An architectural rendering of a modern residential development. The scene features several multi-story buildings with a mix of light-colored facades and dark window frames. Some windows are illuminated from within, suggesting an evening or dusk setting. A prominent feature is a rooftop garden on one of the buildings, which is lush with greenery and small trees. The sky is a clear, pale blue. The overall aesthetic is clean and contemporary.

# F. Wimbledon

**potential sites and draft policies maps**

**January 2013**

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## 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  
12<sup>th</sup> Floor Civic Centre  
London Road,  
Morden. SM4 5DX.

Email: [ldf@merton.gov.uk](mailto: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](mailto:ldf@merton.gov.uk) or by post at: **Strategic Policy and Research, Future Merton, London Borough of Merton, 12<sup>th</sup> 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 comprised 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.



## Introduction

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

- Five 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 06 Durnsford Road corner, Wimbledon Park	This site will remain a small park.
Site 19 Nelson Hospital, Merton 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 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 49 Wimbledon Delivery Office, Hillside	Royal Mail advised that they have no intention to dispose of or relocate their operations from this site.
Site 72 Wolfson Hospital, Wimbledon Park	A planning application has been submitted and will be decided before the DPD is finished.

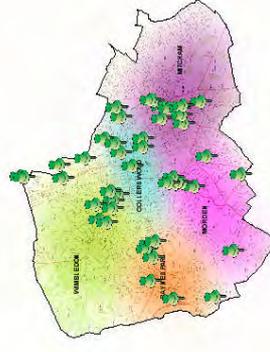
- Proposed amendment to Wimbledon Village centre boundary to include the Tesco express store on the Ridgeway.
- Proposed amendment to Metropolitan Open Land boundaries (addition of a small area of land attached to Wimbledon Common).
- Wandle Valley Regional Park boundary: consultation on a number of 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.

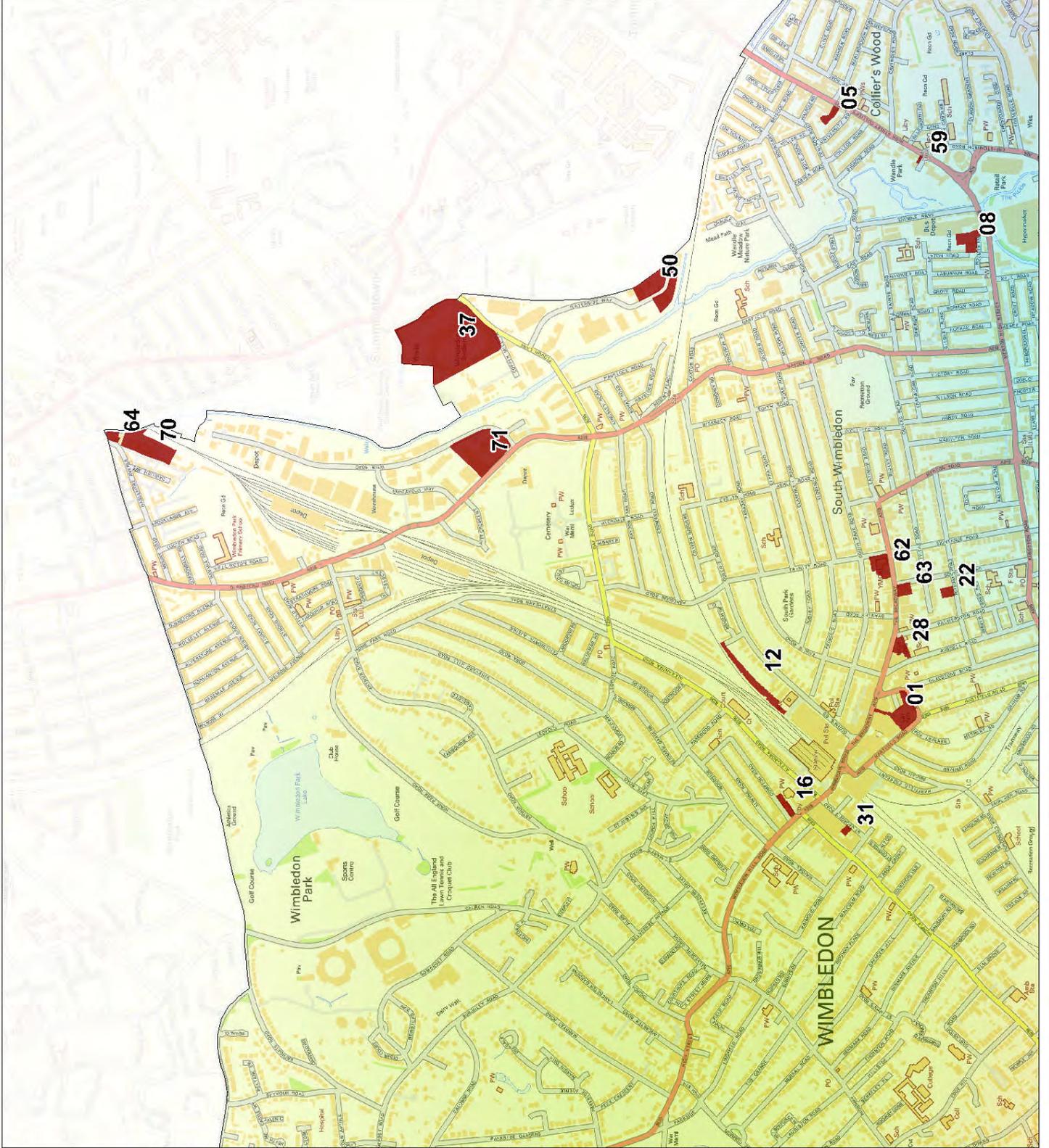
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January 2013  
**Sites Proposals**  
**WIMBLEDON**



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



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# “P3” Hartfield Road Car Park

Car Park Site of No. 66-84, Hartfield Road, Wimbledon SW19 3TB



**Site area** 0.59 ha

**Site description** This site comprises a surface car park and the Sir Cyril Black Way bus interchange. There is dual pedestrian access to the car park from the Broadway and Sir Cyril Black Way and vehicular access from Hartfield Road.

To the north are retail units fronting Wimbledon Broadway (including Morrison's supermarket, TK Maxx and Robert Dyas) and residential units. Nearby are a wide range of town centre type uses including commercial, office, café and restaurants, leisure, recreation, and residential uses.

The site is located within the Wimbledon town centre boundary and the surrounding buildings have a range of building heights, from tall commercial premises to the north to the two-storey residential Ashbourne Terrace to the east

**Strategic Planning Factors** The site is located within the central shopping area of Wimbledon town centre. The pedestrian route between the car park and the Broadway falls within the Wimbledon Broadway Conservation Area. There is a range of building heights and differing built character adjacent to the site.

The site is in an area with high accessibility to public transport services (PTAL 6a) Hartfield Road and Sir Cyril Black Way suffer from congestion at peak times. A small part of the southern corner of the site is within a Critical Drainage Area.

This site was allocated in Merton's Unitary Development Plan 2003 for a mix of uses including arts, cultural, community, shopping and hotel.

<b>Current use</b>	Surface car park
<b>Use suggested / organisation</b>	<ul style="list-style-type: none"> <li>• Commercial (Retail) – Morison's PLC</li> <li>• Community and Public Hall Activities – Wimbledon Society</li> <li>• Mixed use: Residential and Commercial with associated car parking– LB Merton</li> <li>• Major cultural development with appropriate supporting and community uses – Wimbledon Music Civitas Group</li> </ul>
<b>Council's preferred use</b>	An appropriate mix of residential (C3 Use Class) and town centre uses such as retail (A1 Use Class), café and restaurants (A3 Use Class), cultural, leisure and entertainment (D3 Use Class), offices (B1[a] Use Class) and hotel (C1 Use Class)
<b>Delivery timescale</b>	2019-2023
<b>Summary of consultation responses</b>	<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"> <li>• Allocation should solely be for community/public hall type uses</li> <li>• Allocation should include provision for offices</li> <li>• Allocation should include expansion of the Morrison's supermarket</li> <li>• Support for mixed use development</li> <li>• Reference to tall buildings in Wimbledon Town Centre in Merton's Core Strategy 2011</li> <li>• Safeguarding the Sir Cyril Black Way bus interchange identified on the site</li> <li>• Impacts on the town centre</li> <li>• Potential shortage of parking in the town centre/retention of car park</li> <li>• Should not enable the provision of tall buildings</li> <li>• Potential impacts on policing needs</li> </ul>
<b>Further research</b>	A covenant exists concerning the car park which means that redevelopment is unlikely to take place before 2019.

**May 2012:** Merton's Borough Plan Advisory Committee reviewed potential layout, scale and massing models for the site, and background information.

**June 2012:** a parking survey was carried out in Wimbledon town centre. This site was found to be the most heavily used car park in Wimbledon town centre, regularly going over capacity. Overall, including the surface and the multi-storey car parks in Wimbledon town centre, it was found that there was approximately 30% spare capacity in off street car parking places, even at the busiest times.

**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 and external areas.

**Schedule of  
changes from the  
Stage 2  
consultation  
document**

- Addition of a 'delivery timescale' section
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Consequential improvements throughout the document

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## Queens Road Car Park

Queen's Road, Wimbledon, London, SW19 8LR



**Site area** 0.47 ha

**Site description** Queen's Road is a long narrow site which is approximately 300 m long, 9 m wide at the narrowest point at the north-eastern end and 22 m wide at the widest point at the south-western end. The site gains accessed from both Chadwick Avenue and via the Centre Court car park. At its narrowest point the Chadwick Avenue road reserve measures 7.5 m.

To the north are railway lines, to the southwest is the Centre Court Shopping Centre and along the south-eastern boundary is a church and the back gardens of three-storey houses.

**Strategic Planning Factors** The site is in an area with good accessibility to public transport services (PTAL 6a) and the western part of the site is located within Wimbledon's Town Centre Boundary. Parts of the site are within Critical Drainage Areas.

The site is adjacent to the South Park Gardens Conservation Area along the south-eastern boundary and a Green Corridor and a Site of Importance for Nature Conservation along the north-western boundary.

**Current use** Car Park (sui generis)

**Use suggested / organisation** Community uses and / or residential – London Borough of Merton

<b>Council's preferred use</b>	Any of the following uses or a suitable mix of: residential (C3 Use Class), community (D1 Use Class) and office (B1[a] Use Class), dependent on access and very sensitive design.
<b>Issues</b>	<p>The feasibility of Crossrail2 (Chelsea – Hackney line) is being examined by government. The proposed route will involve Wimbledon station, passing by Queens Road car park. The Crossrail2 team are in the final stages of preparing a feasibility report and have indicated that Queens Road car park may be needed to facilitate the development of Crossrail2. Confirmation of whether this is necessary is expected to be received by April 2013. If it is needed, no other development will take place on this site.</p> <p>Respecting the character and the views into and from the neighbouring Conservation Areas.</p> <p>Respecting and enhancing the adjacent Nature Conservation Area.</p> <p>Facilitating appropriate and safe access arrangements with Centre Court Car Park. Mitigating parking, traffic and road safety impacts on neighbouring streets and local amenity.</p> <p>Limiting traffic movements so as not to hinder traffic flow on the surrounding roads or cause safety concerns for other road and pavement users.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.</p>
<b>Summary of consultation responses</b>	<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"> <li>• Land is likely to be needed for expansion of rail services at Wimbledon station (Crossrail2)</li> <li>• The site should be retained as a car park</li> <li>• Loss of parking from the town centre</li> <li>• Potential for community/recreation use on the site</li> <li>• Clarification of preferred use should be provided</li> </ul>
<b>Further research</b>	<p>Wimbledon station is being actively considered as a main hub or portal for Crossrail2 (Chelsea-Hackney line). This site may be required by Network Rail for the development of Crossrail2. Additional safeguarding for Crossrail2 is due to take place during 2013, and confirmation of whether or not Queens Road car park is needed is expected to be received by April 2013.</p> <p>There are two covenants relating to this site.</p> <p><b>June 2012:</b> a parking survey was carried out in Wimbledon town centre. Queens Road car park was the least used car park; at peak times less than</p>

40% of the spaces were used. It was found that there was approximately 30% spare capacity in off street car parking places in Wimbledon town centre, even at the busiest times.

**November 2012:** The site was assessed in conjunction with the neighbouring church for its suitability as a school in an external report commissioned by the London Borough of Merton. Queens Road car park alone was rejected on size, shape, access and its proximity to the railway.

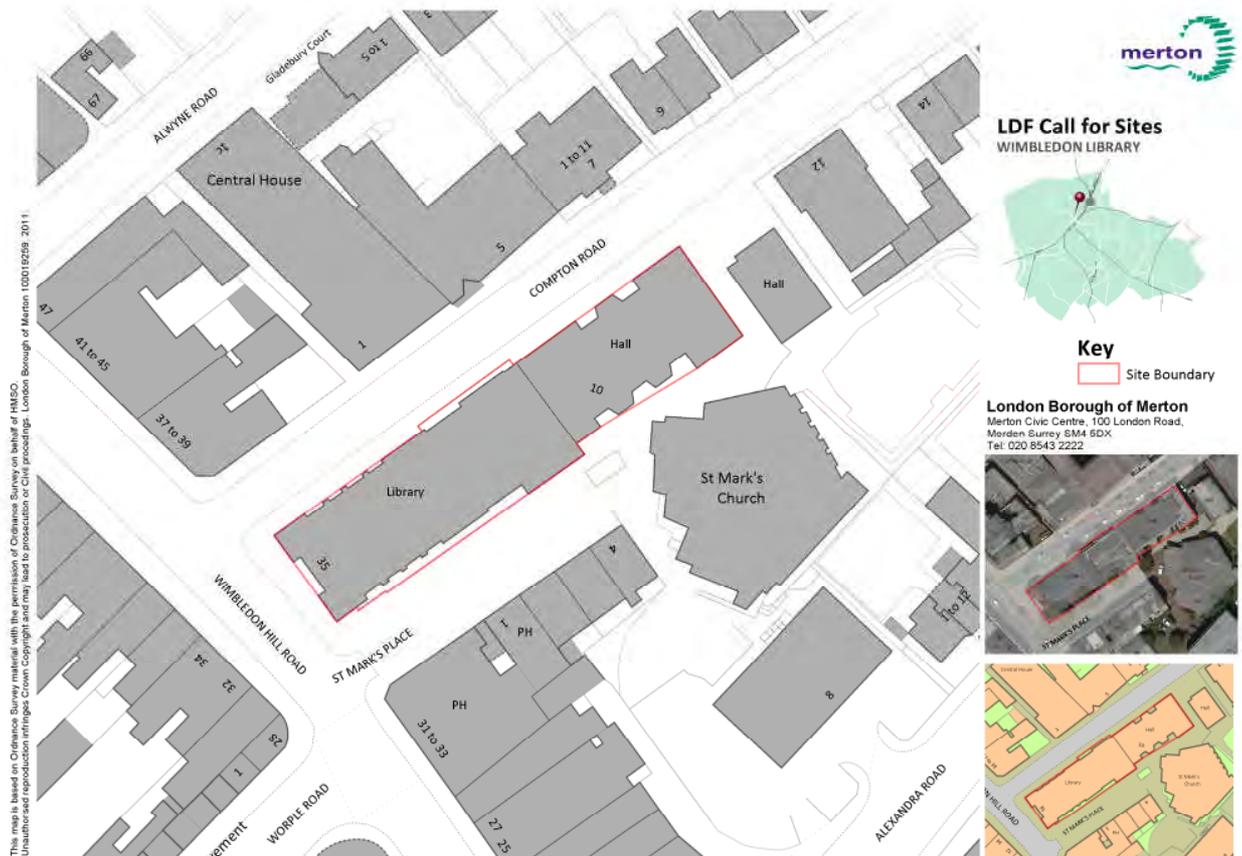
**Schedule of  
changes from the  
Stage 2  
consultation  
document**

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research section'
- Addition of information on Crossrail2
- Consequential improvements throughout the document

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## Wimbledon Library / Marlborough Hall

35 Wimbledon Hill Road, Wimbledon, SW19 7NB



**Site area** 0.14 ha

**Site description** This part-two and part-three storey building is located within Wimbledon town centre. It is occupied by Wimbledon library (fronting Wimbledon Hill Road, Marlborough Hall (to the rear of the library) and a private leasehold flat (to the rear).

The site is bounded by three roads on its north-western, south-western and south-eastern sides. To the north-east is a single storey church hall building and to the south-east is St Mark's Church. Within the vicinity of the site are a wide variety of typical town centre uses in buildings mainly between three and four storeys in height.

**Strategic Planning Factors** The library is a locally listed building and the site is within the Wimbledon Hill Conservation Area and an area with good accessibility to public transport services (PTAL 6a). A small part of the site fronting Wimbledon Hill Road lies within a critical drainage area.

**Current use** Library (D1 Use Class), adult education (D1 Use Class) and one apartment (C3 Use Class).

**Use suggested / organisation** Library to be retained and improved. Residential on part of site to support library function – London Borough of Merton

**Council's preferred use** Library to be retained and improved. Remainder of site considered for an appropriate mix of any of the following: community (D1 Use Class), retail (A1 Use Class) professional & financial services (A2 Use Class), restaurants and cafes (A3 Use Class), office (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timetable** 2018 – 2023

**Issues** Library to be retained and improved to service specifications. Service specifications to increase customer floor area, provide more adaptable and suitable modern space.

Provision must be made within the site for educational/learning rooms. Replacement of the current community capacity located at Wimbledon Community Centre will be sought either on the current site, or on the Wimbledon Library/Marlborough Hall site along with a renewed library facility.

Any redevelopment or change of use should retain the locally listed building while the design of any new extensions should be sensitive to its form and function and should preserve the character of the Conservation Area setting.

If residential elements are considered, these should be located on upper floors to the rear of the site. Provision for the existing apartment is necessary.

Secure, safe and appropriate parking and servicing arrangements need to be provided, whilst local impacts are minimised. Traffic movements/impacts on St Marks Place and Wimbledon Hill Road junction should be reduced.

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

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

- Retention of the existing building and external and internal features
- Loss of existing community activities
- Site should be retained as a library only
- Objection to any business or commercial operation on the site
- Parking, traffic and service impacts

**Further research** The library contains two small flats that were used as residential accommodation but have been used as storage for the library in recent years. The council intends to explore whether or not it should seek planning permission to bring these apartments back into residential use.

Any change of use proposals for Wimbledon library will be a long-term project in conjunction with other council-owned sites in Wimbledon town centre.

**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, and lack of external space.

**Schedule of changes from the Stage 2 consultation document**

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

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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

# “P4” Land Adjoining Wimbledon Theatre

111-127 The Broadway, Wimbledon, London, SW19 1QG



**Site area** 0.21 ha

**Site description** This site is a surface car park off Wimbledon Broadway.

Adjoining the site boundary to the west is Wimbledon Theatre, and adjoining to the south of the site are South Wimbledon Community Club, and offices. Adjacent to the site to the north are mixed use commercial and residential developments. The site is predominately surrounded by buildings ranging in height from two to four storeys.

This site is located in Wimbledon town centre boundary.

**Strategic Planning Factors** Wimbledon Theatre is a Grade II listed building.

The site is situated within Wimbledon's Secondary Shopping Frontage and is located within the main shopping area of Wimbledon.

The site is in an area with high accessibility to public transport services (PTAL 6).

A very small portion of the site on the south western tip is in a Critical Drainage Area.

**Current use** Surface car park (Sui Generis Use Class)

**Use suggested / organisation** Business use (B1) – London Borough of Merton

Major cultural development with appropriate supporting and community uses – Wimbledon Music Civitas Group.

**Council's preferred use** Appropriate mix of residential (C3 Use Class) and town centre uses including retail (A1 Use Class), café and restaurants (A3 Use Class), cultural, leisure and entertainment (D2 Use Class), offices (B1[a] Use Class) and hotel (C1 Use Class).

**Delivery timescale** 2013 – 2017

**Issues** The site boundary is adjoined to the west by the Grade II listed building, Wimbledon Theatre, and therefore development proposals will need to be sensitively designed to demonstrate how they conserve and enhance the significance of Wimbledon Theatre.

Core Strategy Policy CS14 makes reference to the appropriateness of tall buildings in Wimbledon town centre, however in this case the height, scale and massing of any development must relate sensitively to the adjacent Wimbledon Theatre.

This site is located within close proximity to the central shopping area in Wimbledon and therefore may be appropriate for a mix of uses to help provide an active street frontage.

The cumulative impact of any potential loss of publically available parking spaces needs to be considered against wider objectives including the potential redevelopment of Hartfield road Car Park.

Although large vehicles servicing the theatre frequently operate from the street, this is inappropriate activity in a constrained residential street. As a result these operations can cause problems for residents. Increased on-street servicing activities would further impact on traffic movement and road safety, on site provision is therefore required.

The absence of alternative publicly available off-street parking close by and high on-street demand for existing spaces.

There is road safety issues associated with the Russell Road junction. Remedial action is therefore required to mitigate against these problems together with issues relating to neighbourhood parking, picking up/setting down of patrons, traffic and road safety impacts.

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

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

- The preferred use of the site should be for offices
- The site should be used for a community function
- Support for the redevelopment subject to it being of an appropriate scale and form
- Support for a mix of town centre uses
- Support for leisure activities on the site
- Retention of the existing car park/loss of parking in the town centre
- Impact of potential loss of parking on adjoining areas and controlled parking zones
- Increased traffic in the vicinity of the site
- Considering the impact on the adjoining Wimbledon Theatre which is a Grade II listed building

**Further research** **May 2012:** Merton's Borough Plan Advisory Committee reviewed potential layout, scale and massing models for the site, and background information.

**June 2012:** a parking survey was carried out in Wimbledon town centre. Like the other central surface car park (at Hartfield Road) car park was found to be the second most heavily used. 52% of vehicles parked there for less than one hour. Overall, including the surface and the multi-storey car parks in Wimbledon town centre, it was found that there was approximately 30% spare capacity in off street car parking places, even at the busiest times.

**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 and external space.

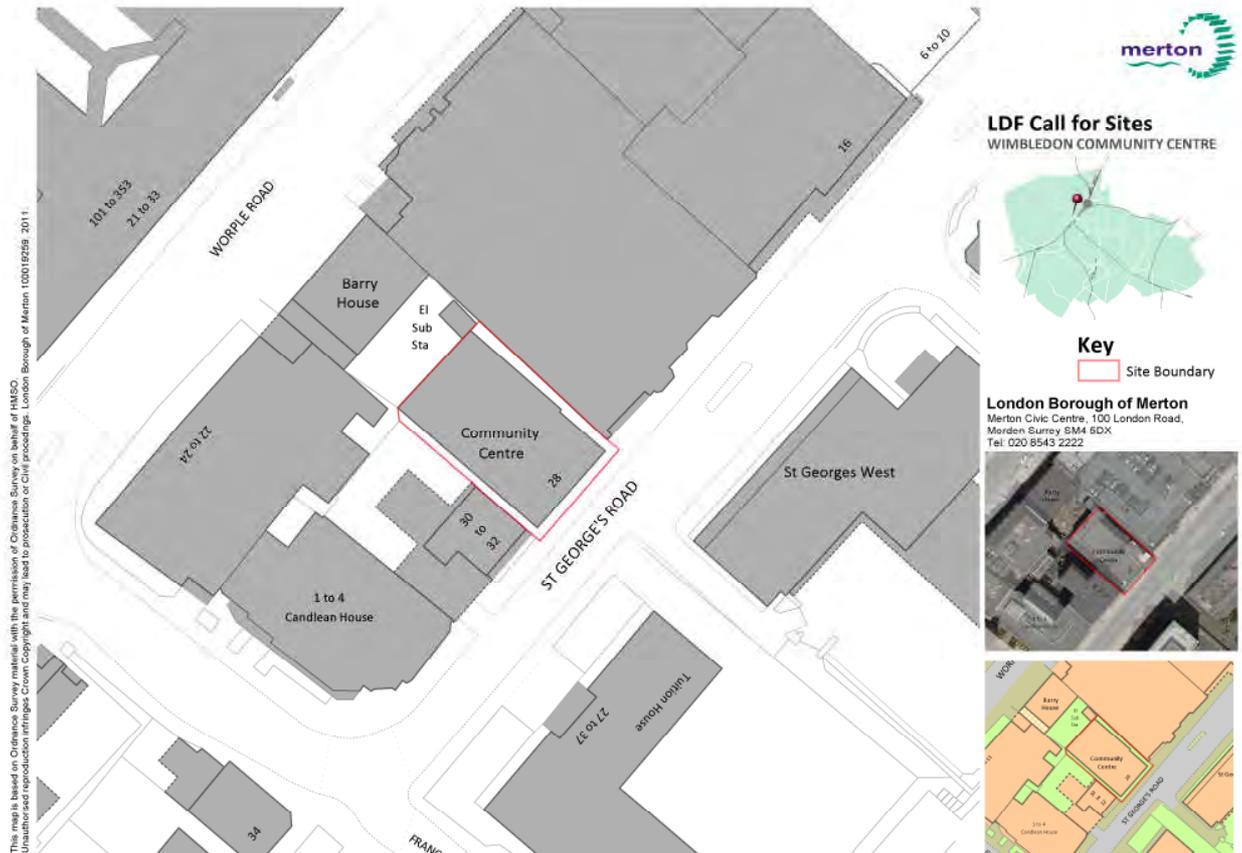
**Schedule of changes from the Stage 2 consultation document**

- Amendment to the site area which was slightly incorrect
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Clarification of the need for sensitive design for this site to respect the adjoining Grade II listed building at Wimbledon Theatre.

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# Wimbledon Community Centre

28 St George's Road, Wimbledon, London SW19



**Site area** 0.06 ha

**Site description** This site is a two storey flat roofed community centre (D1 Use Class). It is surrounded to the east by four to five storey mixed use (commercial/offices) buildings, to the west by four storey offices and to the south by office buildings ranging from five to nine storeys in height.

The community centre is located within the town centre boundary and adjoins commercial units.

**Strategic Planning Factors** The building is located in the Wimbledon town centre boundary and adjoins the core shopping area. It is currently much lower in height than the surrounding buildings.

The site is in an area with high accessibility to public transport services (PTAL 6a) with access to the Broadway via St Georges Road and Wimbledon Hill Road.

Part of the eastern end of the site is within a Critical Drainage Area.

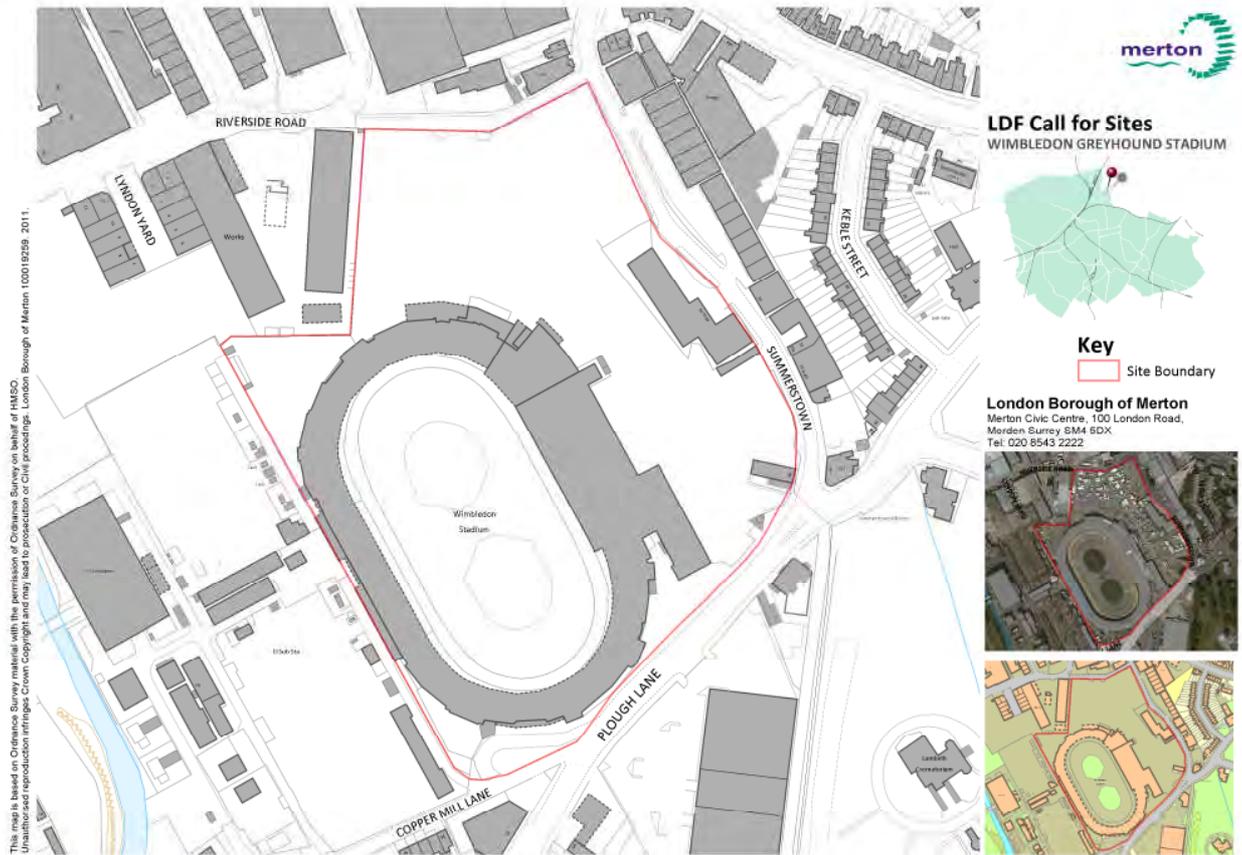
**Current use** Vacant

**Use suggested / organisation** Mix of community, business and residential – London Borough of Merton  
Office, community and leisure use – Wimbledon Community Association

<b>Council's preferred use</b>	An appropriate mix of community (D1 Use Class), retail (A1 Use Class), financial & professional (A2 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class) uses or an alternative option for the site could be a hotel (C1 Use Class).
<b>Delivery timetable</b>	2013 – 2017
<b>Issues</b>	<p>The site has been in council ownership since November 2012. The community capacity will be sought on site or nearby.</p> <p>In circumstances where the existing use can be rationalised into a smaller space on-site the new proposal would need to provide an active street frontage to contribute towards the vibrancy and vitality of the town centre.</p> <p>In a mixed use development, residential uses should be on upper floors.</p> <p>Protecting the amenity of occupiers adjacent to the site.</p> <p>Parking and servicing impacts on traffic movement, congestion and road safety need to be controlled/minimised.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.</p>
<b>Summary of consultation responses</b>	<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"> <li>• The site should be retained for community use</li> <li>• Support for community, commercial, financial and business use</li> </ul>
<b>Further research</b>	<p>Since January 2012 the council has taken ownership of the site which is now vacant and is exploring delivery for future uses.</p> <p><b>November 2012:</b> The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a primary school but rejected on grounds of size.</p>
<b>Schedule of changes from the Stage 2 consultation document</b>	<ul style="list-style-type: none"> <li>• Amend the 'current use' section to reflect the vacant nature of the building</li> <li>• Amend the 'delivery timetable' following further research by council</li> <li>• Amend the 'issues' section to clarify council's ownership of the site</li> <li>• Addition of a 'summary of consultation responses' section</li> <li>• Addition of a 'further research' section</li> </ul>

# Wimbledon Greyhound Stadium

Plough Lane, Tooting, London, SW17 0BL



**Site area** 5.29 ha

**Site description** Approximately two thirds of the site is dominated by a greyhound racing stadium, the remainder of the site is a car park.

The site adjoins an industrial estate along the northern and eastern boundary. To the south of the site in Merton, at the other side of Plough Lane is an industrial estate. Running along the western boundary of the site is a large operational electricity substation owned by National Grid.

**Strategic Planning Factors** The site and its surrounds are within the functional floodplain of the river Wandle (Flood Zone 3b). The majority of the site is within a critical drainage area for surface water flooding.

The site is surrounded on all sides by Strategic Industrial Locations. To the north and east of the site is Summerstown Road Strategic Industrial Location (Wandsworth), which includes a waste management site. To the south and west is part of Durnsford Road / Plough Lane Strategic Industrial Location, (Merton).

The site is poorly accessible by public transport (PTAL 2); the road network, railway lines, river and utilities infrastructure in the wider area limit opportunities for improving access to the site.

The entire site lies within an Archaeological Priority Zone.

National Grid has identified that the operational substation adjacent to the east of the site may need to have further utility development beyond 2012 to maintain essential electricity transmission to homes and businesses. National Grid also advised that this is unlikely to extend into the boundary of this site.

**Current use** Greyhound stadium (D2 Use Class) and car park (Sui Generis Use Class)

**Use suggested / organisation** **Stage 2 (January 2012):**

- Residential-led mixed use scheme - Savills L&P Ltd on behalf of GRA Ltd

**Stage 2a (June 2012)**

- Retain greyhound use of site with enabling large foodstore - Drivers Jonas Deloitte on behalf of Hume Consulting Ltd
- Football stadium with associated leisure and retail activities - AFC Wimbledon

**Stage 3 (January 2013)**

- 10,000-15,000 seat football stadium and associated community / leisure facilities, circa 450-500 residential units and a substantial retail store - Greyhound Racing Association Ltd in discussions with AFC Wimbledon.

**Council's preferred use** Intensification of sporting activity (D2 Use Class) with supporting enabling development. Developments that facilitate more sporting activity may be enabled by more viable uses, subject to meeting planning policy, evidence and consultation.

**Delivery timescale** 2018-2023

**Issues** Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the functional floodplain and with the critical drainage area to minimise flood risk for future occupiers and the potential for water pollution from the site. The Flood Risk Assessment should also consider the treatment of the non-main rivers that pass through the site and incorporate SUDS (sustainable urban drainage systems) into development proposals.

Redevelopment proposals should take account of the electricity substation to the west of the site to minimise the effects on amenity of future occupiers.

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

Facilitating improved accessibility including improving bus infrastructure, walking and cycling facilities. Resolving road network capacity, movement and safety concerns. Site access arrangements require careful scrutiny/improvement.

Proximity of the waste management site to the north west.

Proposals should include the provision for Christopher's squash club as part of sporting intensification.

**Summary of consultation responses**

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

- Parking, traffic, access and congestion on the site and surrounding area
- Loss of the Greyhound Stadium, squash club and associated activities which exist on site
- Loss of existing employment and other uses on the site
- The site is not suitable for further industry
- Impact on the nearby waste management site (in Wandsworth)
- Potential increase for policing needs
- Objection to future residential or retail use
- Flood risk and its mitigation
- Support for sporting intensification
- The site has potential for alternative uses including a school, retail, car dealerships, employment, and a food store.

**Further research**

The majority landowner, GRA Ltd, have submitted new representations which outlines their intention to redevelop the site to provide the land for a new football stadium with enabling residential and retail development. GRA Ltd's previous representations have not been withdrawn. GRA Ltd are in discussions with AFC Wimbledon regarding the delivery of the football stadium element.

Council previously published preferred uses for the site as sporting intensification, or industrial and warehousing. Research demonstrates that demand for industrial and warehousing land in Merton and across London and the south-east has been declining for two decades and there is no evidence that would support the allocation of this large site as additional industrial land. The council has therefore removed this reference to industrial and warehousing from the Wimbledon Greyhound Stadium allocation.

The Environment Agency is supportive of exploring potential mitigation measures to alleviate flood risk on the site.

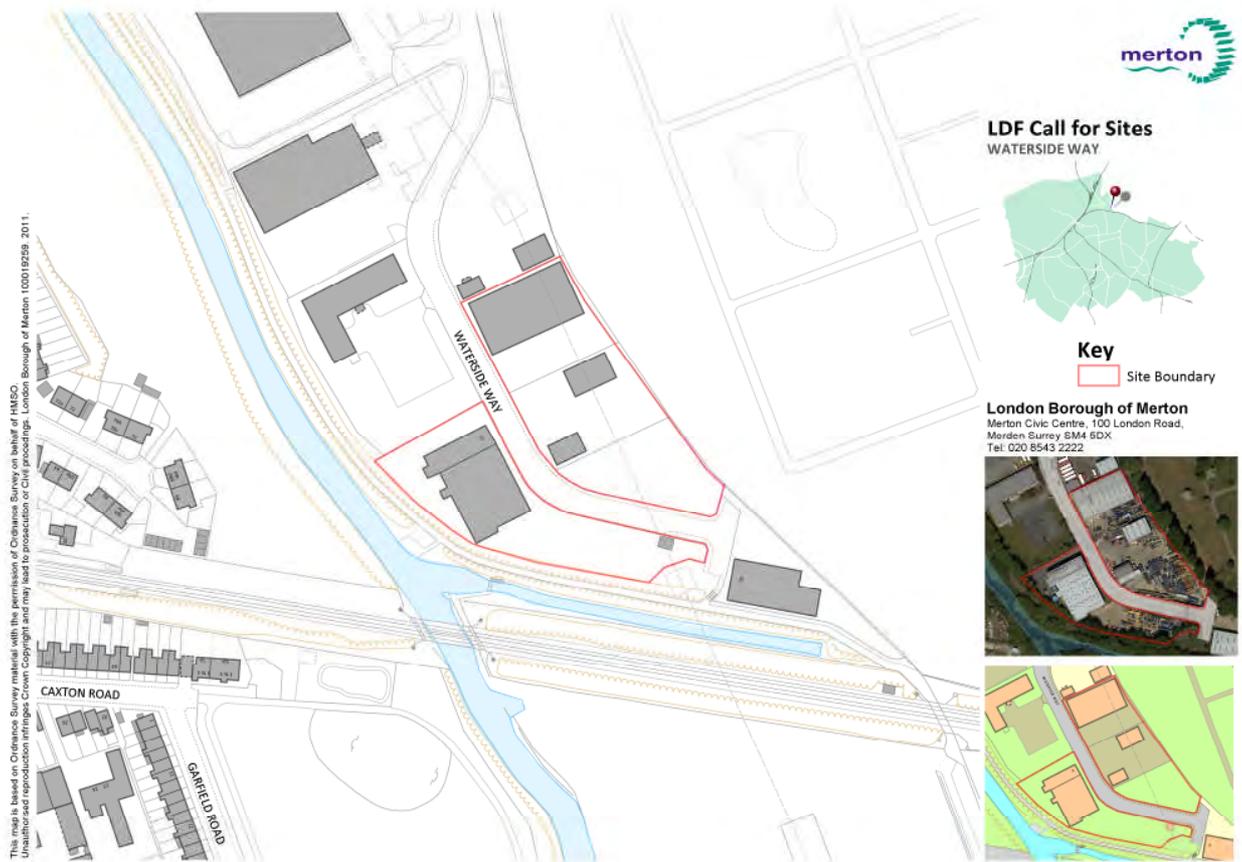
**Schedule of changes  
from the Stage 2a  
consultation document**

**November 2012:** The site's potential for a primary school was assessed in an external report commissioned by the London Borough of Merton but was rejected on grounds of size and suitability for a school.

- Amend the 'use suggested/organisation' description to have regard to the new representations submitted
- Amend the 'Council's preferred use' description to remove reference to industrial and warehousing
- Amend the 'issues' section removing the reference to industrial and warehouse development
- Addition of a summary of consultation responses section
- Addition of a further research section
- Consequential amendments through the document

## 7, 8 and 12 Waterside Way

7, 8 and 12 Waterside Way, Tooting, London, SW17 0HB



**Site area** 0.96 ha

**Site description** The site comprises industrial units to the closed end of Waterside Way from which access is gained off Plough Lane. The proposed site is split by Waterside Way.

To the west of the site is the river Wandle and to the east, in Wandsworth borough, is Lambeth Cemetery. Directly to the south lies a railway line and beyond that, Wandle Meadow Nature Park.

**Strategic Planning Factors** The site is part of the Plough Lane Strategic Industrial Location but has not been allocated for waste management uses in the South London Waste Plan.

The site is within the functional floodplain (Flood Zone 3b) and part of the site is within a Critical Drainage Area (surface water flooding).

The site is crossed by two National Grid's high voltage electricity transmission lines – overground power lines and underground cables (National Grid AMEC response March 2012).

The site is also within an Archaeological Priority Zone and an area with a poor level of access to public transport (PTAL 1).

To the south and east of the site is land designated as Metropolitan Open Land, Green Corridor, Green Chain and a Site of Importance for Nature Conservation.

<b>Current use</b>	Vehicle operating centre, operational base, depot, vehicle maintenance, offices, materials storage.
<b>Use suggested / organisation</b>	Waste material recovery, recycling and transfer, renewable energy generation – Robert LeClerc consulting on behalf of Cappagh.
<b>Council's preferred use</b>	Any of the following uses or a suitable mix of business, industrial (B2 Use Class), warehousing and storage (B8 Use Class).
<b>Delivery timescale</b>	Unknown

**Issues** The whole of the industrial area south of Plough Lane was assessed for its potential for waste management uses as part of the South London Waste Plan but it was not included as it was considered to be unsuitable for waste management uses.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area and with fluvial flooding to minimise flood risk for future occupiers or to minimise risk of river pollution.

Protecting the amenity of residential properties in the vicinity of the site, especially with regard to air emissions.

Respecting the adjacent Metropolitan Open Land and nature conservation areas.

Mitigating parking/servicing impacts on the highway operation/movement. On site facilities need to be retained. Addressing pedestrian and cycle access. Reducing impacts on road safety and congestions on highway network, in particular on Plough Lane.

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

<b>Summary of consultation responses</b>	<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"> <li>• Development needs to acknowledge the overhead transmission lines which traverse the site</li> <li>• Site is unsuitable for waste management uses and was assessed and removed from the South London Waste plan for this reason.</li> <li>• Site is considered suitable for waste related use</li> <li>• Site should be for employment use</li> <li>• Acknowledgement of the Surrey Iron Railway should be made</li> </ul>
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**Further research** Council does not deem the site suitable for waste use based on the assessment in the process of developing the South London Waste Plan.

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

**Schedule of  
changes from the  
Stage 2  
consultation  
document**

- 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 2 consultation document in January 2012.

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## Wimbledon YMCA

190-200 and 220 – 224 The Broadway, Wimbledon, London, SW19 1RY



**Site area** 0.36 ha

**Site description** The site is comprised of Connexions, YMCA and former Millers Catering Equipment (vacant site). There are a wide range of uses currently on this site including a youth advice centre with hostel space, gym sports hall, café and retail. The site has been extended to the west as part of Stage 3 to include 3 adjoining commercial units and to the north to reflect the actual redevelopment area.

The current buildings on site range up to 7 storeys fronting The Broadway.

The site is located within Wimbledon town centre. To the east the site adjoins mixed use developments comprising retail, offices and residential uses. The southern side of The Broadway opposite the site has a range of building heights, up to six storeys. The site is bounded on the east by Trinity Road. To the north of the site is the Conservative Club and residential development, generally 2-3 storey semi detached houses.

**Strategic Planning Factors** The site is located within Wimbledon town centre boundary although it is not situated in the main shopping area of Wimbledon.

This is a significant corner site with an active frontage facing onto the Broadway.

The site is in an area with good accessibility to public transport services (PTAL

6a).

The buildings on site are visible from South Park Gardens conservation area.

Portions of the northern end of the site are within a Critical Drainage Area.

**Current use** YMCA with Hostel Space, Gym Sports Hall, Café, Retail and Wimbledon Conservative Club.

**Use suggested / organisation** Hostel, Residential, Retail, Café, Restaurant, Health and Fitness Suite, Crèche and New Public Spaces – Savills (consultants) representing ORION and YMCA

**Council's preferred use** A suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class) and hot food take-aways (A5 Use Class), offices (B1[a] Use Class), community (D1 Use Class) and residential (including Hostel or Hotel) (C3 & C1 Use Class).

**Delivery timescale** 2013 – 2018

**Issues** This site is a corner site with an active frontage facing onto the Broadway so redevelopment of exemplary design would be welcomed. The ground floor should have an active frontage, respecting the dual aspect and corner site.

Public space would also be welcomed.

Proposals should consider the amenity of neighbouring residential uses to the north of the site.

Servicing facilities should be provided on site to minimise impacts on traffic movement, congestion and road safety.

Mitigating and managing the impacts of parking on neighbourhood and local amenity will need to be addressed.

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

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

- Support for redevelopment of the site subject to the buildings being a suitable height and similar to adjoining sites
- Potential for sporting use on the ground floor
- Protecting the existing sporting use
- Site should be retained for community and leisure use
- General objection to the proposal

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

Since January 2012, the site has expanded to incorporate adjoining land to the west and north.

The owner is also investigating the option of including the land to the north of the site identified as the Wimbledon Conservative Club as part of redevelopment. Discussions between the parties are ongoing regarding this matter.

Council has sufficient information regarding the ability to deliver this site for the preferred use within the desired timeframe.

**Schedule of  
changes from the  
Stage 2  
consultation  
document**

- Amend the site address
- The boundary of the site has been extended slightly to the north and west from Stage 2 following further investigation and development proposals by the owner
- 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 2 consultation document in January 2012.

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## 165-171 The Broadway

Highlands House, 165-171 The Broadway, Wimbledon, SW19 1NE



**Site area** 0.16 ha

**Site description** The site is occupied by a mix of retail and offices within a building that has a maximum height of seven storeys. The building is currently set back from the street line.

The site is a corner site between The Broadway and Southey Road. To the south of the site are residential terraces. At the other side of The Broadway are similar retail / office / residential developments with a range of building heights from three to six storeys.

The site is located within Wimbledon town centre and is adjacent to mixed use developments of retail, offices and residential uses.

**Strategic Planning Factors** The site is located in the town centre boundary although it is not situated in the main shopping area of Wimbledon.

This is a significant corner site with an active frontage facing onto the Broadway.

The site is in an area with high accessibility to public transport services (PTAL 6a).

Part of the site is within a Critical Drainage Area.

**Current use** Commercial and office uses

**Use suggested / organisation** Retail, restaurant, residential, community use – Savills (consultants) representing ORION and BFL Management LTD.

**Council's preferred use** A suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1[a] Use Class), community (D1 Use Class) and residential Uses (including hotel) (C3 & C1 Use Class)

**Delivery timescale** 2013 – 2018

**Issues** This site is a corner site with an active frontage facing onto the Broadway so redevelopment of exemplary design would be welcomed. The ground floor should have an active frontage, respecting the dual aspect and corner site.

Redevelopment should provide high quality office space on upper floors.

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

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

Servicing facilities should be provided on site to minimise impacts on traffic movement, congestion and road safety. Mitigate and manage impacts of parking on neighbourhood and local amenity.

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

- Support for redevelopment of the site subject to the buildings being a suitable height and similar to adjoining sites
- Site should be retained for retail and office use
- The site should be developed entirely for office use

**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 external space and the difficulty of conversion.

Council has sufficient information regarding the ability to deliver the site for the preferred use.

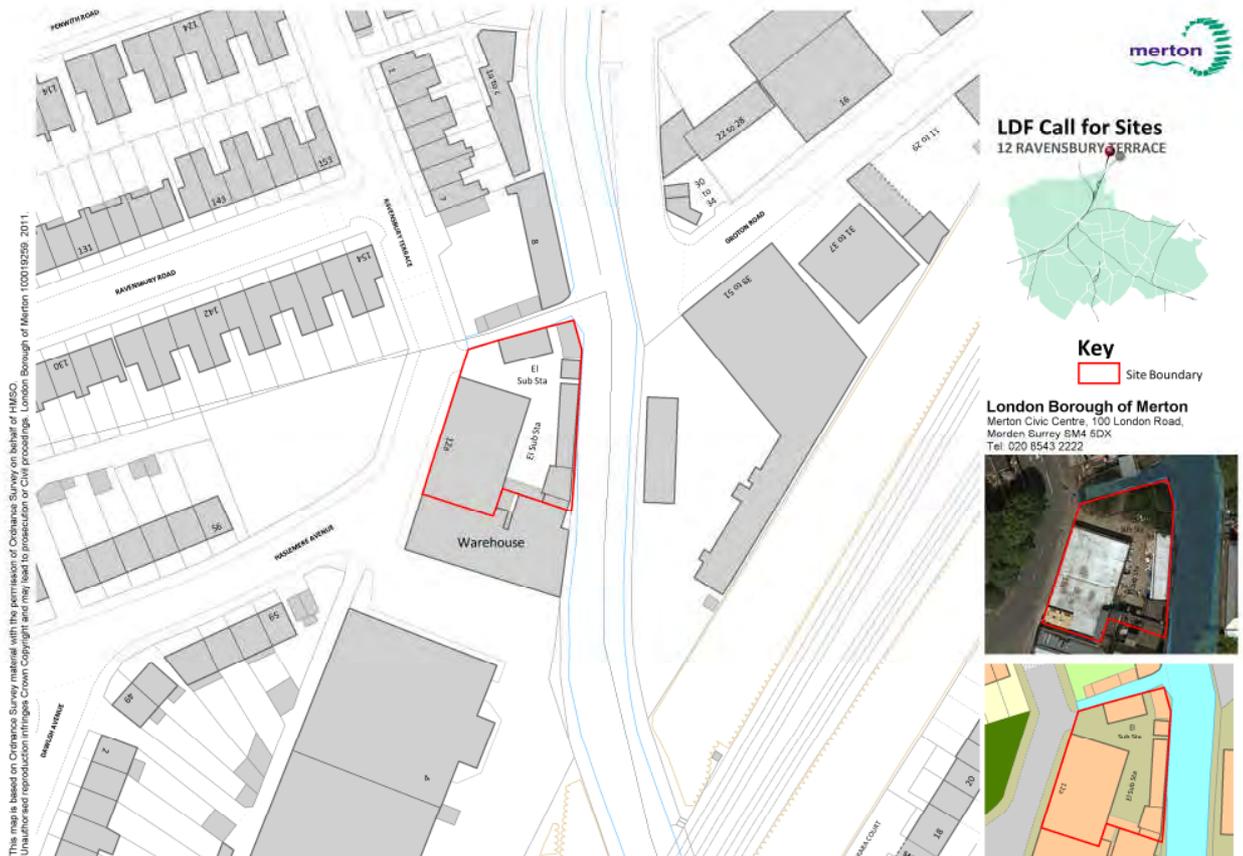
**Schedule of changes from the Stage 2 consultation document**

- 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 2 consultation document in January 2012.

## 12 Ravensbury Terrace

12A Ravensbury Terrace, Wimbledon Park, SW18 4RL



**Site area** 0.1 ha

**Site description** The site is situated toward the northern borough boundary with Wandsworth and is adjacent to the River Wandle and to the railway line to the east.

Immediately to the south of the site is 12 Ravensbury Terrace, a three storey building which has recently been renovated and is occupied by creative businesses which include an architecture firm. Further south is a neighbouring site proposal, Haslemere Industrial Estate at 20 Ravensbury Terrace.

The site is within a 5 minute walk to Earlsfield station which is situated less than 400m north-east of the site.

West of the site are predominantly small residential terraces. To the east of the site is the River Wandle and railway.

**Strategic Planning Factors** The site is in an area with moderate accessibility by public transport services (PTAL Level 3-4)

The site and its surrounds are within the functional floodplain of the river Wandle (Flood Zone 3b).

The eastern boundary of the site is designated as a Site of Importance for Nature Conservation and green corridor.

<b>Current use</b>	Office Use/Vacant Warehouse Use
<b>Use suggested / organisation</b>	Residential (C3 Use Class) and Office (B1[a] Use Class) – Planning Potential (consultants) representing M. Stone (site owner)
<b>Council's preferred use</b>	Office and residential
<b>Delivery timescale</b>	2013 – 2017
<b>Issues</b>	<p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the functional floodplain to minimise flood risk for future occupiers and the potential for water pollution from the site.</p> <p>Continuing employment uses associated with the site and the neighbouring sites. The proposal includes the expansion of office use on the site.</p> <p>Mitigating potential parking, traffic and safety impacts on neighbouring streets and local amenity.</p> <p>Protecting the amenity of those properties adjacent to, or in the vicinity of the site, including access to the adjoining businesses to the south of the site.</p> <p>Impact of any development proposal on protected species, biodiversity and the adjacent green corridor.</p>
<b>Summary of consultation responses</b>	<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"> <li>• The possibility of the site being needed for expansion of the District Line</li> <li>• The site is located within the functional flood plain</li> <li>• The need to protect the adjoining industrial area from potential adverse effects</li> <li>• The potential to establish a walkway along the Wandle River</li> <li>• The current tenant, Reuters, is supportive of redevelopment of the site and has made a significant financial investment in expanding their operation on the site.</li> </ul>
<b>Further research</b>	<p>The owner is proposing to expand the existing office operation on the site at ground and first floor levels, with residential use above. Reuters are the current tenants for the existing offices on site, and have expressed their support for the proposals, as well as their investment in the site.</p> <p>The site owner is working with the Environment Agency to explore options to minimise flood risk to the site.</p>

**Schedule of changes from the Stage 2a consultation document**

**November 2012:** The site was assessed in a “long list” for its suitability as a school but was rejected on grounds of location and viability in an external report commissioned by the London Borough of Merton.

Wandsworth Council are considering restricting the size of vehicles that can use the nearby road network.

- Amend the site area from 0.9 ha to 0.1 ha because it was incorrectly noted in the previous document
- Amend the ‘strategic planning factors’ to remove the reference to land being safeguarded for Crossrail 2 as the safeguarding area is beyond the southern boundary of the site
- Addition of a ‘summary of consultation responses’ section
- Addition of a ‘further research’ section

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# Haslemere Industrial Estate

Haslemere Industrial Estate, 20 Ravensbury Terrace, Wimbledon Park,



**Site area** 0.9 ha

**Site description** The site is situated toward the northern borough boundary with Wandsworth and is adjacent to the River Wandle and to the railway line to the east. The site has a mixture of purpose-built industrial units and provides vehicular access to the adjoining Rufus Business Estate to the south. The site is within 5mins walk to Earlsfield station which is situated less than 400m north-east of the site.

Immediately to the north of the site is 12 Ravensbury Terrace, a three storey building which has recently been renovated and is occupied by creative businesses which include an architecture firm. Further north is a neighbouring site proposal, 12A Ravensbury Terrace.

West of the site is predominantly small residential terraces. To the east of the site is the River Wandle and railway.

**Strategic Planning Factors** The site is part of contiguous employment use.

The site lies within the functional floodplain (zone 3b).

The site has reasonable access to public transport (PTAL of 3-4) and is within 5 mins walk of Earlsfield Railway station.

The eastern boundary of the site is designated as a Site of Importance

for Nature Conservation and green corridor and is also identified as safeguarded for Crossrail 2 (Wimbledon Hackney Line).

The site is within the functional floodplain (zone 3b) and is susceptible surface water flooding to south and east of the site.

**Current use** Business and industrial

**Use suggested / organisation** Alternative uses on the site (such as residential) - Jones Lang LaSalle on behalf of Astranta Asset Management

**Council's preferred use** Business / Light Industrial (B1) or a suitable employment led redevelopment

**Delivery timescale** 2014 – 2019

**Issues** Continuing space for employment in this area.

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 functional floodplain to minimise flood risk for future occupiers and the potential for water pollution from the site.

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

Impact of any development proposal on protected species, biodiversity and the adjacent green corridor.

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

- Support for council's preferred use
- Support and opposition to residential development
- The possibility of the site being needed for expansion of the District Line
- The site is situated in the functional flood plain and not suitable for residential development
- The site should acknowledge the potential for green infrastructure and its location adjacent to a Site of Interest for Nature Conservation
- Avoiding conflicts with the adjoining industrial area in Wandsworth

**Further research** Council has received further information regarding the viability of future employment led uses on the site. The information states that the buildings on the site are at the end of their economic life for continued industrial use and that redevelopment should be for a mixed use development comprising smaller commercial units (community and office uses) in conjunction with residential use.

Neighbouring London Borough of Wandsworth has also made public their intention for a width restriction in Ravensbury Terrace which would restrict access to the industrial estate for heavy goods vehicles. This could potentially affect the existing manufacturing business on this site and restrict the range of future business and industrial uses on the site and adjoining Rufus Business Centre.

The council has met the Environment Agency and the Agency support the exploration of ways to mitigate flood risk on this site.

**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 location and viability.

**Schedule of changes  
from the Stage 2a  
consultation document**

- Amend 'council's preferred use' to acknowledge an employment led redevelopment following research
- Input of a delivery timescale based on landowner ambitions for the site
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

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# Land on Corner of Weir Road/Durnsford Road

## Homebase and Vantage House, 1 Weir Road, Wimbledon, SW19 8UG



**Site area** 1.63 ha

**Site description** The site is currently occupied by a bulky retail unit (Homebase), a 4 storey office building with undercroft parking, two electrical substation buildings and open parking which straddles various level changes across the site.

Vehicular access to the site is obtained via driveway two entries from Weir Road along the southern boundary and the north-eastern boundary.

To the north-west of the site are business units on large tracts of land. To the east of the site is a waste management facility, to the south of the site are the 5-storey residential apartment buildings at Plough Lane and the west of the site on the opposite side of Durnsford Road are 2 storey residential terraces.

**Strategic Planning Factors** Small sections along the eastern portion of site are susceptible to surface water flooding.

The site has a low level of access to public transport (PTAL 2)

The site is situated within the Durnsford Road Strategic Industrial Location, which is also a potential site for waste management uses in the South London Waste Plan (schedule 2). Two waste management

sites are located near this site, along Weir Road.

The site is situated within the area of the borough where expansion of existing school sites may not meet local need.

<b>Current use</b>	Offices partly vacant, Homebase retail unit, associated car parking, electricity substations
<b>Use suggested / organisation</b>	Hotel, A3 Use, residential - Blue Sky Planning on behalf of LaSalle Investment Management
<b>Council's preferred use</b>	Industrial and warehousing (B1b, B1c, B2, B8) or business led redevelopment

**Delivery timescale** 2018 – 2023

**Issues** Whole site development proposals should address or move the electrical substation, which is currently situated near the centre of the site.

Development proposals should not compromise the entrance to Weir Road for vehicle movements associated with its Strategic Industrial Location.

The site is designated as a Strategic Industrial Location in the London Plan 2011 and is part of a preferred location for waste management facilities in the South London Waste Plan (schedule 2).

<b>Summary of consultation responses</b>	<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"> <li>• Support for council's preferred use</li> <li>• The site should be retained for industrial and warehouse use</li> <li>• Further provision for public transport is necessary before intensification in this area</li> <li>• Potential impact on policing needs</li> <li>• Development will place additional demand on nearby health services which are at capacity</li> </ul>
--	---

**Further research** Council has met with the site owners and agent representing them. Council is awaiting further information from the owners regarding the viability for future business led uses which are preferred on the site.

Future uses on the site will need to acknowledge the adjoining residential areas to the south and west of the site and the waste management facilities to the east of the site.

The site contains two electricity substation and associated buildings

which may need to be removed or relocated as part of any redevelopment in consultation with the electricity provider.

**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 the electricity substations and lack of surrounding facilities.

**Schedule of changes  
from the Stage 2a  
consultation document**

- Minor amendments to the site description
- Amendment to council's preferred use to include a business led redevelopment
- Amendment to the delivery timescale
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

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## F - 2. Wimbledon - Town Centres and Neighbourhood Parades

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

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
ART01	Arthur Road	Local
WIM01	Wimbledon	Major
WIV01	Wimbledon Village	Local

### Neighbourhood Parades:

ID	Name
6	Durnsford Road
12	Haydon's Road North
15	Leopold Road
18	Merton Park Parade (The Rush)
19	Ridgway



January 2013

# Policies Map Local Centres

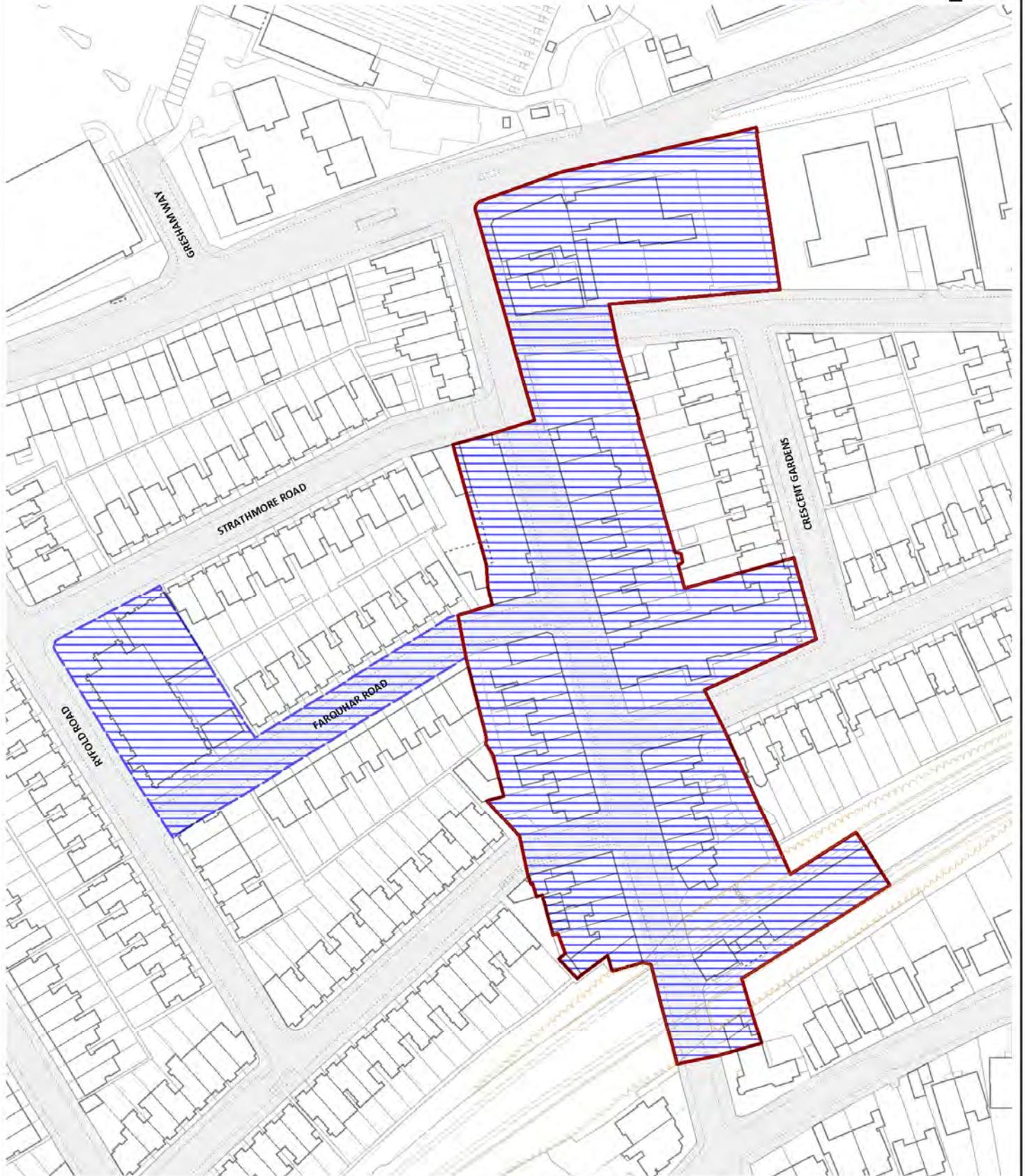
ARTHUR ROAD



## Key

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

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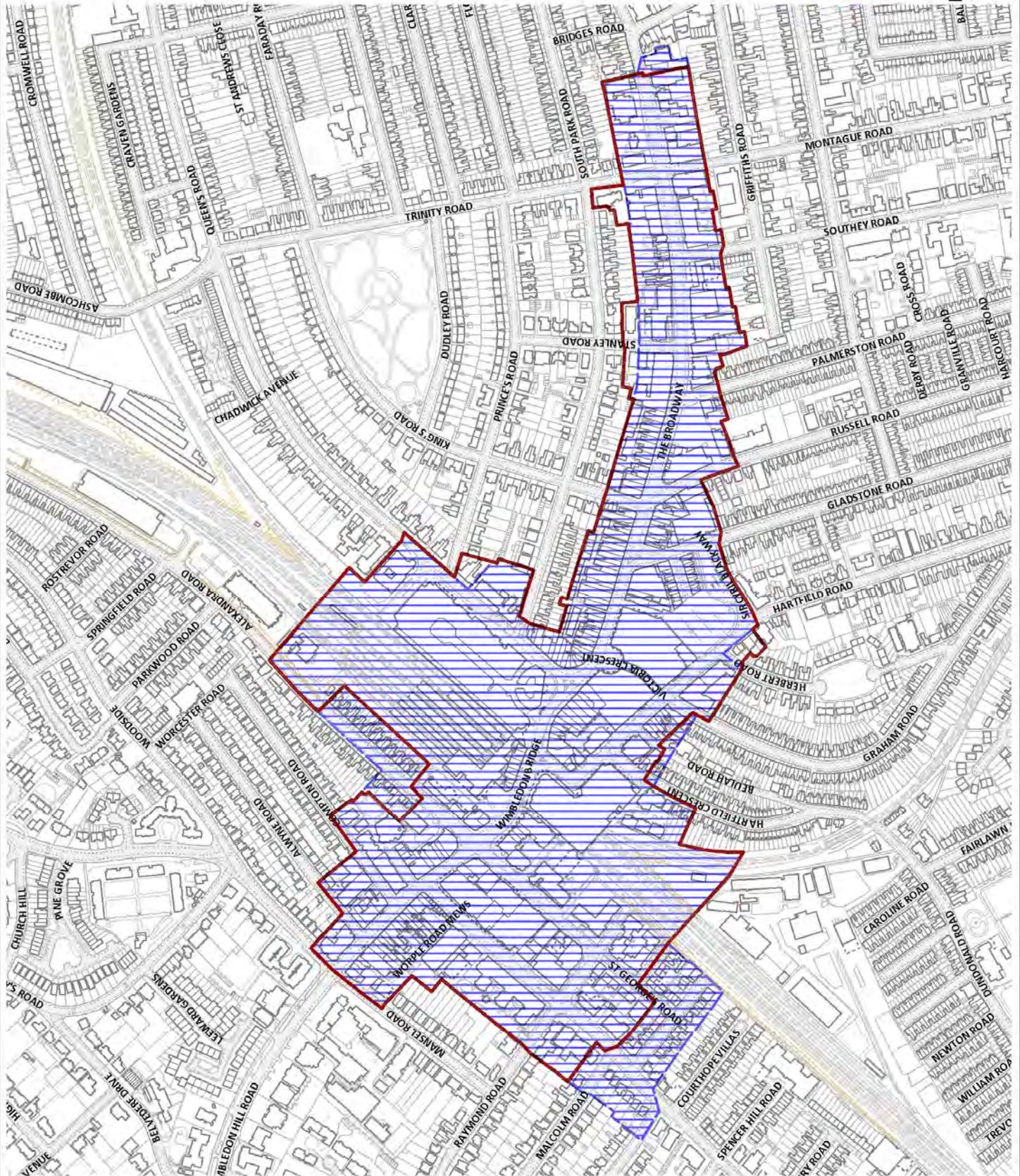


January 2013  
**Policies Map**  
**Major Centre**  
**WIMBLEDON**



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

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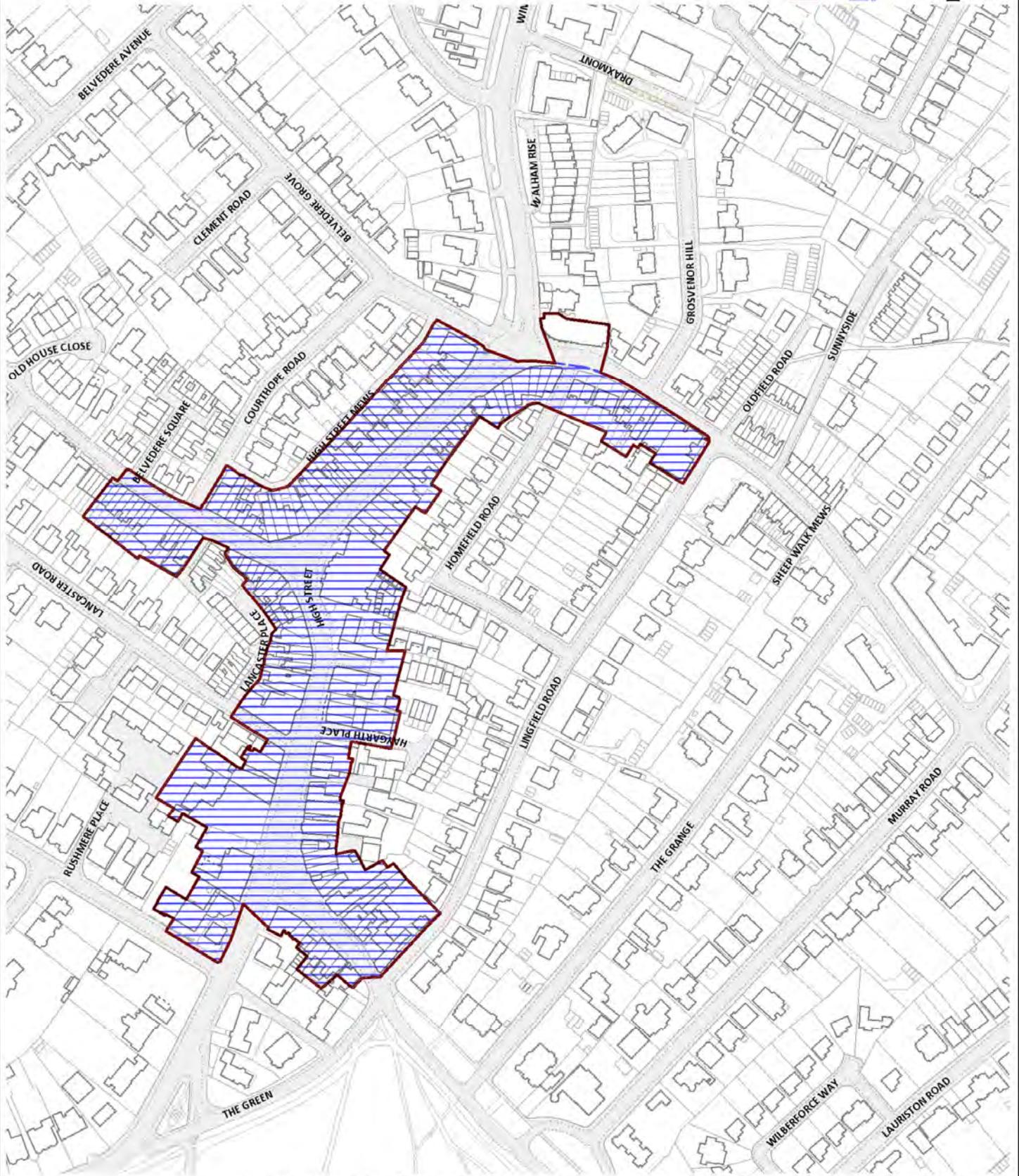
January 2013  
**LDF Proposal Map**  
**Local Centres**  
 WIMBLEDON VILLAGE



**Key**

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

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# Policies Map Neighbourhood Parades

DURNSFORD ROAD  
(373 - 421 ODD)



## Key



Old Neighbourhood Parade  
UDP 2003



New Neighbourhood Parade  
Proposals 2013

School  
House



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# Policies Map Neighbourhood Parades

HAYDON'S ROAD  
(284 - 296 & 319 - 335)



## Key

 Old Neighbourhood Parade  
UDP 2003

 New Neighbourhood Parade  
LDF Proposals 2012

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# Policies Map Neighbourhood Parades

LEOPOLD ROAD  
(1-32 CONSECUTIVE)



## Key

 Old Neighbourhood Parade  
UDP 2003

 New Neighbourhood Parade  
Proposals 2013

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# Policies Map Neighbourhood Parades

MERTON PARK PARADE,  
THE RUSH  
(1 - 12 CONSECUTIVE)



## Key

 Old Neighbourhood Parade  
UDP 2003

 New Neighbourhood Parade  
Proposals 2013

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# Policies Map Neighbourhood Parades

RIDGWAY, WIMBLEDON  
(65-89 ODD)



## Key

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

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### F - 3. Wimbledon - Metropolitan Open Land (MOL)

Officers have assessed all Metropolitan Open Land (MOL) boundaries in Merton and identified four small anomalies; the detailed maps for which are presented overleaf. We are now asking councillors for comments and recommending that these anomalies be presented for consultation and discussed with the Mayor of London

London Plan policy 7.17 set out the Mayor of London's definition of Metropolitan Open Land:

"To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- a) it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value
- d) it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria."



Map Ref: **i1**

January 2013

# Policies Map

## MOL

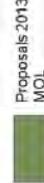
### WIMBLEDON COMMON



### Key



JDP 2003  
MOL



Proposals 2013  
MOL

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## F - 4. Wimbledon - 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
GC18	Ricards Lodge
GC19	Ridge Road to Wimbledon Park
GC22	Wimbledon Common
GC23	Wimbledon Park
GC24	Wimbledon Railsides

## Wimbledon - 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

## Policies Maps | Wimbledon

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.



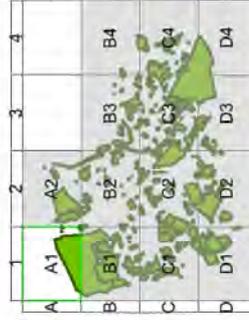
Grid Ref: **A1**

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Policies Map

Green Chains, Green  
Corridors & Local  
Nature Reserves

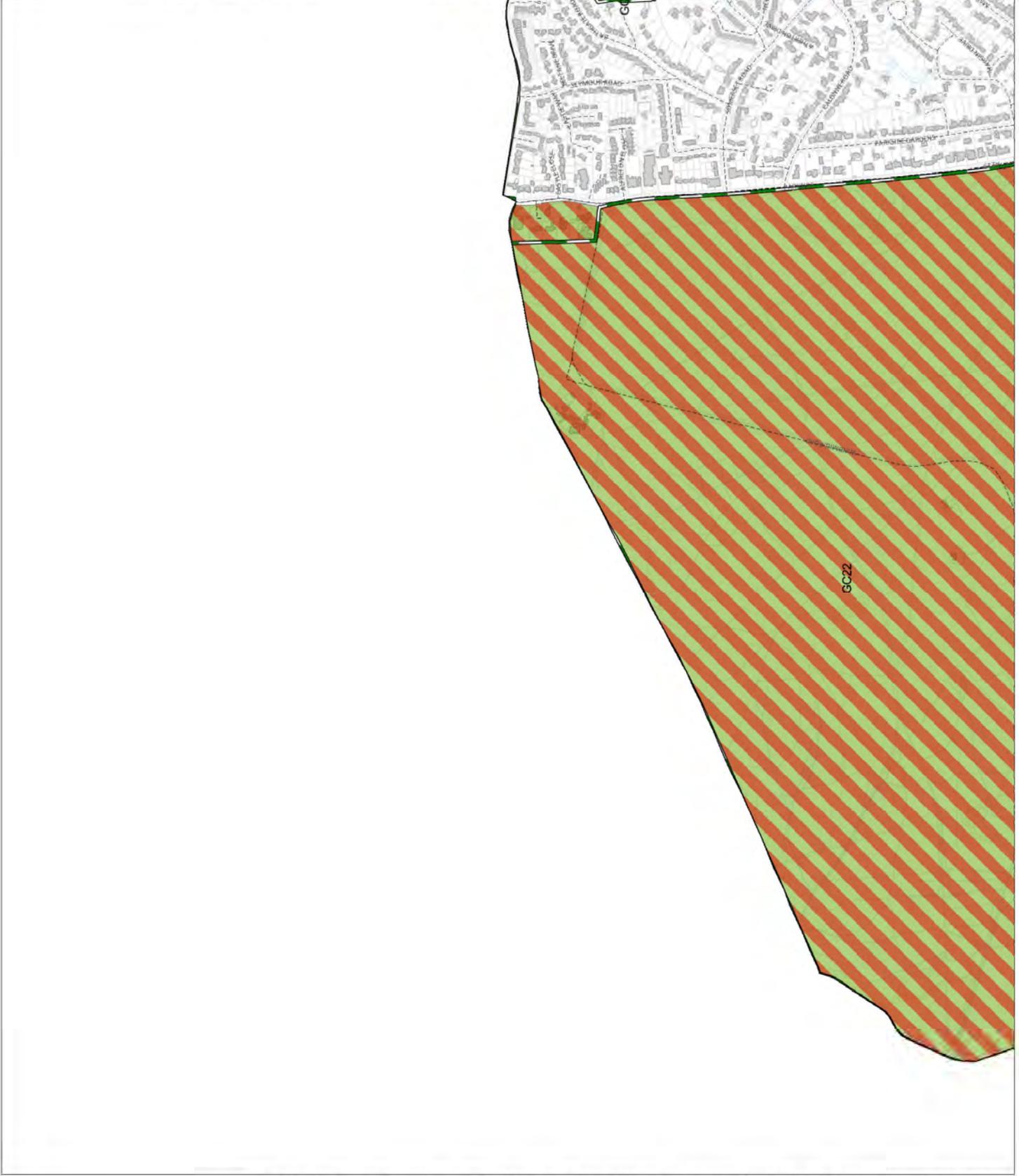
WIMBLEDON COMMON



**Key**

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

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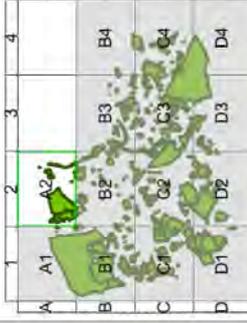


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January 2013

**Policies Map**

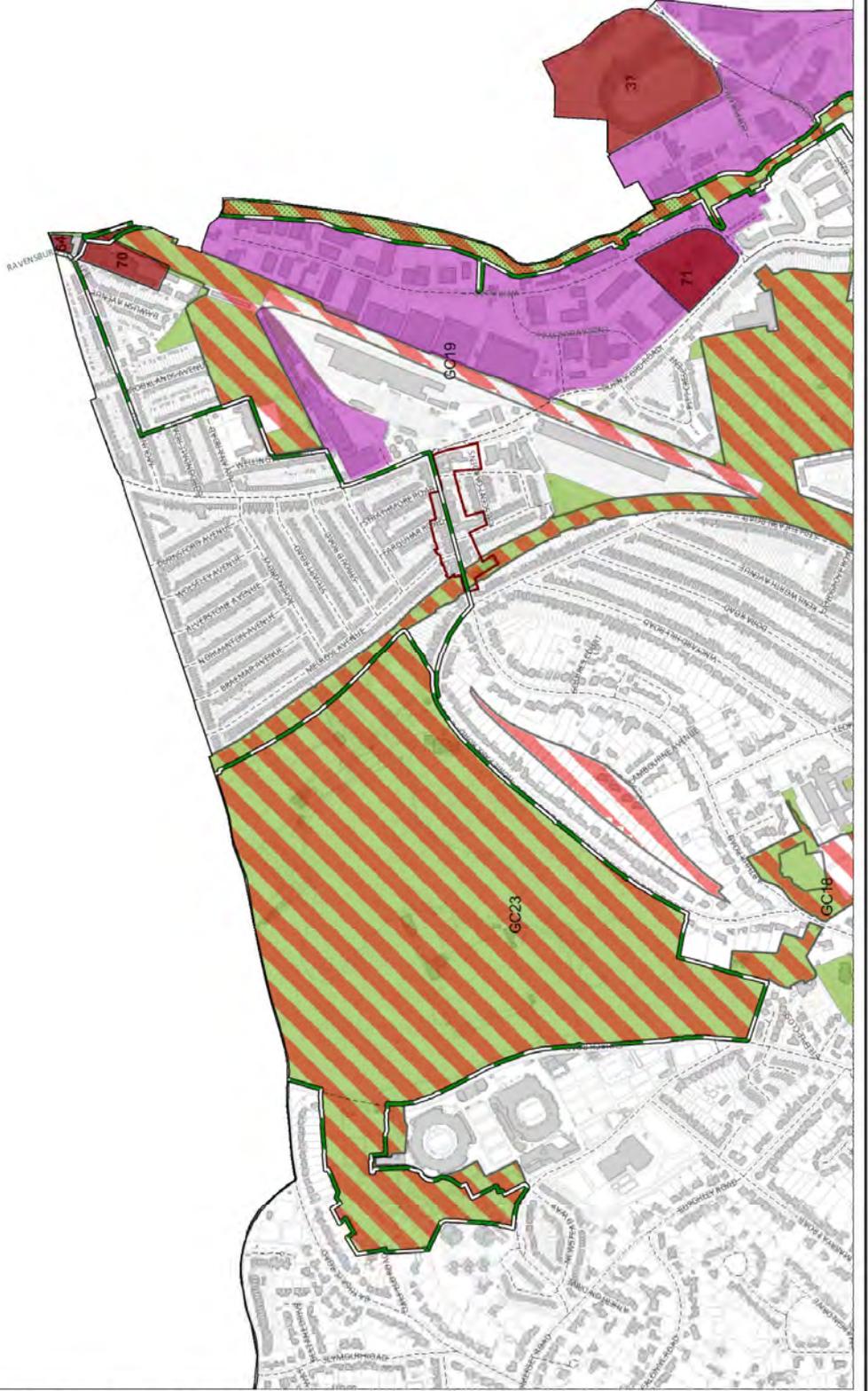
**Green Chains,  
Green Corridors & Local  
Nature Reserves**  
WIMBLEDON PARK



**Key**

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

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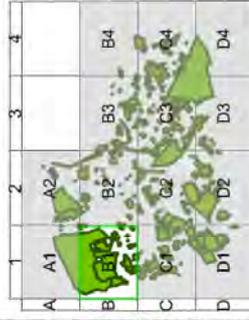
Grid Ref: **B1**

January 2013

Policies Map

Green Chains,  
Green Corridors & Local  
Nature Reserves

LOWER WIMBLEDON  
COMMON



**Key**

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



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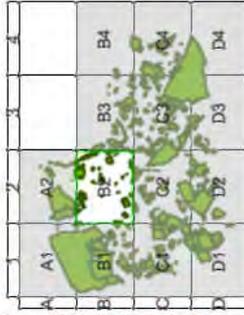
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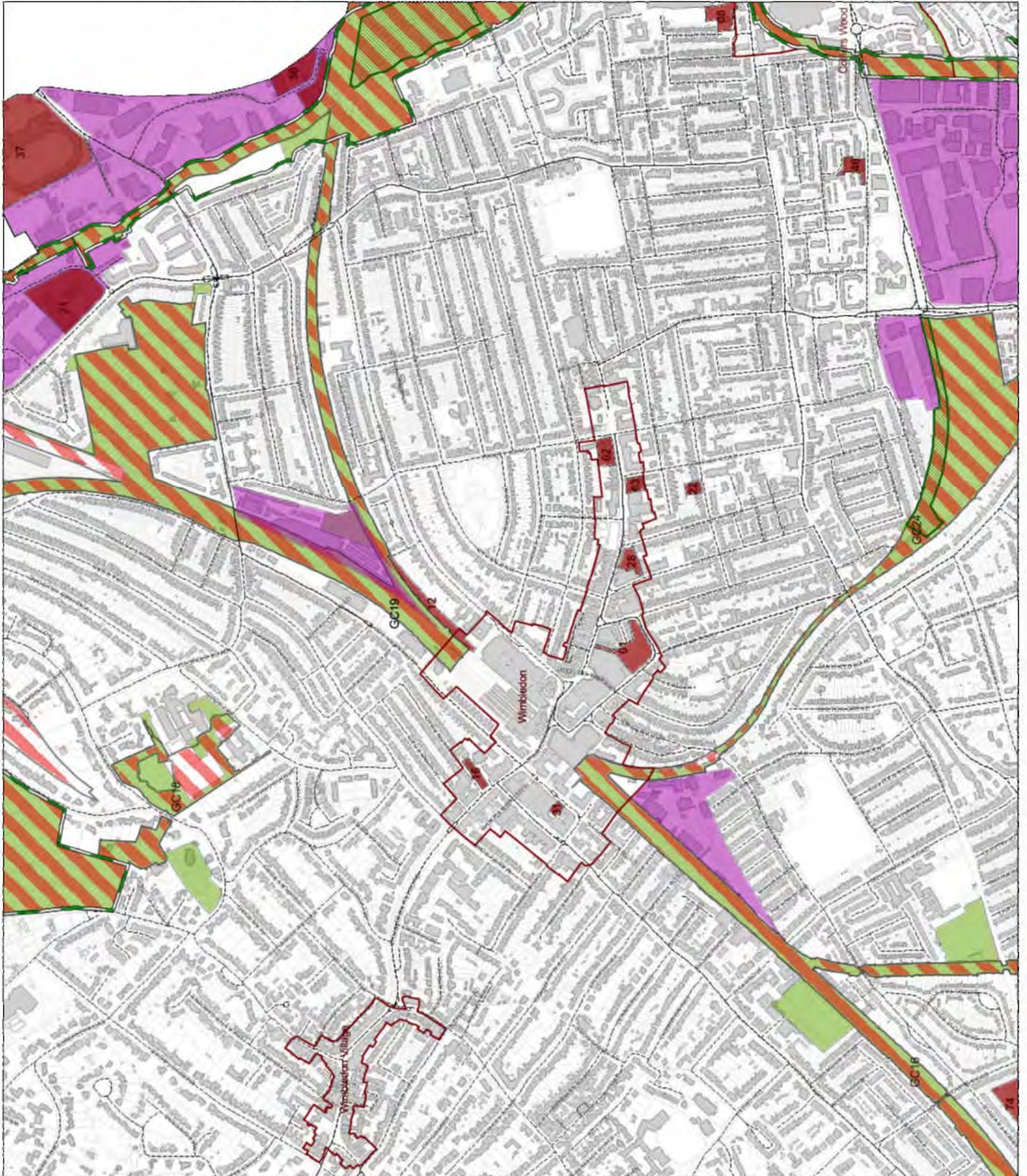
January 2013

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



**Key**

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



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## F - 5. Wimbledon - 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 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*

## Policies Maps | Wimbledon

*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](mailto:ldf@merton.gov.uk)

## Policies Maps | Wimbledon

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
A1 and B1	M044	Wimbledon Common
A2	A017	Haslemere Avenue Allotments
A2	A019	Brooklands Avenue Allotments
A2	M010	Durnsford Road Rec Grd
A2	M077	Wimbledon Park
A2	M078	Open Space attached to Gipsy site
A2	M078	Seymour Road Park
A2	M079	Alfreton Close Corner Park
A2	M080	Welford Park and Path
A2	M102	Home Park Road Open Space
A2	P010	Queensmere Road Tennis Courts
A2	P035	All England Lawn Tennis Club
A2	S046	Wimbledon Park Primary School
A2	W003	Land Along Wandle River
B1	A010	Cottenham Park Allotments
B1	A018	Cannizaro Park Allotments
B1	C001	Buddhapadipa Temple Grounds
B1	M013	Cottenham Park
B1	M022	Holland Gardens Open Space
B1	M043	Crooked Billet Open Space
B1	P009	West Side Lawn Tennis Club
B1	P017	Royal Wimbledon Golf Club
B1	P018	Atkinson Morley's Hospital
B1	S002	Kings College School Playing Field
B1	S045	Oberon Playing Fields (Raynes Park High)
B1	S049	The Norwegian School Playing Fields
B1	S050	Blossom House School Playing Fields
B1	S051	Hollymount School Playing Fields
B1	S052	Ursuline Convent High School Playing Fields
B2	A007	Effra Road Allotments
B2	A016	Durnsford Road "B" Allotments
B2	A020	Havelock Road Allotments
B2	C002	St Mary's Church, Wimbledon
B2	C006	Gap Road (Wimbledon) Cemetery
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

## Policies Maps | Wimbledon

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	Bishop Gilpin Primary
B2	S040	Garfield School
B2	S048	Wimbledon College Preparatory School Donhead Lodge
B2	S062	Pelham Primary School Playing Fields
B2	S063	St Marys Rc Primary School Playing Fields
B2	W006	Merton Park Green Walk

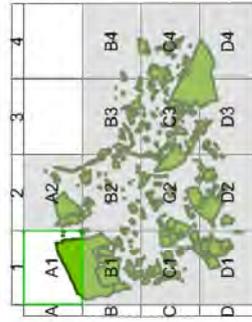


Grid Ref. **A1**

January 2013

# Policies Map Open Space

WIMBLEDON COMMON



## Key



Open Space  
UDP 2003



Open Space  
Proposals 2013



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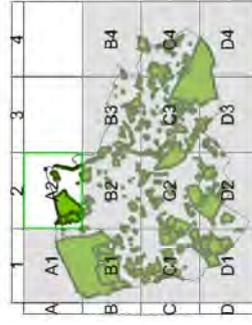


Grid Ref. **A2**

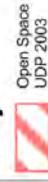
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# Policies Map Open Space

WIMBLEDON PARK



## Key



Open Space  
UDP 2003



Open Space  
Proposals 2013



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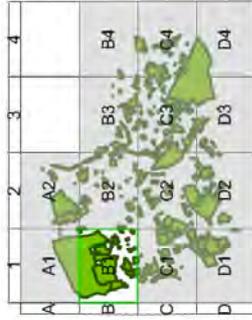


Grid Ref: **B1**

January 2013

# Policies Map Open Space

LOWER WIMBLEDON  
COMMON



## Key

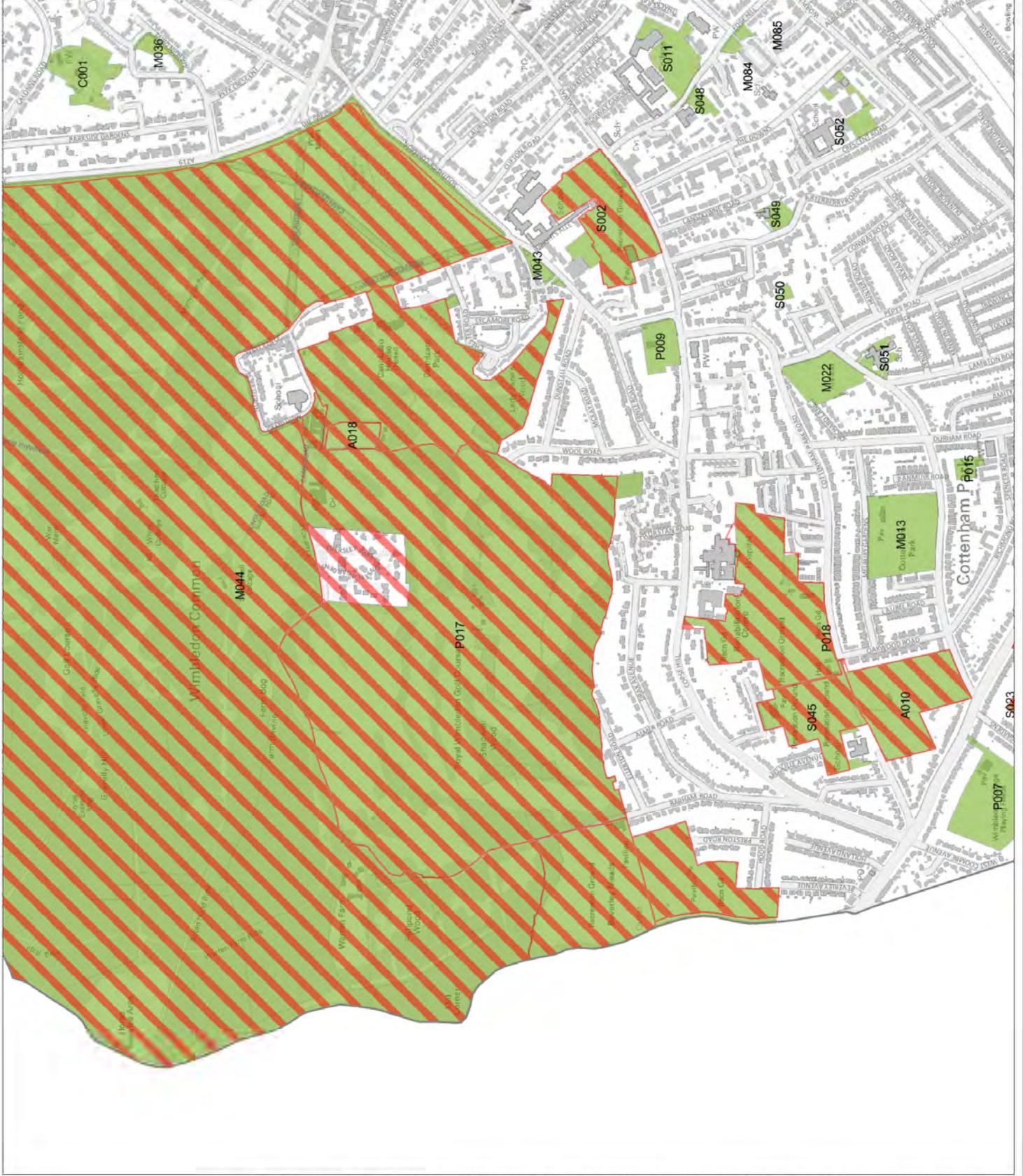


Open Space  
UDP 2003



Open Space  
Proposals 2013

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## F - 6. Wimbledon – SINC

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 SINC. 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.

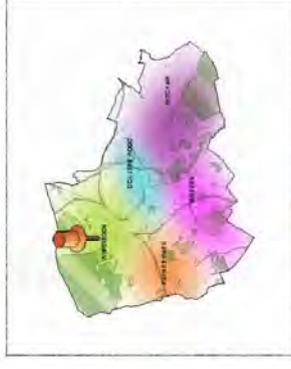
Officers recommend the continuation of the use of the London Wildlife Sites Board process as it requires robust evidence to be presented for their expert assessment.

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 SINC 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
M101	Wimbledon Common and Putney Heath	M
MeBI02 (Amended)	Wimbledon Park - Merton section	1
MeBI03 (Amended)	Royal Wimbledon Golf Course south	1
MeBI04 (Amended)	Wandle Trail Nature Park and Lower River Wandle	1
MeBI08 (Amended)	Cannizaro Park	1
MeBII01A (Amended)	Streatham Junction to Wimbledon Railsides	2
MeBII01B (Amended)	East Wimbledon Railsides	2
MeBII01C (Amended)	Distric line through Wimbledon Park	2
MeBII01D (Amended)	Wimbledon to Dundonald Road Tramlink	2
MeBII01F (Amended)	Sutton line south of Wimbledon	2
MeBII11 (Amended)	Buddhapadipa Temple Grounds	2
MeBII16 (Amended)	Durnsford Wetland	2
MeL01 (Amended)	Park House Middle School Conservation Area	L
MeL13 (Amended)	The Chase	L
MeL14 (Amended)	St Mary's RC Primary School Nature Garden	L
MeL16 (Amended)	St Mary's Churchyard, Wimbledon	L

# Policies Map SINCS WIMBLEDON



- I1 - St Mary's Churchyard
- I2 - District Line through Wimbledon Park
- I3 - Wimbledon to Dundoald Road Tram Line

## Key

- SINCS UDP 2003
- SINCS Proposals 2013

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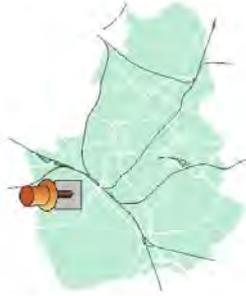
Map Ref: **i1**

January 2013

# Policies Map

## SINC

ST MARY'S CHURCHYARD



### Key



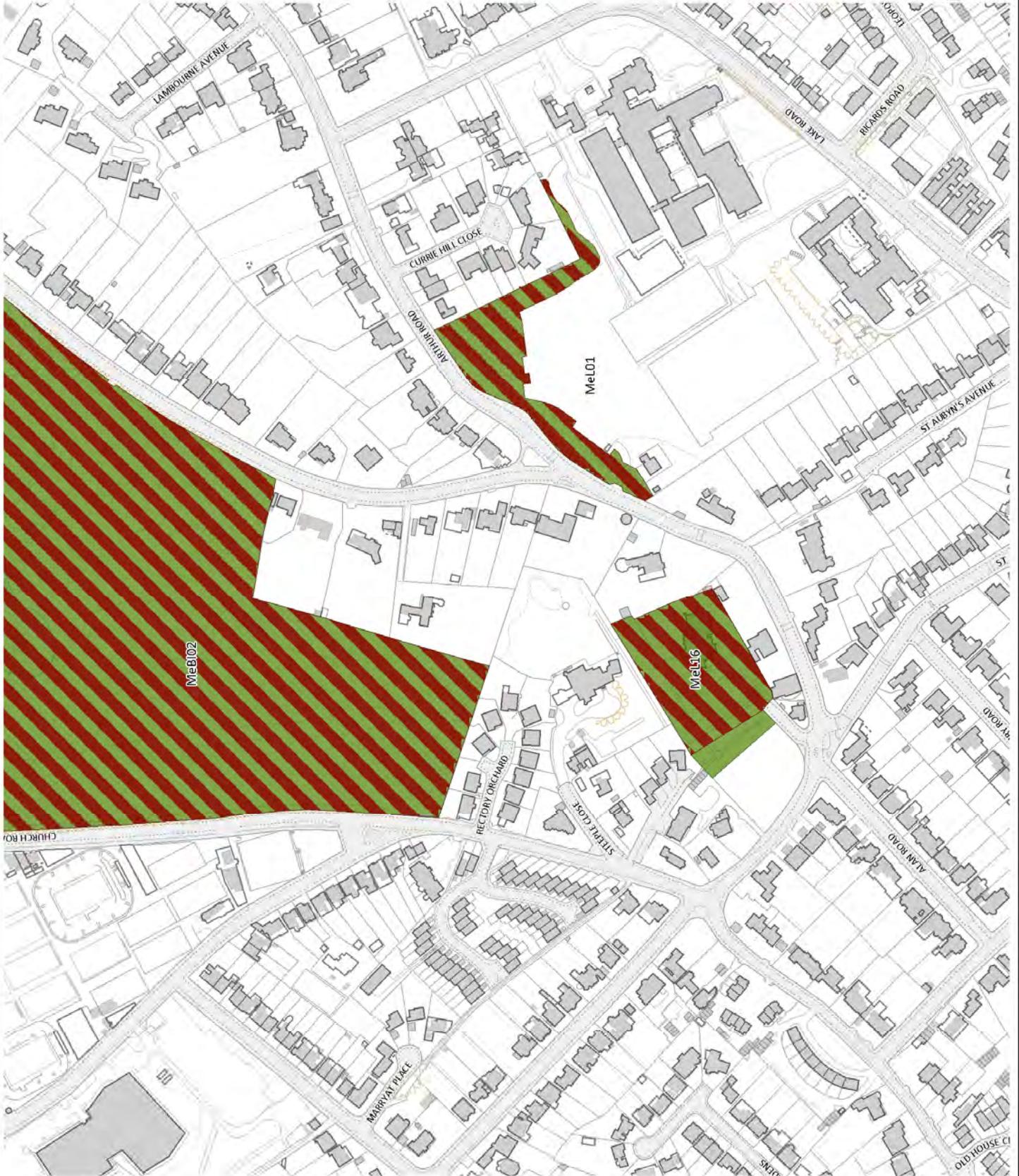
SINC UDP 2003



SINC Proposals 2013

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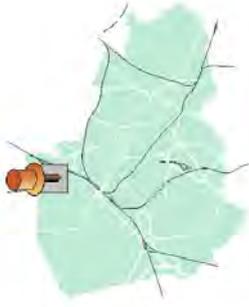
Map Ref: **i2**

January 2013

# Policies Map

## SINC

DISTRICT LINE THROUGH  
WIMBLEDON PARK



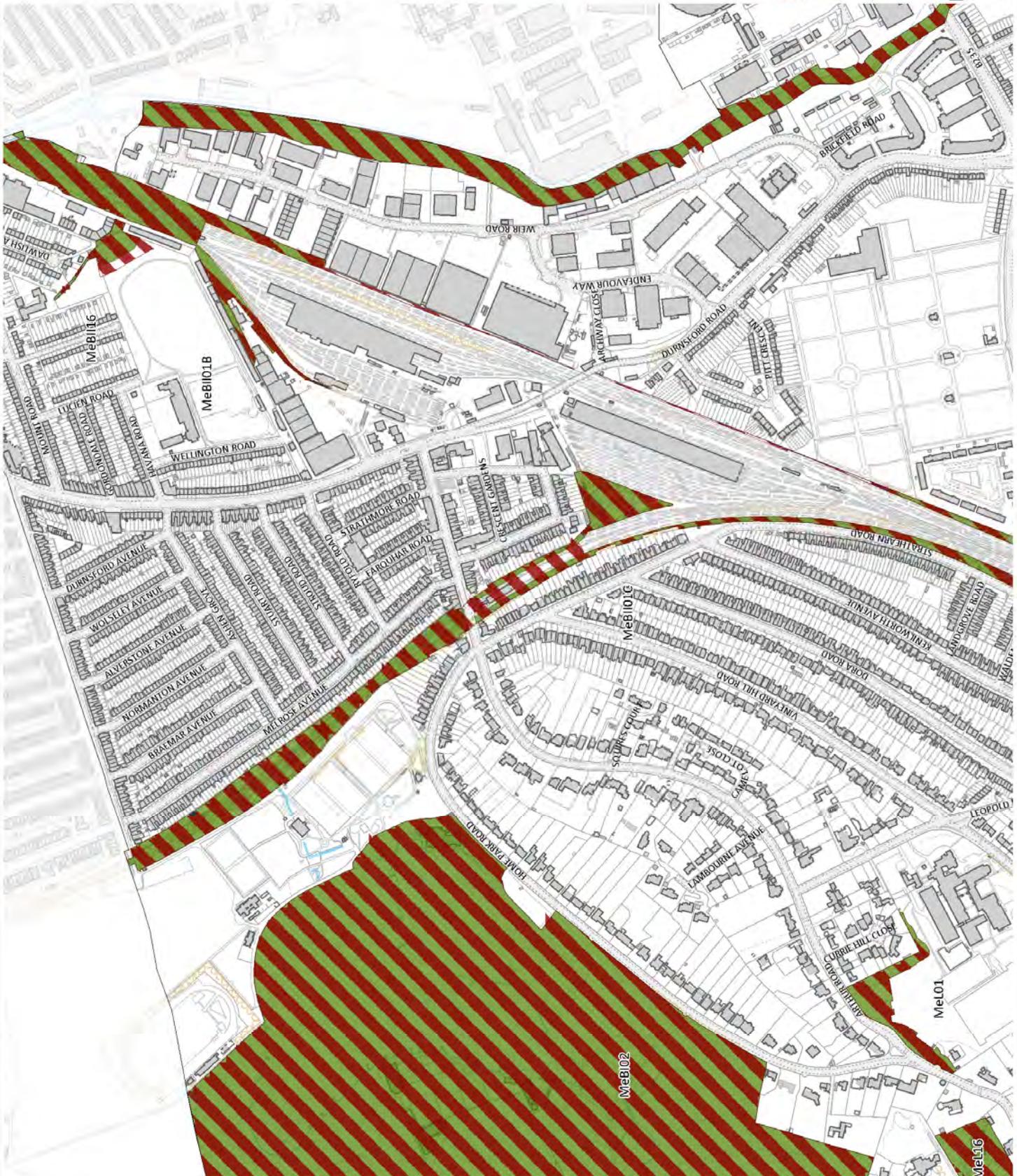
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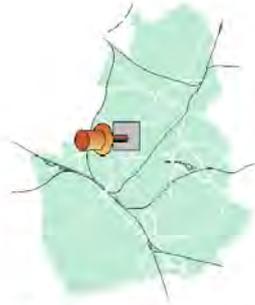
SINC UDP 2003



SIN Proposals 2013



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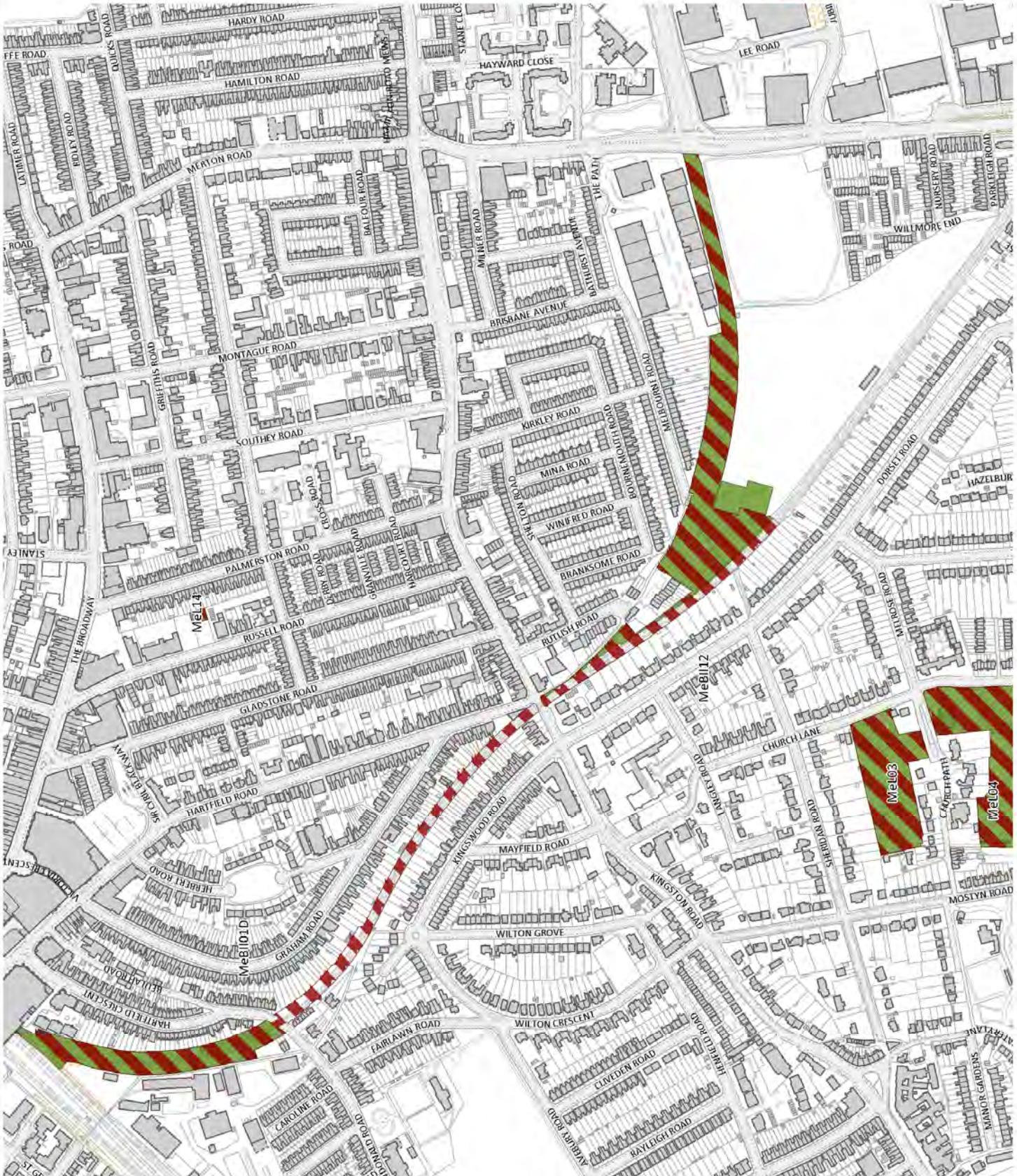
**Key**



SINC UDP 2003



SIN Proposals 2013



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## F - 7. Wimbledon - 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.

- 1 Include: land between the railway embankment and the Rufus Business Centre and Haslemere Industrial Estate – the majority of the site is within a Green Corridor and a SINC. Establishing this potential link from Durnsford Road Rec to Wandle Trail would be in accordance with the objectives of the WVAF (Access to Open Space and Making Connections).
- 2 Include: Brooklands Avenue Allotments - allotments are in accordance with the objectives of the WVAF (Productive Landscapes).
- 3 Exclude: Wimbledon Park Primary School - the school use is not ancillary to the park's use



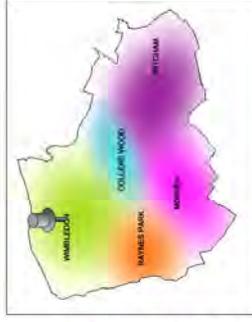
## Policies Maps | Wimbledon

- 4 Include: Garfield Road Play Area - play spaces are in accordance with the objectives of the WVAF (Healthy Communities).
- 5 Exclude: Garfield Primary School play ground - the school use is not ancillary to the park's use and approx 95% of the portion of land indicated is hard standing.



## F - 8. Wimbledon – Transport Proposals

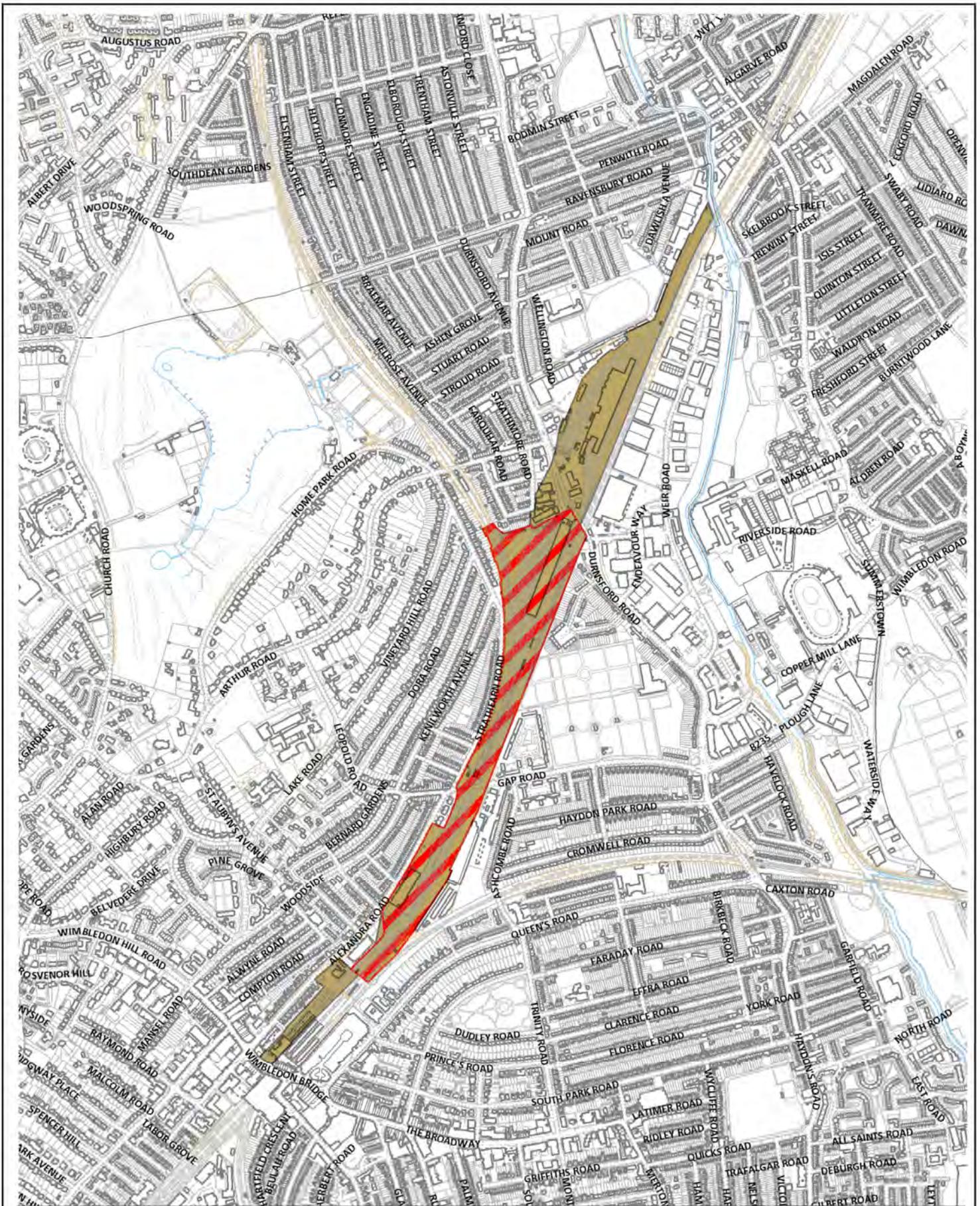
Designation	Number	Location
Cycle Network	22TN	Borough -wide cycle network
		These detailed maps are available under each of the five areas: Colliers Wood, Mitcham, Morden, Raynes Park and Wimbledon
Rail/ Tube Improvements	05TN	Land adjoining district line, east of Wimbledon Main Line Station, Safeguarding of land for Crossrail2



### Key

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





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**Policies Map  
 Safeguarded Land  
 Adjoining District Line**



**Key**



Safeguarded Land adjoining District Line  
 UDP 2003



Safeguarded Land Adjoining District Line  
 Policies Map 2013



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