**Summary of site selection process undertaken by the council**

SP5.63

October 2013, Merton’s Sites and Policies Plan examination

*“In which document or documents will I find the most useful summary of the site selection process undertaken by the Council?”*

1. This document summarises the site selection process carried out by the council.
2. The council’s consultation Stage 1, Document SP4.20 sets out the form that people and organisations, including the council itself, used to submit sites to the council between July and September 2011 (Stage 1).
3. At this early stage, very few limits were set on selecting sites. The council decided not to impose a threshold based on site size. From the work undertaken in support of Merton’s adopted Core Planning Strategy (July 2011) and Authorities Monitoring reports, the council is aware that Merton is a borough of small sites. More than 90% of planning applications for new homes approved by the council in the 11 years between 2000 and 2011 were for less than 10 homes. Small sites therefore make a significant contribution to Merton’s strategic development patterns.
4. Sites received by the council with proposals for new allocation were not taken forward on three grounds:
* If the site was the subject of a live planning application or planning appeal
* If the site had extant planning permission for the same use
* If the site was being delivered via another Local Plan process
1. These sites received as part of stage 1 (by September 2011) were assessed and most were taken forward for consultation as part of Stage 2 “Planning ahead” between January and May 2012. Additional sites received at Stage 2 were taken forward into Stage 2a (June July 2012).
2. During the course of the two-year plan making process, several sites were removed from the plan. Information on sites preceding 06 December 2012 was presented to Merton Council’s Borough Plan Advisory Committee on this date as appendix A to the only report tabled at the meeting. The full report is available online via:

<http://www.merton.gov.uk/environment/planning/planningpolicy/bpac/dec2012.htm>

Sites with live planning applications or appeals lodged at the time of submission:

1. Sites submitted for allocation in the *Sites and Policies Plan* that also had live planning applications were not taken forward in the development plan. The council is already required to assess or be involved in the assessment for a specific scheme on the proposed site by another statutory planning process. These sites which all either had live planning applications or appeals at the time of submission are listed as follows:
* **77-91 Hartfield Road, Wimbledon** submitted by Newridge Trading Ltd (via CBRE) in 2011
* **Raynes Park Playing Fields**, submitted by All England Lawn Tennis Ground Plc (PCL planning) in 2011
* **3-5 Dorien Road, Raynes Park** submitted by the site owner in 2011

Sites with extant planning permission:

1. **21 Langley Road** (rear garden of), submitted by a resident
	* Current use: residential, with planning permission where development has started
	* Proposed use: residential
2. **Land adjoining the B&Q store, New Malden,** submitted by the Wimbledon Society
	* Current use: vacant land with planning permission for 51 homes
	* Proposed use: Local housing and employment
3. The site not proposed for allocation as the site already has extant planning permission; allocation would not add certainty. Between January and March 2012, officers contacted B&Q who said that they are preparing to deliver the extant planning permission for residential uses.

Sites being delivered through another LDF process.

1. **Rainbow industrial area**, submitted by Workspace (via Rolf Judd)
	* Current use: employment
	* Proposed use: mix of employment and residential
2. **Gap Road industrial** area, submitted by site owners (via DPP)
	* Current use: employment
	* Proposed use: employment and residential
3. These sites are allocated in Merton’s Core Planning Strategy 2011 for “*employment led regeneration*” (paragraph 20.16, see extract below).
4. Merton’s Core Planning Strategy, policy 12: Economic Development, paragraph 20.16 states:

“*In recognition of the site-specific circumstances relating to the Locally Significant Industrial Sites at Rainbow Industrial Estate and Gap Road, a wider range of uses than B1(b), B1(c), B2 and B8 may be considered for each of these estates where these uses contribute to the site delivering policy CS12 and meet the terms of the other policies in the development plan for Merton. Any proposals seeking to incorporate uses other than B1(b), B1(c), B2 and B8 would be subject to the adoption of a planning brief (supplementary planning document) for the whole site, setting out how any employment led redevelopment proposals would meet the terms of Policy CS12 and the objectives of Merton’s Economic Development Strategy*.”

1. Therefore, any redevelopment proposals for these sites that are not solely for business, industrial and warehousing uses will be pursued for specific schemes through the production of supplementary planning documents in conjunction with the local community.

**List of sites removed from the Plan since September 2012**

1. The list of sites below were removed from the *Sites and Policies Plan* during the course of plan-making between January 2012 and September 2013.
2. All of these sites were subject to at least one stage of public consultation.

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| **Site number, name, ward** | **Reason for recommending not to allocate the site in the Development Plan** |
| Site 04 Bond Road Day Centre, Lavender Fields, Mitcham | This site will continue to be used as a day centre therefore is no longer allocated as a potential site for new use.  |
| Site 06 Durnsford Road corner, Wimbledon Park | This site will remain a small park.  |
| Site 07 Gifford House, Morden | The site will continue to be used for council offices.  |
| Site 10 Morden Assembly Hall, Lower Morden  | The site is not deliverable within the required timeframe.  |
| Site 12 Queens Road Car Park, Trinity | Council has been advised that the site is actively being considered for a potential above ground work site for Crossrail 2. This is likely to lead to safeguarding in early 2014 therefore the site is not available for redevelopment and will be removed from the final Sites and Policies Plan.  |
| Site 13 Land at Rose Avenue, Lavender Fields | The site will continue to be used as a park. |
| Site 16 Wimbledon Library/Marlborough Hall, Hillside | The site was removed from the plan further to a petition in opposition signed by more than 2,000 people.  |
| Site 19. Nelson Hospital, Raynes Park | Planning permission was granted on 06 September 2012 for a hospital and a care home on this site therefore it is not required to be allocated for development in the DPD. |
| Site 27. Merton Hall, Abbey ward | The site will continue to be used for community purposes.  |
| Site 30. Land adjacent 10 Home Park Road, Wimbledon Park | From the consultation results and further research, we are proposing to protect this site as open space rather than allocation for development.  |
| Site 34 Raleigh Gardens Car Park, Cricket Green, Mitcham | The site will continue to be used as a car park. |
| Site 38 Thames Water Site, Byegrove Road, Colliers Wood | This active sewerage pumping station is part of Metropolitan Open Land, flood zone 3b, a Site of Importance for Nature Conservation, a green corridor. Thames Water sought the site’s reallocation for housing development. The council’s view is that this site is not suitable nor available for residential redevelopment. |
| Site 49 Wimbledon Delivery Office  | Royal Mail advised that they have no intention to dispose of or relocate their operations from this site.  |
| Site 50 7, 8 and 12 Waterside Way, Wimbledon Park | The owner seeks allocation for waste related uses on the site which council does not support with evidence from the South London Waste Plan. The most appropriated use is continued B2/B8 uses. It is proposed that the council therefore remove the site from the final plan.  |
| Site 55. Field B, St Catherine’s Square, West Barnes | The site was assessed by independent ecologists and it does not meet the criteria to be designated as a Site of Importance for Nature Conservation at this point in time. Accordingly, the site will retain its existing Metropolitan Open Land, Green Corridor and Green Chain designations. |
| Site 71 Land at Durnsford Road/Weir Road, Wimbledon Park | Vantage House, the office building located on the site, was sold in February 2013. Homebase remains in separate ownership with a lease in place until 2020. Prior approval is being sought for part of the site to convert to residential.  |
| Site 72. Wolfson Hospital, Wimbledon Park | A planning application has been submitted and will be decided before the DPD is finished.  |
| Site 73 117-125 London Road – Dreams, Figges Marsh | The proposal sought by Dreams does not require a strategic allocation in the Sites and Policies Plan as it relates to an expansion of existing retail uses only.  |
| Site 76. 2 South Gardens | The site, an existing school, has been purchased by the council for use as a school and therefore it is not necessary to allocate this site.  |
| Site 81 Moat housing estate | Long-term proposals for investment, including landscaping, investment in existing properties that do not involve land allocations at this stage. |