

**Draft Statement of Common Ground between
London Borough of Merton and
St William Homes**

**On draft policies D12.6 and Mi16 of the
Merton Local Plan Review**

This Statement of Common Ground replaces the previous statement of common ground between Merton Council and St William, which is withdrawn.

Areas of agreement

- The inclusion of Mi16 within draft Policy D12.6 relating to tall buildings is agreed where this enables high quality design and residential amenity and the site to be delivered.
- The updated evidence on high quality design and residential amenity demonstrates that a range of heights of up to a maximum of 9 storeys would be acceptable that responds in an appropriate manner to the site's existing context, subject to consideration of design policies.
- The evidence includes the inclusion of a telecom mast on top of the tallest residential building as a replacement of the existing telecoms mast on the Gasworks site (currently on site at c.65metres high). The replacement telecoms mast needs to be located on top of the tallest building in order to provide a clear signal.
- That factual amendments are made to update reference to the gasholder, which was demolished in early 2022

Proposed edits to wording ([from pages 159 to 161 of Merton's Local Plan Regulation 19 July-September 2021](#))

Mi16 Mitcham Gasworks:

Design and accessibility guidance:

The site had outline planning permission for a major residential and employment scheme. The residential element has been delivered over 5 years ago (Hay Drive etc). However, the employment part of the permission (which extended onto the site surrounded by the red line, reaching Western Road) lapsed in July 2012. The ~~site's potential uses, and layout is currently constrained by the~~ gasholder ~~that stood~~ on the corner of Western Road and Portland Road ~~was demolished in early 2022. Although the gasholder is no longer used, it has not been officially decommissioned. The landowners are proposing it decommission but until that time development within the vicinity of the gasholder is currently subject to restrictions set out in the Health and Safety Executive's land use planning method (PADHI) which limits the potential for residential-led mixed use development until the gasholder is decommissioned.~~

~~The site is subject to a Hazardous Substance Consent (HSC). An application for the continuation of this HSC was granted in 2002 (Ref: 02/P1493). The decommissioning the site and the cancellation of the HSC requirements to enable the redevelopment of the site.~~ The site accommodates two electricity sub stations, an operational gas Pressure Reduction Station (PRS) and above ground gas mains stemming from the historic installation use. A ~~65metre large redundant gasholder and~~ telecoms mast ~~are~~ is found to the north of the site on the SGN ~~(Southern Gas Networks)~~ owned land. The site would require decontamination due to its earlier use.

Indicative site capacity: 500 - 650 new homes

Approach to tall buildings: A mixed-use redevelopment of the site could include taller buildings of up to 9 storeys, subject to consideration of design policies, along with a replacement telecoms mast on top of the tallest building.

Signatories

Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.

Signed for London Borough of Merton by:

Name – Tara Butler

Job Title – Deputy Manager, Future Merton

Signature - 

Date – 21.09.2022

Signed for on behalf of St William Homes by:

Name – CRAIG MILES

Job Title – LAND DIRECTOR

Signature - 

Date – 21/09/2022

