

From: Conservative Group
(Chris Edge Dundonald Ward Councillor Shadow Cabinet Member for
Regeneration and Planning)

DM.H3 Support for Affordable Housing

The key thrust of any policy towards affordable housing should be that the properties should be of a high quality and sensible sized rooms together with access to good local amenities. If any of these objectives cannot be fulfilled then any application to develop affordable housing should be refused.

There should also be adequate infrastructure in place before more housing is built. This not only includes the usual school places, but should also give consideration to the capacity of local utilities such as water and energy networks, sewage handling capacity as well as sufficient open space and playing fields and a practical level of provision for residents to park their cars. In determining the development of any housing, affordable or not, the likely needs of both current and future residents must be given a much greater weighting.

In terms of general policy, we would suggest:

Emphasis should be on quality and sensible sized rooms not quantity of housing.

Additional provision for housing must be accompanied for provision for amenities (schools, playing fields, open space); if we can't provide the amenities, we shouldn't be building more housing.

If we are really to tackle deprived areas, we should not be building more affordable housing in those areas with an already high concentration.

SITES

My group have been looking at these sites to ascertain where new schools can be built; several have come up which we would ask the Council to seriously take on board. Some of these I have suggested to different officers, including at Director level - Chris Lee and Yvette Stanley – but presumably because we are not the group with the Administration we get ignored?

I have also included:

The old Manoplastics site, which we believe should be adopted as a new school and the Access storage site being built on the Rainbow Site.

The Rainbow Site which was not on the Excel sheet provided but has the same deadline

Please also see the comments in the last column.

SLDF Proposal Map – Local Centres (Raynes Park)

Like the Raynes Park Association and others we wish to object to the proposed 'New Centre Boundary' as set out in the maps in the appendix to the proposed LDF. They stated:

"For many years our association has worked to establish an identity for Raynes Park. We have worked alongside the Council in establishing and implementing the Raynes Park Enhancement Plan. The focus of our attentions has been across the 'Old Centre Boundary – UDP 2003'. Because of financial constraints, all the improvements to date have taken place on the north of the railway. Our focus is now turning to improving and enhancing the area to the south of the railway, and, in particular, the area to the south of the Skew Arch. However, your proposed new boundary places the south of the railway outside the town centre, and therefore likely to fall outside the attention of the Council for special attention.

As an association, we have worked tirelessly to establish an integrated town centre in Raynes Park, despite the divide created by the railway. The proposed changes to the town centre would effectively reverse the work we have done.

In order to plan for continued growth in Raynes Park, the UDP 2003 boundary for the centre of Raynes Park needs to be retained. We reject any proposal to eliminate the area to the south of the railway. "

We endorse their comments and ask you to revert to the original plan.

NEW POLICY

Some of my fellow group councillors and myself travelled round the sites yesterday and we would like to propose a new policy for industrial sites to encourage owners to include good and tidy green areas especially in the front of their premises. It makes these industrial sites look less harsh on the eyes and generally make it nicer for people to work or visit them. May I ask that the Council considers how we might enforce this, at least for new applications please?

Ward	Site	Current Usage	Council's Preferred Usage	Con Group Preferred Usage
Abbey	Leyton Road Centre, 21 Leyton Road, Colliers Wood, SW19 1DU	Children's Centre	Community and Residential or Residential Only (subject to community facility finding alternative provision)	Children's Centre or Community (not both)
Abbey	Patrick Doody Clinic, Pelham Road, Wimbledon, SW19 1NX	Health Centre	Healthcare and residential	Residential or Healthcare (not both)
Abbey	Merton Hall, 78 Kingston Road, Wimbledon, SW19 1LA	Community	Community and Residential or Residential Only (subject to community facility finding alternative provision)	Community only
Abbey	P4 - Wimbledon Theatre Car Park, 111-127 The Broadway, Wimbledon, SW19 1QG	Car Park	Residential and town centre uses (retail, restaurants, leisure, offices)	Car Park
Abbey	The Old Lamp Works, 25 High Path, Colliers Wood, SW19 2LQ	Warehouse/Office	Offices and Residential	Employment or Offices
Abbey	165-171 The Broadway, Wimbledon, SW19 1NE	Commercial and Offices	Retail, offices, community and residential	Retail or Offices
Colliers Wood	43-45 Palestine Grove, Colliers Wood, SW19 2QN	Dilapidated warehouse building	Residential	Residential or Employment
Colliers Wood	Colliers Wood Community Centre, 64-72 High Street, Colliers Wood, SW19 2BY	Community Centre	Mixed use community and residential	Community Centre
Colliers Wood	Taylor Road Day Centre, Wakefield Hall, Taylor Road, Mitcham, CR4 3JR	Day Centre	Residential	Community/Day Centre
Colliers Wood	60 Pitcairn Road, Mitcham, CR4 3LL	Vacant industrial building	Residential	Employment
Colliers Wood	Thames Water Site, Byegrove Road, Colliers Wood, SW19 2AY	Sewerage pumping station	Open land and nature conservation	Open land and nature conservation
Cricket Green	Worsfold House/Chapel Orchard	Council offices and school building	Residential	School/Education
Cricket Green	Wilson Hospital, Cranmer Road, Mitcham, CR4 4LD	Health Clinics and GP's Surgery	Community use and either healthcare or education and residential	Community and Health
Cricket Green	1-7 Birches Close, Mitcham, CR4 4LQ	Specialist health facilities	Community use and either healthcare or education and residential	School or Healthcare
Cricket Green	Brook House, 1a Cricket Green, Mitcham, CR4 4LA	Vacant (former office use)	Office, community or residential	School or Employment
Dundonald	Land Between 424-448 Kingston Road, Raynes Park, SW20 8DX	Vacant Land	Residential	School or Employment
Figges Marsh	Mitcham Library, London Road, Mitcham, CR4 2JB	Library	Library with part residential to support library function	Library
Hillside	Wimbledon Library/Marlborough Hall, 35 Wimbledon Hill Road, Wimbledon, SW19 7NB	Library	Library and either residential, community, office or retail	Library
Hillside	Wimbledon Community Centre, 28 St George's Road, Wimbledon, SW19 4DP	Community Centre	Mix of community, residential and commercial use	Community
Hillside	Wimbledon Delivery Office, 12 Cranbrook Road, Wimbledon, SW19 4HD	Royal Mail Sorting Office	Offices and Residential	Offices or Residential
Lavender Fields	Bond Road Day Nursery, 55 Bond Road, Mitcham, CR4 3HG	Single Storey Day Nursery	Community and Residential or Residential Only (subject to community facility finding alternative provision)	Community
Lower Morden	Morden Assembly Hall, Tudor Drive, Morden, SM4 4PG	Community Hall	Community and Residential or Residential Only (subject to community facility finding alternative provision)	Community
Merton Park	Nelson Hospital, 220 Kingston Road, Wimbledon, SW20 8DB	Hospital	Health and Community with nursing home and/or residential	Health and Community, potentially with nursing home. Not residential
Merton Park	Morden Road Clinic, 256 Morden Road, Wimbledon, SW19 3DA	Medical Clinic and Retail	Healthcare and residential	Healthcare
Merton Park	Morden Station Offices and Retail Units, 66A-82 London Road, Morden, SM4 5BE	Retail and Offices	Retail, offices and residential	Retail and/or Offices
Merton Park	Sainsbury's Car Park, RO 127-149 Kenley Road, Morden, SM4 5BE	Car Park	Retail, offices and residential	Car Park
Merton Park	York Close Car Park, Morden, SM4 5HW	Car Park	Residential	Car Park
Ravensbury	Wyvern Youth Centre, 18 Arras Avenue, Morden, SM4 6DF	Youth Centre	Residential	Community/Youth Centre
Raynes Park	9 Amity Grove, Raynes Park, SW20 0LQ	Medical Clinic	Community and Residential or Residential Only (subject to community facility finding alternative provision)	Community/Healthcare
Raynes Park	80-88 Bushey Road, Raynes Park SW20 0JH	Offices, Light Industry	Employment led mixed use	Employment
St Helier	Chaucer Centre, Canterbury Road, Morden, SM4 6QB	Traning and conference centre	Community and Residential or Residential Only (subject to training facility finding alternative provision)	Education and Community
Trinity	Queens Road Car Park, Queens Road, Wimbledon, SW19 8LR	Car Park alongside railway	Residential	Car Park
Trinity	YMCA, 196-200 and 220-224 The Broadway, Wimbledon, SW19 1RY	YMCA	Retail, offices, community and residential	Community and Leisure
West Barnes	West Barnes Library, West Barnes Lane, 10 Station Road, New Malden, KT3 6JJ	Library	Library and residential	Library
West Barnes	St Catherine's Square, Grand Drive, Raynes Park, SW20 9NA	Open space	Nature reserve	Nature Reserve
Wimbledon Park	Land at Dumsford Road/Gap Road Corner, SW19 8JF	Park	Residential	Park
Wimbledon Park	Land adjacent to 10 Home Park Road, Wimbledon Park, SW19 7HN	Vacant site	Residential	Green space
Wimbledon Park	Wimbledon Greyhound Stadium, Plough Lane, SW17 0BL	Greyhound Stadium and Car Park	Sporting activity or industrial and warehousing	Sporting
Wimbledon Park	7, 8 and 12 Waterside Way, Tooting, SW17 0HB	Vehicle operating centre	Business, industrial and warehousing	Employment

Ward	Site	Current Usage	Council's Preferred Usage	Con Group Preferred Usage	Comments
Colliers Wood	Jamia Ahmadiyya, 2 South Gardens, Colliers Wood, SW19 2NT	Residential School	Education	Education	
Colliers Wood	Crusoe Road Industrial Buildings, 45A and B, Crusoe Road, Mitcham, CR4 3LJ	Light Industrial	Residential	Light Industrial	
Dundonald	Southey Bowls Club, 559 Kingston Road, Raynes Park, SW20 8SF	Bowls Club	Bowls club / residential	Sports club only	Residents tell us there is a covenant on this land that prevents its use for anything other than sports purposes
Dundonald	579-583 Kingston Road Raynes Park London SW20 8SD [Old Manuplastics site]	Planning given to Access Storage for NEW SELF STORAGE (CLASS B8) , LIGHT INDUSTRIAL AND OFFICE (CLASS B1) ACCOMMODATION IN A BUILDING OF UP TO 5 STOREYS INCLUDING PARKING, ACCESS, SERVICING, ENGINEERING, LANDSCAPING AND OTHER ASSOCIATED WORKS.	Not on Current list	School	Ideal site for new school; encourage Access to build their unit on Rainbow Site
Dundonald	Raynes Park Service Station, 26 Bushey Road, Raynes Park, SW20 8LW	Vehicle repair, maintenance, sales and valet	Residential	School or retain as is	A second pedestrian access could also be provided via the vacant land, which we understand is owned by the council, on the corner of Kingston Road, opposite the Lower Downs Road Junction. This pedestrian access should become a park area and the billboards removed.
Figge's Marsh	Sibthorp Road Car Park, Sibthorp Road, Mitcham, CR4 3NN	Car Park	Restaurant / café and residential Mixed use – residential (C3 and limited retail/ community use)	Restaurant / café and residential Mixed use – residential (C3 and limited retail/ community use)	
Figge's Marsh	Dreams Bed Superstore, 117-125 London Road, Mitcham, CR4 2JA	Retail warehouse – restricted to bulky goods	Proposed uses will be dependent on the decommissioning of the gasholder	Proposed uses will be dependent on the decommissioning of the gasholder	
Lavender Fields	Former Mitcham Gasworks, 49 Seagas House, Western Road, Mitcham, CR4 3ED	Vacant	Residential	Mixed use – residential, office & retail Commuter car park, but subject to wider masterplan	
Lavender Fields	191-193 Western Road, Mitcham, CR4 3ED	Factory and Open Storage	Residential (in conjunction with MoreMorden masterplan)	Redevelopment proposals should be delivered via a masterplan for the site	
Merton Park	Kenley Road Car Park, Adjacent Kendor Gardens, Kenley Road, SW19 3HZ	Commuter car park Residential housing estate, open space, library and community uses	Redevelopment proposals should be delivered via a masterplan for the site	Redevelopment proposals should be delivered via a masterplan for the site	
Pollards Hill	Moat Pollards Hill Housing Estate				Based on discussion and debate at well attended public meetings, the community and ward councillors are against any change of use of this site from industrial, all employment providing, to inclusion of any residential. We are all also concerned that the council have apparently depended on the owner/developer to resource and part- produce the present draft supplementary planning brief, which we have requested be withdrawn to be replaced by a brief for consultation generated by council officers in the usual way, but without the inclusion of housing. If a developer wishes to place some housing on this site then it should be subject to a planning application not be part of the SPD to ensure residents have a say at this stage.
Raynes Park	Rainbow Estate	Industrial	Mixed Residential Industrial	Retain as industrial, request Access storage to release the old Manuplastics site and with Workspace's agreement build their storage unit on the Rainbow estate	Must react quickly to beat the developers who prefer residential!
Village	Wolfson Rehabilitation Centre site on Copse Hill, Copse Hill, WestWimbledon, SW20 0NJ	St George's Healthcare NHS Trust as a Neuro-rehabilitation Centre	Residential	School	
Wimbledon Park	Wimbledon Greyhound Stadium, Plough Lane, SW17 0BL	Greyhound stadium and car park	Intensification of sporting activity or industrial and warehousing	Sporting	
Wimbledon Park	12 Ravensbury Terrace, 12A Ravensbury Terrace, SW18 4RL	Office Use/ Vacant Warehouse Use	Office and residential	Office	Should also clear the side of the river to create a walkway - to join up with the Wandle Trail Should also clear the side of the river to create a walkway - to join up with the Wandle Trail
Wimbledon Park	Haslemere Industrial Estate, 20 Ravensbury Terrace, SW18 4RL	Business and industrial Offices partly vacant, Homebase retail unit, associated car parking, electricity sub stations	Business / Light Industrial	Business / Light Industrial	
Wimbledon Park	Land on Corner of Weir Road/Dumsford Road, Homebase and Vantage House, 1 Weir Road, SW19 8UG		Industrial and warehousing	Industrial and warehousing	This assumes Homebase is classed as warehousing, rather than retail