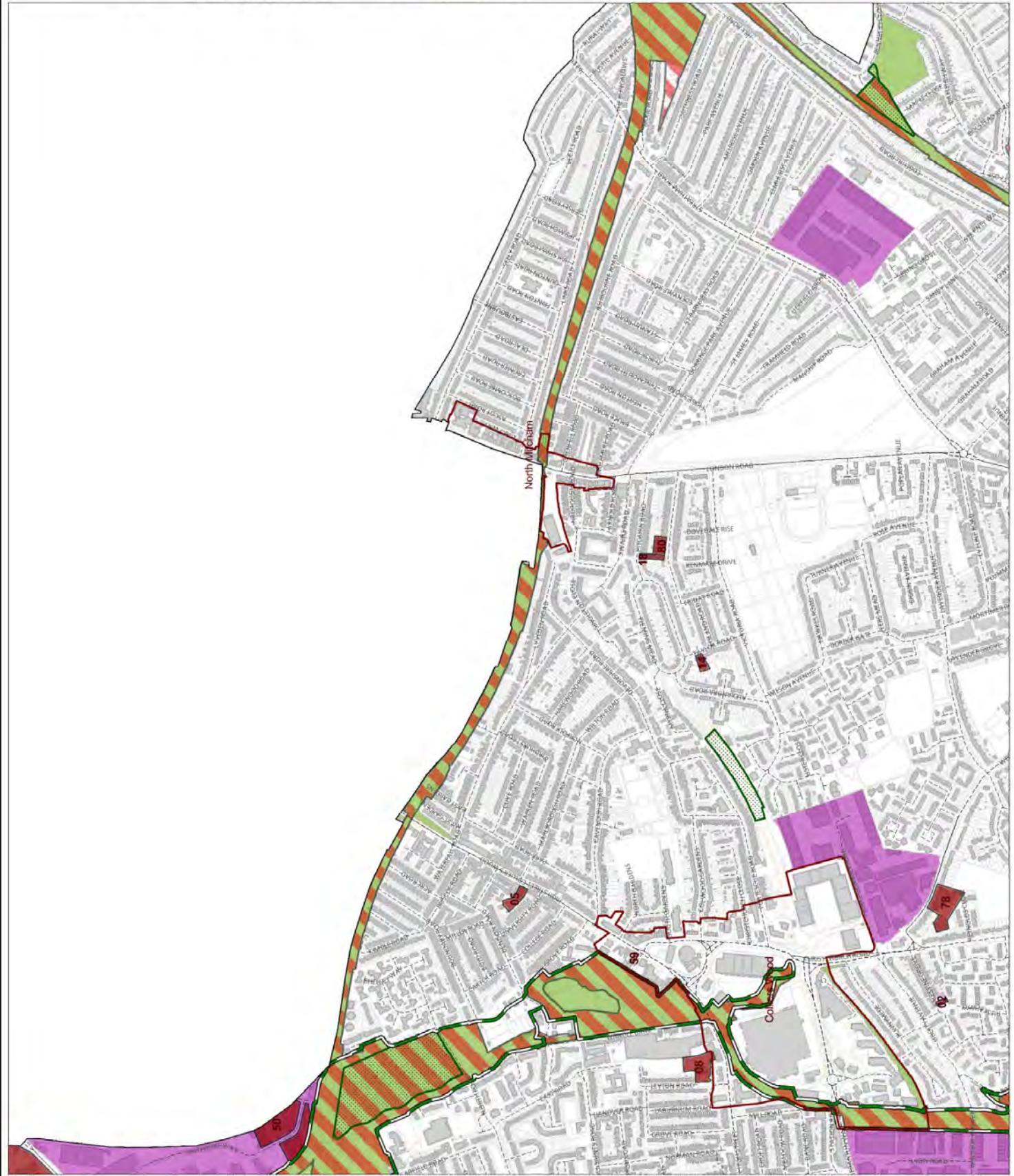
**B3**

Grid Ref:

January 2013
Policies Map
Green Chains,
Green Corridors & Local
Nature Reserves
COLLIERS WOOD



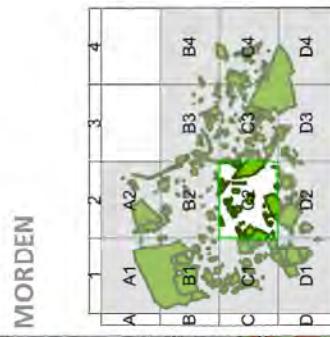
London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 1DX
Tel: 020 8543 2222





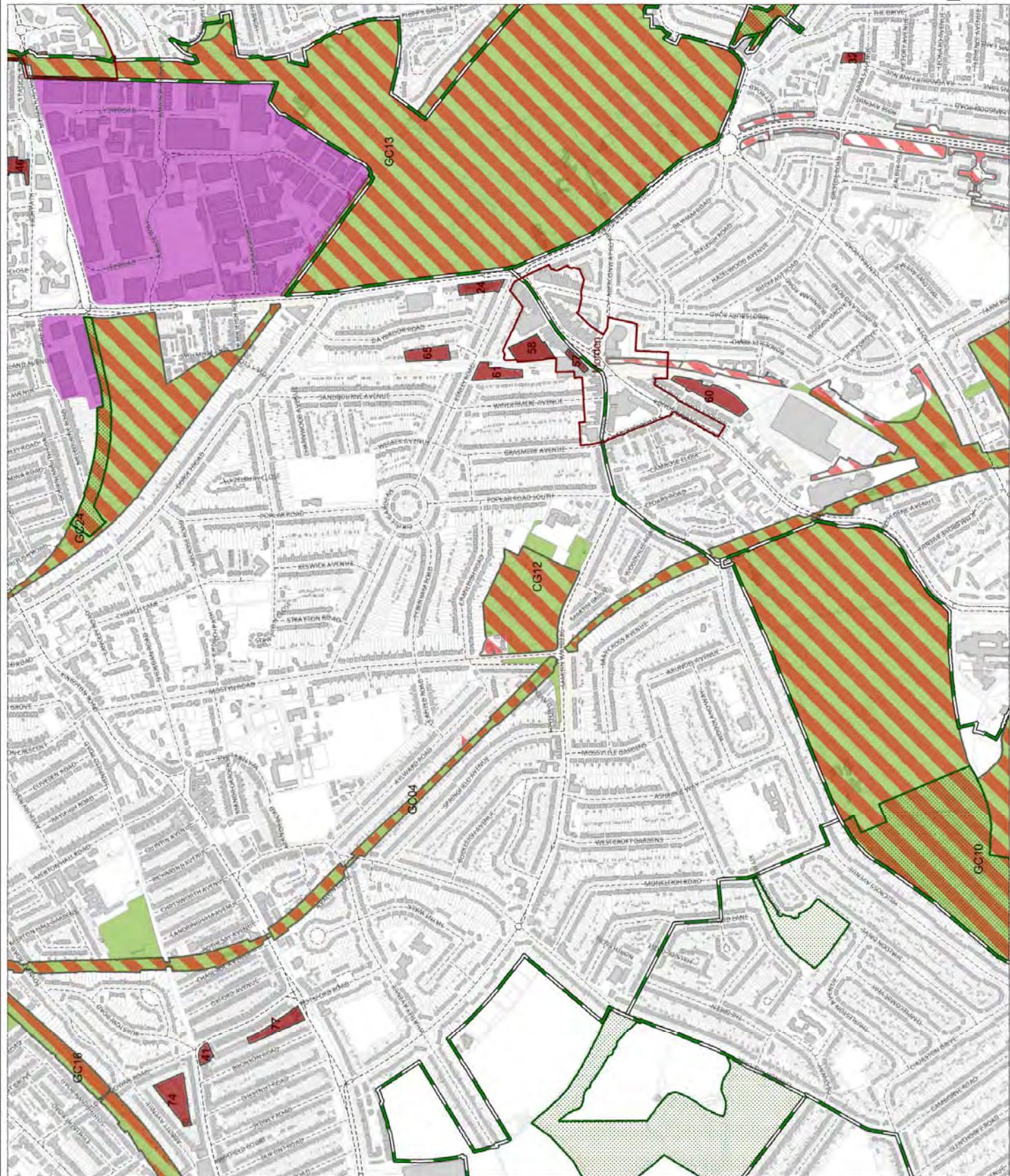
C2
Grid Ref:

January 2013
Policies Map
Green Chains,
Green Corridors & Local
Nature Reserves



Key

- Green Chains
- Site Proposals LDF 2012
- Town Centre Boundary
- Green Corridors UDP 2003
- Green Corridors LDF Proposals 2012
- Local Nature Reserves
- Industrial Sites



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. London Borough of Merton 100019259 2011.



This page is intentionally left blank.

B - 4. Colliers Wood –Open Spaces

Merton's current Proposals Map (adopted 2003) only contains open spaces that are over 0.4 hectares (1 acre) in size. Any smaller portions of protected open spaces, such as those on school sites, are listed in Schedule 2 of the UDP.

It is proposed that there is no minimum threshold for showing designated open spaces on the 2013 Policies Map (formerly known as the Proposals Map) as it will eventually be a digital online map, on which viewers will be able to zoom in to any particular site. The 2013 Policies Map will therefore require a much higher level of accuracy than the 2003 Proposals Map.

It is important to note that the primary function of the Policies Map is to "...illustrate geographically the application of the policies..." (Local Planning Regulations 2012) and that all planning policies have to be deliverable. As planning permission is not required for much work in or adjacent to a highway or in residential back gardens, draft planning policy DM O1 Open Space can not protect these green open spaces and the policy can therefore not be delivered in these areas.

To enable consistent decision making on the exact locations of the proposed designated open space boundaries, officers have developed the following criteria which take the definitions of 'open space' in the National Planning Policy Framework(NPPF) and the London Plan 2011 as a starting point:

The definition of 'open space' in Annex 2 of the NPPF is:

"All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity."

The definition of 'open space' in the London Plan 2011, p.305, is:

"All land in London that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers a the broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted."

Inclusions:

All open spaces within the borough such as parks, commons, play grounds, sports fields (including MUGAs, bowling greens), allotments, cemeteries and churchyards, urban farms and woods that are not specifically excluded below.

Buildings within open spaces that are ancillary to the use of the open space (e.g. changing rooms).

Large soft landscaped open spaces within school grounds (e.g. playing fields) and (hard) demarcated playing pitches (e.g. netball courts), including ancillary school buildings or hard standing (e.g. car parks) not in the immediate vicinity of the main school building.

Exclusions:

Main school buildings

(These parts of the site are predominantly developed and the school use is not ancillary to open space.)

The hard standing and ancillary buildings surrounding the main school buildings

(These areas form part of the site which is predominantly developed, where the non-ancillary use is most intense.)

Private residential gardens

(The primary use of these properties is residential and they would therefore not conform to the London Plan definition. Furthermore, due to the extensive amount of development that is allowed on

residential gardens without the requirement for planning permission, draft policy DM O1 Open Space will not be deliverable in these areas. It is also worth noting that residential back gardens are explicitly removed from the definition of 'Previously Developed Land' in the NPPF and in accordance with paragraph 53 of the NPPF, Core Strategy Policy CS 13(e) resists development on them.)

Soft landscaped areas associated with blocks of flats or housing estates, which have a sense of enclosure and privacy

(These sites are usually predominantly developed with various areas of soft landscaped amenity space to serve the occupants. These areas of soft landscaping would not conform to the London Plan definition.)

Public and private highways as listed on the Streets Register (which usually include the pavements) and opens areas that are part of, or essential to the prevailing character of the area (such as parcels of land within St Helier Estate).

(Most works in or adjacent to a highway do not require planning permission and therefore draft policy DM O1 Open Space will not be deliverable in these areas. In some neighbourhoods there are small open spaces that are integral to the design of the original townscape layout and although they might appear to be part of the highway, they are not on the Streets Register. These open spaces are protected from development by means of the design policies and do not warrant safeguarding by means of designation on the Policies Map.)

Land along operational rail reserves (with restricted public accessibility or limited visual amenity value).

(These areas are usually predominantly developed with narrow strips of vegetation on either side and would therefore not conform to the London Plan definition. Although they might provide some "visual amenity", due to the restricted access they would not "offer important opportunities for sport and recreation". The majority of these areas are however protected for their nature conservation value as Green Corridors.)

Very small areas (typically less than a quarter of an acre/0.1ha) of green open space which, as a result of a qualitative assessment, are considered to have too restrictive access or are of a size or shape which result in them having a very limited functional use as open space and therefore do not warrant safeguarding by means of designation on the Policies Map.

(Although these areas might provide some "visual amenity", they would not also "offer important opportunities for sport and recreation". Officers have judged these opens spaces to have limited public value and they therefore do not warrant safeguarding by means of designation on the Policies Map.)

Buildings, and their adjoining land, on the edge of open space of which the primary use is not ancillary to the use of open space.

(These sites would not conform to the London Plan definition.)

Site ID numbers generally reflect the main usage type of open space as per the following prefixes:

A =	Allotments
P =	Playing Pitches
C =	Cemetery
S =	School Open Space
M =	General Open Space/ Park
W =	Wildlife/ Nature Reserve

As open spaces frequently meet one or more categories these categories are indicative of the function only.

To illustrate more than 200 open spaces clearly and concisely, the borough has been divided 5 areas and a grid of 14 parts. To request a more detailed map of any of the proposed designated open spaces listed below please contact the Future Merton team by telephone on 020 8545 3837 or by e-mail at ldf@merton.gov.uk

If you would like to comment on any of the proposed changes please refer to the both the site name, designation (i.e. Open Space) and ID where relevant.

Grid Reference	Site ID	Name
B2	A007	Effra Road Allotments
B2	A016	Durnsford Road "B" Allotments
B2	A020	Havelock Road Allotments
B2	C002	St Mary's Chuch, Wimbledon
B2	C006	Gap Road (Wimbledon) Cemetary
B2	M006	Dundonald Recreation Ground
B2	M011	Haydons Rd Rec Grd
B2	M017	South Park Gardens
B2	M035	Nelson Gardens Open Space
B2	M036	Margin Drive Green Open Space
B2	M038	Poplar Court Open Space
B2	M063	Garfield Road Rec Grd
B2	M075	St Mary's Chuchyard, Wimbledon
B2	M082	Herbert Road Park
B2	M083	Galustian Gardens Open Space
B2	M084	Edge Hill Court North
B2	M085	Edge Hill Court South
B2	M086	All Saints Road Open Space
B2	M092	Trafalgar Garden
B2	M093	Hamilton Gardens Open Space
B2	M094	Hardy Gardens Open Space
B2	M81	Gap Road Park
B2	P012	Wilton Grove Tennis Club
B2	P016	Merton Hall Bowling Green
B2	S001	Ricards Lodge School
B2	S009	Wimbledon High School Sports Ground
B2	S011	Wimbledon College
B2	S017	Merton Abbey School
B2	S021	Priory C Of E Primary School
B2	S035	Holy Trinity Primary School
B2	S039	Biship Gilpin Primary
B2	S040	Garfield School
		Wimbledon College Preparatory School Donhead
B2	S048	Lodge
B2	S062	Pelham Primary School Playing Fields
B2	S063	St Marys Rc Primary School Playing Fields
B2	W006	Merton Park Green Walk
B3	A014	Tamworth Farm Allotments
B3	C005	London Road/Victoria Road Cemetary

B3	M002	Figges Marsh
B3	M005	Wandle Park
B3	M009	Lavender Park
B3	M012	Colliers Wood Recreation Ground
B3	M015	Myrna Close Open Space
B3	M034	All Saints Rec Grd
B3	M037	Vectis Gardens Open Space
B3	M040	Oakleigh way Reacreation Ground
B3	M061	Tamworth Farm Rec
B3	M064	Land Adjacent River Wandle
B3	M067	Edenvale Play Area
B3	M068	Wandle Meadow Nature Park
B3	S022	Beeholme Sch.
B3	S048	All Saints C Of E Primary School Open Space
B3	S059	Links Primary School Playing fields School Building, Gorringe Park Primary School
B3	S060	Playing Fields
B3	S061	Singlegate Primary School Playing Fields
B3	W002	Priory Wall Open Space Walk
C2	A002	Martin Way East Allotments
C2	A005	Thurlestone Avenue Allotments
C2	A011	Martin Way West Allotments
C2	A015	Phipps Bridge Allotments
C2	C009	St Marys Churchyard
C2	F001	Deen City Farm
C2	M001	Morden Hall Park
C2	M016	John Innes Park
C2	M019	Cherrywood Open Space
C2	M024	Kendor Gardens
C2	M027	Church Lane Playing Fields
C2	M051	Mostyn Gardens
C2	M052	John Innes Recreation Ground
C2	M062	Abbey Recreation Ground
C2	M069	St Mary Gleblands
C2	M072	Joseph Hood Recreation Ground
C2	M096	Central Ward Residents Club O/S
C2	M097	Haynt Walk O/S
C2	M098	Botsford Road O/S
C2	P008	The Old Rutlishians Sports Club
C2	P025	Morden Playing Fields
C2	P026	Cranleigh Lawn Tennis Club
C2	P027	Nursery Road Playing Fields
C2	S005	Wimbledon Chase Middle School
C2	S007	Abbotsbury School
C2	S010	Hillcross Primary School

C2	S030	Poplar School
C2	S031	Rutlish High School
C2	S056	Joseph Hood First School Playing Fields
C2	S063	Merton Park Primary School
C2	W005	Land Adjacent River Wandle

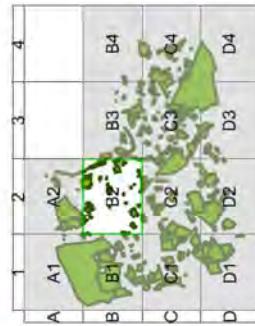
**B2**

Grid Ref:

Policies Map Open Space

WIMBLEDON

January 2013

**Key**

- Open Space UDP 2003
- Open Space Proposals 2013

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222



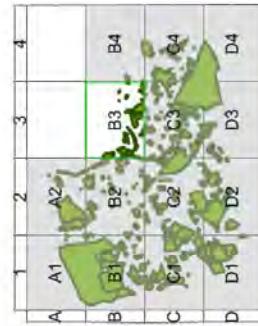


B3

Grid Ref:

January 2013

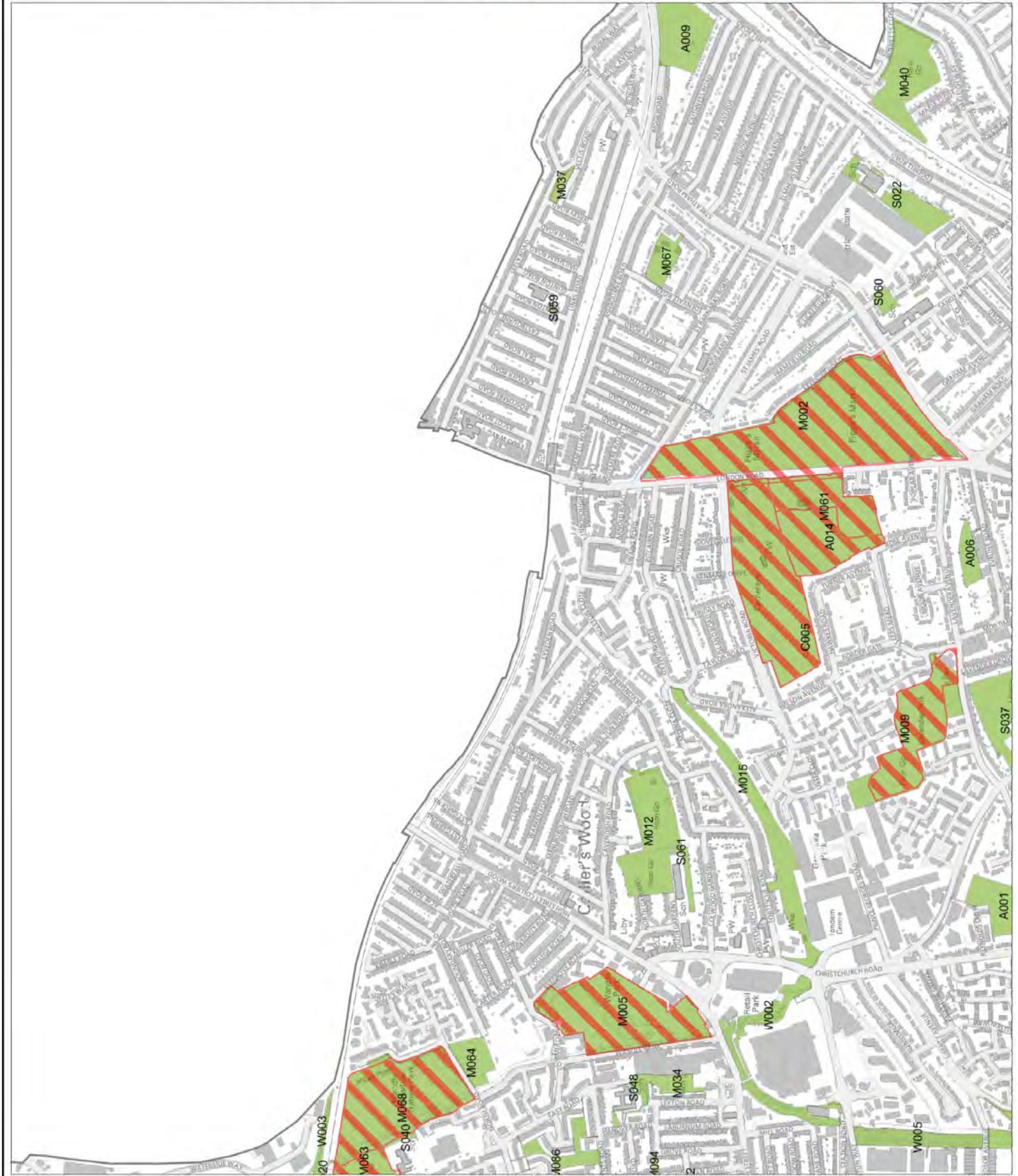
Policies Map Open Space COLLIERS WOOD



Key

- Open Space UDP 2003
- Open Space Proposals 2013

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden, Surrey SM4 5DX
Tel: 020 8543 2222

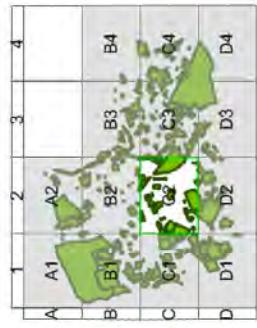




C2
Grid Ref:

January 2013
Policies Map
Open Space
MORDEN

January 2013



key

Open Space
UDP 2003

Open Space
Proposals 2013

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222



B - 5. Colliers Wood –SINCs

The London Plan identifies the need to protect biodiversity and to provide opportunities for access to nature. It recommends identifying and protecting a suite of sites of importance at Metropolitan, Borough and Local level in order to protect the most important areas of wildlife habitat in London and provide Londoners with opportunities for contact with the natural world. The Mayor's Biodiversity Strategy sets out criteria and procedures for identifying such land for protection in Local Development Frameworks.

The London Wildlife Sites Board has developed a process by which London Boroughs should select and approve SINCs. Boroughs are not obliged to follow this process but if another process is used, it must conform to the policy framework described by national and regional policies.

Officers recommend the continuation of the use of the London Wildlife Sites Board process as it requires robust evidence to be presented for their expert assessment.

The last SINC survey of Merton was carried out by the GLA Biodiversity Team in 2006. The mapping results of this survey have been provided by the Greenspace Information for Greater London (GiGL), which is the data custodian of SINCs data for the London Wildlife Sites Board.

Although all the SINC sites are shown on the accompanying maps, it is proposed that only the aforementioned 2006 amendments, which are listed in the table below, be used to update the 2003 Proposals Map SINC designations.

Site ID	Name	Grade
MeBII04 (Amended)	Wandle Trail Nature Park and Lower River Wandle	1
MeBII01A (Amended)	Streatham Junction to Wimbledon Railside	2
MeBII01F (Amended)	Sutton line south of Wimbledon	2
MeBII10 (Amended)	Myrna Close Valley	2
MeBII12 (Amended)	Merton Park Green Walks	2
MeBII18 (Amended)	Wandle Park	2
MeL03 (Amended)	Church Lane Playing Fields	L
MeL04 (Amended)	St Mary's Churchyard and Glebe Fields, Merton Park	L

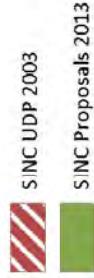


January 2013

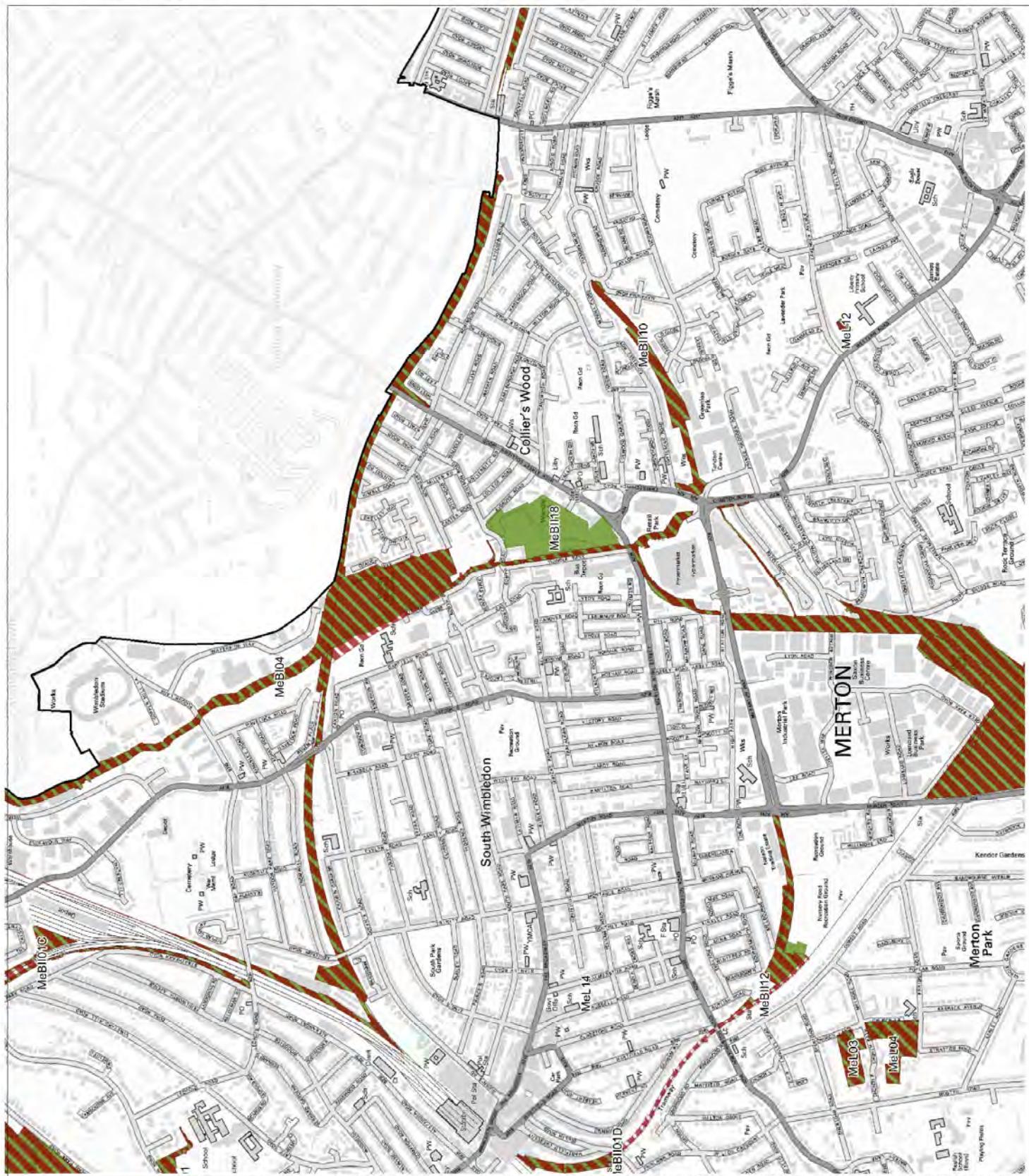
Policies Map SINCS COLLIERS WOOD



Key



London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. London Borough of Merton 100019259 2011.

B - 6. Colliers Wood –Wandle Valley Regional Park (WVRP) Boundary

Refer to Section A of Part 2 for information on the establishment of the WVRP boundary.

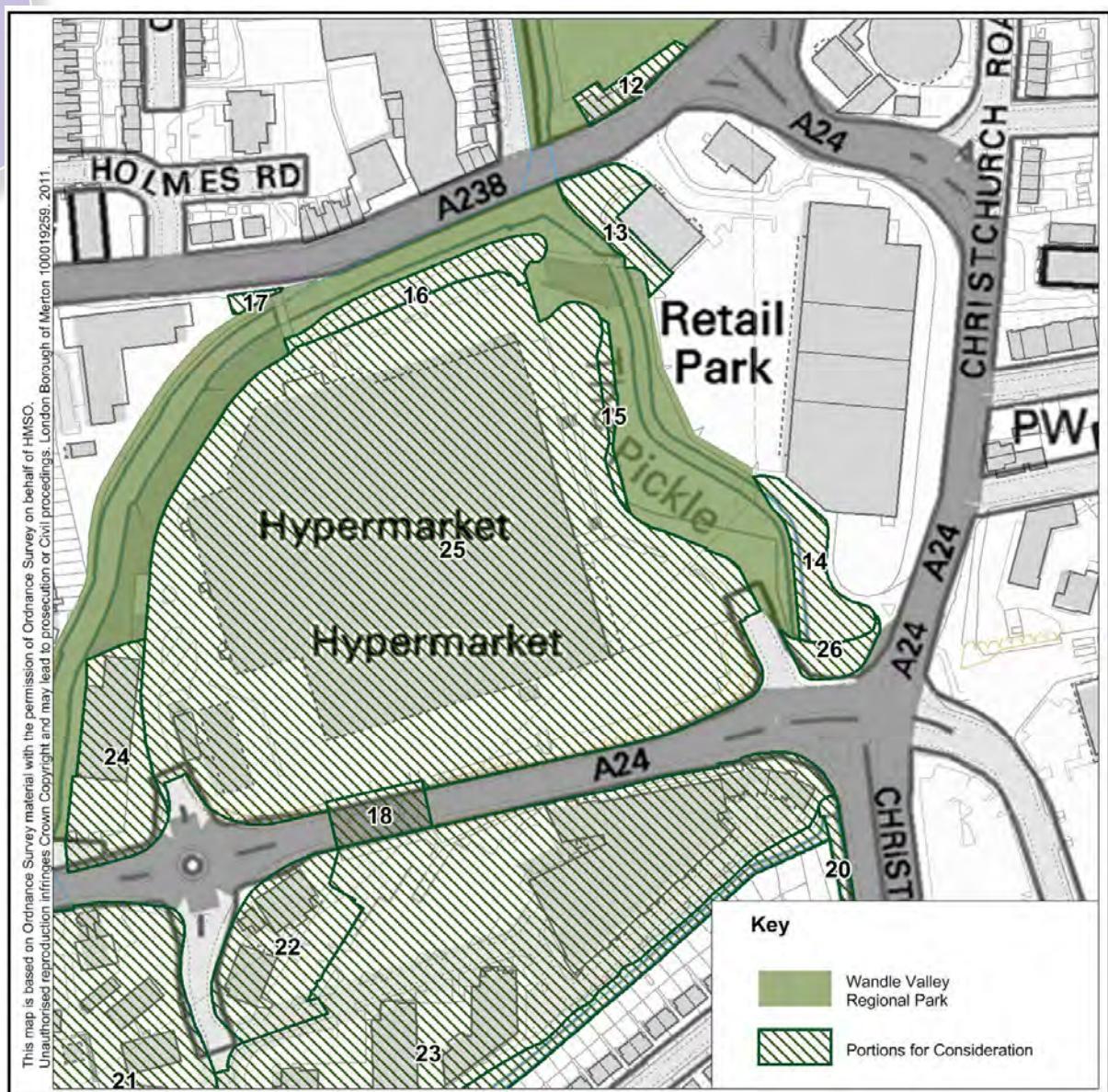
Below are officers' comments on the identified portions of land and maps showing the subject portions with green hatching and the Wandle Valley Regional Park boundary as approved by the Board in October 2011, in green.

- 6 Include: Wandle Valley Sewage Works - only approximately 25% of the site (along the eastern boundary) is not designated as MOL and the whole site is within Flood zone 2 (1in100 - 1in1000 years). The inclusion of this site would be in accordance with the objectives of the WVAF (Managing Flood Risk and Urban Heat Island).
- 7 Exclude: Wandle Valley Cottage - residential use is not ancillary to the park's use and would not be in accordance with the objectives of the WVAF.
- 8 Exclude: Flats at 100 Byegrove Road - residential use is not ancillary to the park's use and would not be in accordance with the objectives of the WVAF.
- 9 Include: 'The Lodge', Byegrove Road – Although a residential use is usually not ancillary to the park's use, this Locally Listed house is a heritage asset, which is within the Wandle Valley Conservation Area and a Green Corridor, and therefore its inclusion would be in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness).
- 10 Include: Connolly's Mill (now known as 37 – 50 Kendall Court) – Although a residential use is usually not ancillary to the park's use, this Locally Listed building is a heritage asset, which is within the Wandle Valley Conservation Area, a Green Corridor and a SINC, and therefore its inclusion would be in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness).
- 11 Exclude: 1-36 Kendall Court - residential use is not ancillary to the park's use and would not be in accordance with the objectives of the WVAF.



- 12 Include: Public House and adjacent car park at 222 High Street Collier's Wood – the site is within MOL, a Green Corridor, the Wandle Valley Conservation Area, Flood zone 2 (1in100 - 1in1000 years) & 3 (>1in100 years) and the cultural/recreational/leisure retail use of a public house is compatible with a park use. Its inclusion is in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness and Managing Flood Risk).
- 13 Include: Landscaped area to the west of Unit 5, Priory Retail Park, 131 High Street Collier's Wood - the site is within MOL, Green Corridor and Flood zone 2 (1in100 - 1in1000 years). The inclusion of this site would be in accordance with the objectives of the WVAF (Access to Open Space and Managing Flood Risk and Urban Heat Island).
- 14 Include: Landscaped area to the south of Unit 1, Priory Retail Park, 131 High Street Collier's Wood - the site is within MOL, Green Corridor, the Wandle Valley Conservation Area and the western half is within Flood zone 2 (1in100 - 1in1000 years). The inclusion of this site would be in accordance with the objectives of the WVAF (Access to Open Space, Access to Nature and Managing Flood Risk and Urban Heat Island).

- 15 Include: Landscaped area to the east of Savacentre, 1 Merton High Street - the site is within a SINC, a Green Corridor and the northern part of the site is within Flood zone 2 (1in100 - 1in1000 years). The inclusion of this site would be in accordance with the objectives of the WVAF (Access to Nature and Managing Flood Risk and Urban Heat Island).
- 16 Include Landscaped area to the north of Unit Savacentre, 1 Merton High Street - the site is within MOL, Green Corridor, the Wandle Valley Conservation Area and the Flood zone 2 (1in100 - 1in1000 years). The inclusion of this site would be in accordance with the objectives of the WVAF (Access to Open Space, Access to Nature and Managing Flood Risk and Urban Heat Island).
- 17 Include: Landscaped area to the east of Trellis House, 1 Mill Road - the site is within MOL, Green Corridor and the Wandle Valley Conservation Area. The inclusion of this site would be in accordance with the objectives of the WVAF (Access to Open Space and Access to Nature).
- 18 Include: Remains of Merton Priory Chapter House, Station Road – the site is a Scheduled Ancient Monument and within the Wandle Valley Conservation Area. The inclusion of this site would be in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness).
- 19 Include: The open ditch to the north of the properties facing Runnymede – a.k.a. Bennets Ditch – the site is a SINC and within Flood zone 2 (1in100 - 1in1000 years) and the Wandle Valley Conservation Area. The inclusion of this site would be in accordance with the objectives of the WVAF (Access to Nature and Managing Flood Risk and Urban Heat Island).
- 20 Include: The open ditch on the northern side of the intersection of Runnymede and Christchurch Road – a.k.a. The Pickle Ditch – the site is a SINC and within Flood zone 2 (1in100 - 1in1000 years) and the Wandle Valley Conservation Area. The inclusion of this site would be in accordance with the objectives of the WVAF (Access to Nature and Managing Flood Risk and Urban Heat Island).
- 21 Include: Merton Abbey Mills – the site is within Flood zone 2 (1in100 - 1in1000 years) & 3 (>1in100 years), the Wandle Valley Conservation Area and includes two Statutory Listed structures and four Locally Listed buildings. The cultural/recreational/leisure retail use of the buildings is compatible with a park use. The inclusion of this site would be in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness and Managing Flood Risk)
- 22 Include: 3 & 5 Chapter Way - the site is within the Wandle Valley Conservation Area and the restaurant (A3) use of the buildings in this location (adjacent to Merton Abbey Mills) is compatible with a park use. The inclusion of this site would be in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness)
- 23 Include: the blocks-of-flats and hotel that gain vehicular access off Chapter Way and Watermill Way – parts of the site are within Flood zone 2 (1in100 - 1in1000 years) and the Wandle Valley Conservation Area. Although a residential use is usually not ancillary to the park's use, these properties are within the area encircled by the SINCS, Green Corridor and MOL along the River Wandle, Bennets Ditch and The Pickle Ditch and therefore is visually and physically linked to the current and historical route of the River Wandle. The inclusion of this site would be in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness)
- 24 Include: 42 Station Road – the recreational/leisure retail use of this indoor children's play facility is compatible with a park use. Its inclusion is in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness).



- 25 Include: Savacentre, 1 Merton High Street - Although a large (A1) retail centre is usually not ancillary to the park's use, this property is within the area encircled by the SINC, Green Corridor and MOL along the River Wandle, Bennets Ditch and The Pickle Ditch and therefore is visually and physically linked to the current and historical route of the River Wandle. The inclusion of this site would be in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness)
- 26 Include: Landscaped area to the east of the service entrance to the Savacentre (off Meratun Way) – this landscaped area is within the Wandle Valley Conservation Area and adjacent to MOL, a Green Corridor and a SINC. The inclusion of this site would be in accordance with the objectives of the WVAF (Access to Open Space and Access to Nature).
- 27 Include: Eastern bank of River Wandle at southwestern end of Runnymede - the site is within MOL, Green Corridor, a SINC and the Wandle Valley Conservation Area. The inclusion of this site would be in accordance with the objectives of the WVAF (Access to Open Space and Access to Nature).





This page is intentionally left blank.

B - 7. Colliers Wood – Transport Proposals

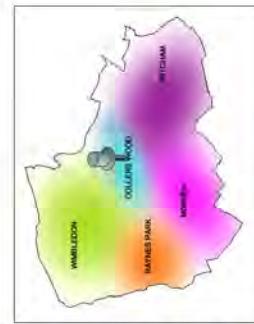
Designation	Number	Location
Cycle Network	22TN	Borough -wide cycle network These detailed maps are available under each of the five areas: Colliers Wood, Mitcham, Morden, Raynes Park and Wimbledon
Sustainable Transport Corridor (Mitcham to Colliers Wood)	01TN	Mitcham Town Centre to Colliers Wood - to encourage the uptake of sustainable modes of transport: improving pedestrian and cycle crossing facilities, improved signage, improved bus facilities (such as improved bus information, improvements to shelters, raised kerbs etc);, improved cycle routes linking Mitcham to the cycle superhighway at Colliers Wood



January 2013

Policies Map Cycling Network

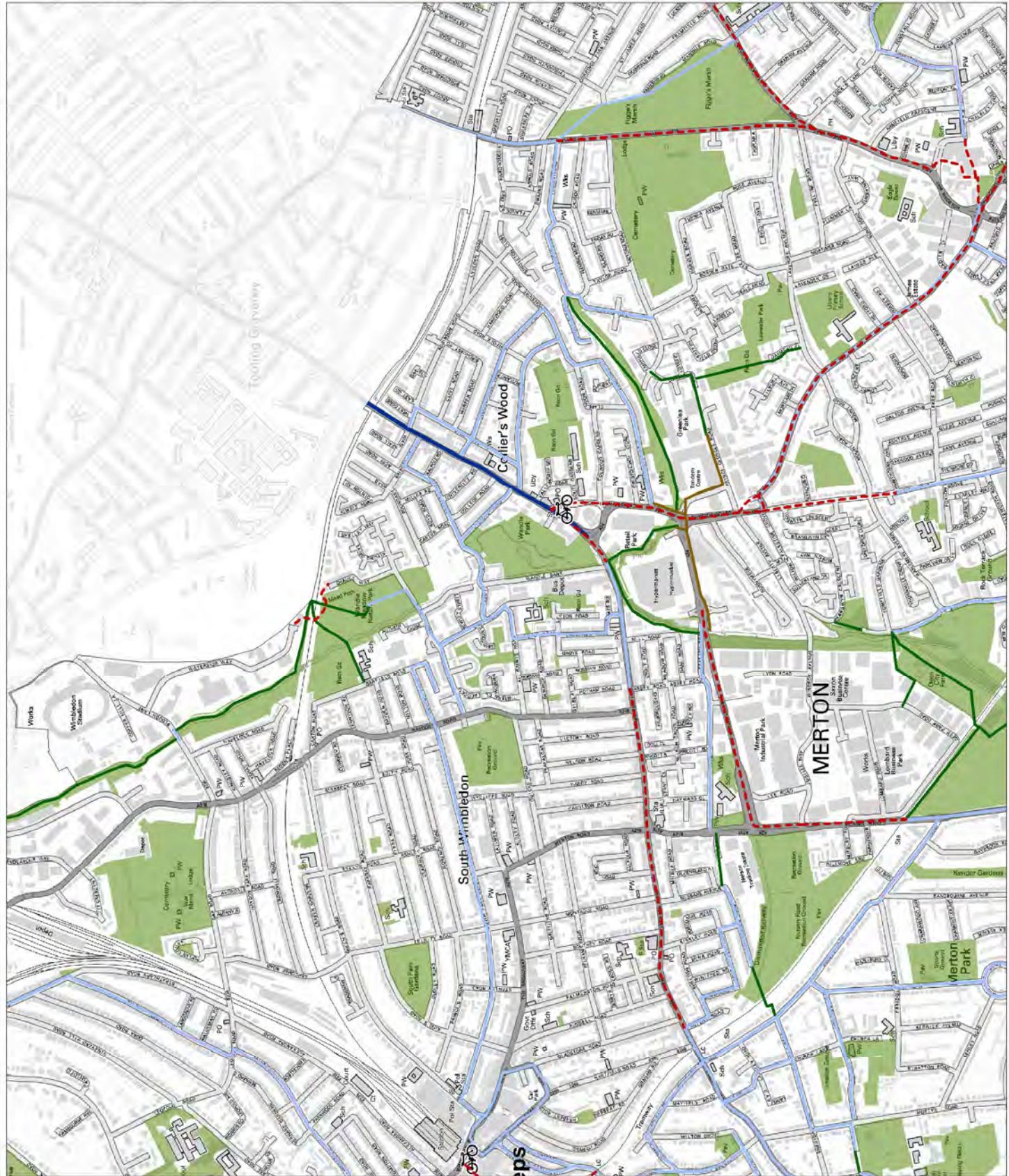
COLLIERS WOOD



Key

Proposed Routes & Hubs
Cycling Hub.
Cycling Route
Existing Network
Route next to but separate from the road
Superhighway through parks
Route signed for use with a mixture of quiet & busier roads
Main Road Network
Open Space

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden, Surrey SM4 5DX
Tel: 020 8543 2222



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. London Borough of Merton 100019259. 2011.



Policies Map Sustainable Transport Corridor

January 2013



Key

01TN Sustainable
Transport Corridor

1:7,000

Scale





This page is intentionally left blank.