

Future Merton
London Borough of Merton
12th Floor Civic Centre
London Road
Morden
SM4 5DX

21345/A3/ELS/AI

BY EMAIL

29th August 2013

Dear Sir / Madam

LONDON BOROUGH OF MERTON SITES AND POLICIES PLAN AND POLICIES MAP PRE-SUBMISSION PUBLICATION

We act on behalf of Waitrose Limited ("Waitrose") and have been instructed to submit representations to the above DPD consultation. These follow representations submitted by Barton Willmore in February 2013 to the Stage 3 Consultation and in July 2012 to the Stage 2A Consultation, which are attached as Appendix 1 for your convenience.

Waitrose is an important stakeholder in the Borough with three stores in Merton, including a store in Wimbledon Town Centre and Raynes Park Local Centre. Waitrose therefore has a keen interest in the appropriate allocation of sites for future retail development in the Borough.

Against this background, we set out below our comments on the Sites and Policies DPD consultation.

Site 37 – Wimbledon Greyhound Stadium

Waitrose's previous comments submitted in respect of Stage 3 and Stage 2A Consultations remain valid and should be read in conjunction with this representation.

We support that the current proposed allocation which no longer promotes the site for a retail foodstore. This is appropriate given the out-of-centre location of the Site in retail policy terms. We reiterate that the Plan should not be seen to be promoting such development where there is no identified need, a sequential assessment has not been undertaken and the Town Centre impact effects of the scheme have not been assessed.

Waitrose recommends that within the proposed allocation for development of '*the intensification of sporting activity (Class D2 Use) with enabling development*' should explicitly require any planning application for retail development to satisfy the retail planning policy tests included within Core Strategy Policy CS7 and emerging Sites and Policies Plan Policy DM R2. This is to ensure there is no ambiguity and that both the sequential test and impact assessments are carried out for any Town Centre uses in accordance with the National Planning Policy Framework (Paragraphs 24 and 26). This inclusion will ensure the Plan is 'sound' in accordance with the National Planning Policy Framework (Paragraph 182).

It is therefore requested that the following wording be incorporated into any site specific policy:

"Any retail development on the Site will be required to demonstrate compliance with Policy CS 7 and Policy DM R2."

Policies Map – Raynes Park Local Centre

Waitrose supports the proposed boundary of Raynes Park Local Centre insofar as it includes the Waitrose store.

Conclusions

We trust the above will be taken into due consideration in the formulation of the DPD and would welcome the opportunity to discuss these in more detail. If you have any queries or require any further information please do not hesitate to contact Emma-Lisa Shiells or Mark Harris at this office.

Yours faithfully



BARTON WILLMORE

Future Merton
London Borough of Merton
12th Floor Civic Centre
London Road
Morden SM4 5DX

21345/A3/AI

BY EMAIL

26th February 2013

Dear Sir / Madam

LONDON BOROUGH OF MERTON SITES AND POLICIES DPD – STAGE 3 CONSULTATION

Background

We act on behalf of Waitrose Limited (“Waitrose”) and have been instructed to submit representations to the above DPD consultation. This follows submission of representations to the Stage 2a consultation dated 25th July 2012. These are enclosed for completeness.

Waitrose is an important stakeholder in the Borough, with stores in both Wimbledon Town Centre and Raynes Park Local Centre. Waitrose therefore has a keen interest in the appropriate allocation of sites for future retail development in the Borough.

Against this background, we set out below our comments on the Sites and Policies DPD consultation.

Site Proposal 37 – Wimbledon Greyhound Stadium

Waitrose’s previous comments submitted in respect of the Stage 2a consultation remain valid and should be read in conjunction with this representation.

Waitrose remains concerned that the Site is being promoted for a large scale foodstore. Given the out-of-centre location of the Site in retail policy terms, the Plan should not be seen as supporting such development where there is no identified need, a sequential assessment has not been undertaken and the Town Centre impact effects of the scheme have not been assessed.

Waitrose therefore requests that, should the Council consider that the Site be allocated for development including a foodstore, any application is still required to demonstrate compliance with the NPPF sequential and retail impact tests (NPPF paragraphs 24 and 26).



Without the inclusion of this requirement, and for the reasons set out in our previous representations, any retail allocation on the Site would not comply with NPPF paragraph 23. The Plan would not therefore be considered sound against NPPF paragraph 182 as it would not be justified against the evidence base and would not be consistent with national policy.

It is therefore recommended that the following wording be incorporated into any site specific policy:

"Any retail development on the Site will be required to demonstrate compliance with the NPPF sequential and retail impact tests.

Proposals Map - Raynes Park Local Centre

Waitrose supports the proposed boundary of Raynes Park Local Centre insofar as it includes the Waitrose store.

Conclusions

We trust the above will be taken into due consideration in the formulation of the DPD and would welcome the opportunity to discuss these in more detail. In addition, please can you advise us of any future LDF consultations.

Yours sincerely

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BARTON WILLMORE

Enc:

Future Merton
London Borough of Merton
12th Floor Civic Centre
London Road
Morden SM4 5DX

19452/A3/A1

BY EMAIL

25th July 2012

Dear Sir / Madam

LONDON BOROUGH OF MERTON SITES AND POLICIES DPD – STAGE 2A CONSULTATION

We act on behalf of Waitrose Limited (“Waitrose”) and have been instructed to submit representations to the above DPD consultation.

Waitrose is an important stakeholder in the Borough, with stores in both Wimbledon Town Centre and Raynes Park Local Centre. Waitrose therefore has a keen interest in the appropriate allocation of sites for future retail development in the Borough.

Against this background, we set out below our comments on the Sites and Policies DPD consultation.

National Planning Policy Framework (NPPF) Requirements

The NPPF (paragraph 158) is clear that a Development Plan should be produced on the basis of an adequate, up-to-date and relevant evidence base. The NPPF (paragraph 182) requires Development Plans to be assessed against the tests of soundness, namely whether it is positively prepared, justified, effective and consistent with national policy.

We comment on the compliance of the DPD with the NPPF below.

Site Proposal 37 – Wimbledon Greyhound Stadium

The site is being proposed for retail use in the DPD by Drivers Jonas DeLoitte on behalf of Hume Consulting Ltd.

The DPD notes that the site is within the functional floodplain and has poor public transport accessibility. The DPD also states that the Council’s preferred use for the site is Class B1(c), B2, B8 and / or D2 use. Whilst not explicitly referred to in the emerging DPD, the submitted representations refer to a foodstore being suitable as enabling development for the wider retention / enhancement of the stadium.



The site is in an out-of-centre location and no evidence has been submitted to demonstrate compliance with the sequential test, as required by the NPPF (paragraph 23). It should be noted that the Council's Retail Study identifies sufficient floorspace / sites in Wimbledon Town Centre to accommodate approximately 10,000 sq m gross floorspace up to 2016, and a further 10,000 sq m gross between 2016-2021. This will more than meet the identified convenience goods need. There is no need to identify non-central sites for convenience goods retailing

Given the poor accessibility of the site, a sequential assessment should be undertaken of Town Centre, edge-of-centre and then out-of-centre sites in accessible locations. Drivers Jonas Deloitte acknowledge that this work has not been undertaken and state, *"As such our client would like to work with the Council to test the suitability of a supermarket / foodstore against the sequential and impact tests defined in the National Planning Policy Framework."*

In the absence of a defined retail need (for non-central sites) and a sequential assessment of alternative sites against the NPPF criteria, the proposed allocation of the site for a foodstore fails the tests of soundness (NPPF paragraph 182), in that it is not justified and is not consistent with national policy.

Waitrose therefore requests that the site should not be allocated for convenience retail use and should only be allocated in accordance with the Council's preferred use of Class B1(c), B2, B8 and / or D2 use. Only on this basis will the plan be sound.

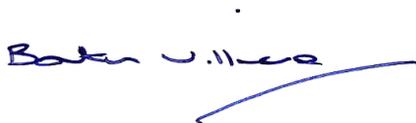
Proposals Map Revision - Raynes Park Local Centre

Waitrose supports the proposed boundary of Raynes Park Local Centre.

Conclusions

We trust the above will be taken into due consideration in the formulation of the DPD and would welcome the opportunity to discuss these in more detail. In addition, please can you advise us of any future LDF consultations.

Yours sincerely

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BARTON WILLMORE