

COMMENTS ON THE DRAFT SITE AND POLICIES DEVELOPMENT PLAN DOCUMENT AND SITE PROPOSALS MAP Stage 2a Public Consultation

I write to object to the revised local centre boundary for Raynes Park which is proposed without any explanation or reasoning in Appendix C; Draft Proposals Map revisions.

For years many of us locally have worked through local residents associations such as the Apostles Residents Association, of which I am a member, and the Raynes Park Association for a more coherent approach to Raynes Park in terms of identity and treatment of the public realm. This was acknowledged by the council's adoption of the Raynes Park Local Centre Enhancement Plan, which came about after a series of public meetings that established local residents' image of what constituted the 'local centre' as a commercial and services entity, which was in fact more extensive than the 2003 UDP envelope. Now, without any explanation, the council seems set on ignoring local people and arbitrarily deciding to reduce what it thinks constitutes our local centre, when in fact the envelope should be enlarged.

I would argue that since the local centre extent included in the 2003 UDP was set, facilities on the south side of the railway have improved with additional restaurants and the new library all opening subsequent to 2003. Consequently the local centre envelope should be enlarged to take account of these points. In addition, Approach Road is host to three bus routes that serve the local centre on the south side of the railway.

Entrance points are an important element of any local centre and the Enhancement Plan recognised what local people consider to be the entrances to Raynes park local centre. I believe that the local centre envelope should also be enlarged at the western end to take account of this.

I attach a plan that shows the areas I believe should be added to an enlarged local centre envelope.



UDP 2003 boundary should be retained & enlarged as indicated

May 2012

LDF Proposal Map

Local Centres

RAYNES PARK

▨ Add to Local Centre area.

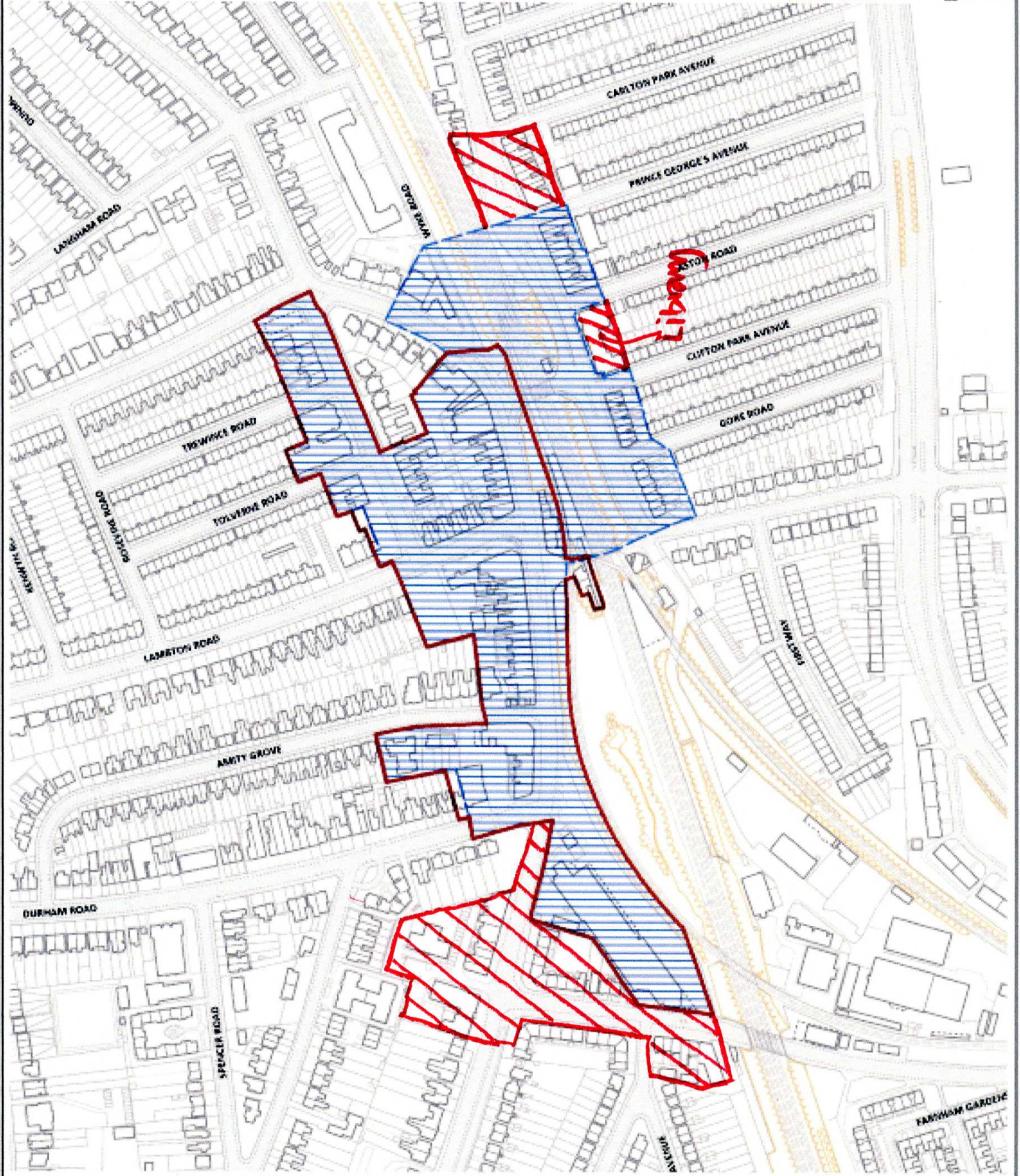


Key

Old Centre Boundary LDF 2003

New Centre Boundary LDF Proposals 2012

London Borough of Merton
 Merton Civic Centre, 100 London Road,
 Morden Surrey SM5 5DX
 Tel: 020 8543 2222



COMMENTS ON THE DRAFT SITE AND POLICIES DEVELOPMENT PLAN DOCUMENT AND SITE PROPOSALS MAP Stage 2a Public Consultation

I write in response to the consultation on site no.74: Southey Bowls Club

1. The government proposes that all development must be 'sustainable'.
2. It is unsustainable to continue proposing residential development on existing private open space, which must inevitably lead to increasing numbers of residents having to commute further to ever fewer recreation facilities, public or private. This will inevitably increase travel by car or public transport, which in turn will increase levels of energy consumption and pollution, making it increasingly difficult if not impossible to meet government targets for reducing both energy use and pollution. A change to residential use on this site is therefore totally unacceptable.
3. The primary consideration, if there is to be a change of use from private recreational use (there is no indication that the Bowls Club is financially unviable), should be public open space and/or community use. In the past the surrounding area has been acknowledged by the council to be deficient in public open space. The use of this site for public open space should be considered on planning grounds regardless of any arguments about whether or not funding might be available currently.
4. Vehicular access to the site is width restricted, the only access being close to the complex junction of Kingston Road, Lower Downs Road and Burstow Road and servicing vehicles do not enter the site. The site is inappropriate for residential use on both servicing and emergency access grounds.

COMMENTS ON THE DRAFT SITE AND POLICIES DEVELOPMENT PLAN DOCUMENT AND SITE PROPOSALS MAP Stage 2a Public Consultation

I write in response to the consultation on site no.77: 26 Bushey Road

1. The government proposes that all development must be 'sustainable'.
2. It is unsustainable to continue proposing residential development on existing employment land which must inevitably lead to increasing numbers of residents having to commute further to ever fewer employment sites. This will inevitably increase travel by car or public transport, which in turn will increase levels of energy consumption and pollution, making it increasingly difficult if not impossible to meet government targets for reducing both energy use and pollution. A change to residential use on this site is therefore totally unacceptable.
3. There is a demand for industrial land uses such as this site provides currently, which the occupancy levels by existing tenants demonstrates. The need for a change of use would therefore seem to be unnecessary. There needs to be a coherent policy for assessing the impacts of relocating existing tenants if a change of use were to be considered.
4. The primary consideration, if there is to be a change of use from employment use, should be community use. In the past the surrounding area has been acknowledged by the council to be deficient in public open space. The use of this site for public open space should be considered on planning grounds regardless of any arguments about whether or not funding might be available currently.
5. Whilst I personally don't agree with a change to residential, if that is the final decision then
 - a) housing on the site should have heights to eaves or ridgeline no greater than existing adjacent housing in Bronson Road and Kingston Road,
 - b) no flat roof development should be allowed and

c) all units should be family homes with gardens similar to in the Apostles streets.
Should this be considered financially unviable for any reason then housing should not be allowed on the site. Higher density housing is unacceptable on this site.

Regards,