

Policy Map Changes for Metropolitan Open Land London Borough of Merton – New Local Plan

November 2021

Introduction

This document sets out the proposed changes to Merton’s adopted Local Plan Policies Map 2014, to be made in association with the new Merton Local Plan 2021 for Metropolitan Open Land. If agreed following examination, all changes to the Policies Map will be adopted alongside the new Merton Local Plan.

Site Reviews

The Merton Green Infrastructure Study 2020 included a review of sites currently designated as Metropolitan Open Land, with a number of recommendations made. The table below (Appendix A of the Green Infrastructure Study Designated Sites Review Technical Report) was used in the assessment of these sites.

As part of the Local Plan Stage 2, Stage 2a and Stage 3 consultations, LBM officers carried out further reviews and site investigations, in line with the MOL criteria set out in the London Plan. The final recommended changes to the MOL Policies Map are set out in the tables and illustrated in the maps below.

METROPOLITAN OPEN LAND – ASSESSMENT CRITERIA

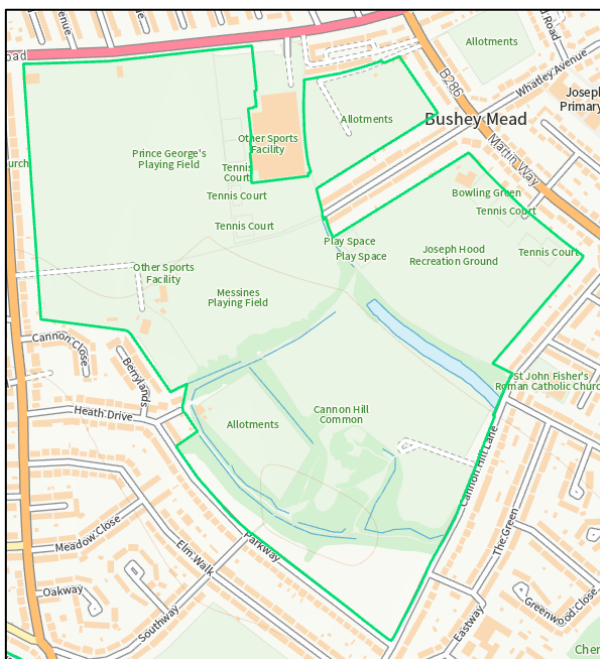
In accordance with London Plan Policy 7.17 (and emerging policy G3), boroughs should designate MOL by establishing that the land meets at least one of the following criteria.

London Plan MOL Purpose (Policy 7.17 and draft policy G3)	Rating and Criteria Assessment		
	High	Medium	Low
Does the land contribute to the physical structure of London by being clearly distinguishable from the built up area?	The land is clearly distinguishable from the adjoining built up area and makes a significant contribution to the physical structure of London.	The land is moderately distinguishable from the adjoining built up area and makes a contribution to the physical structure of London.	The land is not clearly distinguishable from the adjoining built up area and does not make a contribution to the physical structure of London.
Does the land include open air facilities for leisure, recreation, sport, the arts and cultural activities which serve either the whole or significant parts of London?	The land includes open air facilities of a London importance.	The land includes open air facilities of a local importance.	The land does not include any open air facilities.
Does the land contain features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value?	The land contains features or landscapes of national or metropolitan value.	The land contains features or landscape of a local value.	The land does not contain any features or landscapes.
Does the land form part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria?	The land forms part of a strategic corridor, node or link in the green infrastructure network and meets one of the criteria above.	The land forms part of a strategic corridor, node or link in the green infrastructure network but does not meet any of the criteria above.	The land does not form part of a strategic corridor, node or link in the green infrastructure network and does not meet any of the criteria above.
Type of Contribution	Description		
High	The site makes a clear and significant contribution to a MOL purpose.		
Medium	The site makes a moderate contribution to a MOL purpose, but may have been compromised by development.		
Low	The site makes limited or no contribution to a MOL purpose, it does not have a clear role and/or has been compromised by development.		

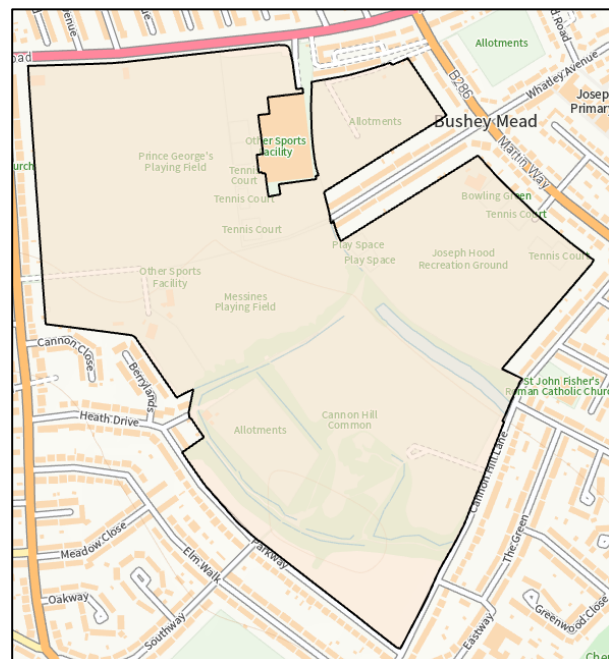
Recommended Changes to Metropolitan Open Land Policy Map (2021)

Site ID	Site Name	Officer Recommendation	Reason
MOL-1	Cannon Hill	Minor boundary amendment to the north eastern part of this MOL, along Bushey Road.	To realign the MOL boundary with the current building line, which has changed through approved planning applications since the 2014 Sites and Policies Map was adopted. This minor boundary amendment is made to accurately reflect what is built on site. The remainder of the site still meets the MOL criteria 1, 2 and 3 from the London Plan.

2014 Policies Map

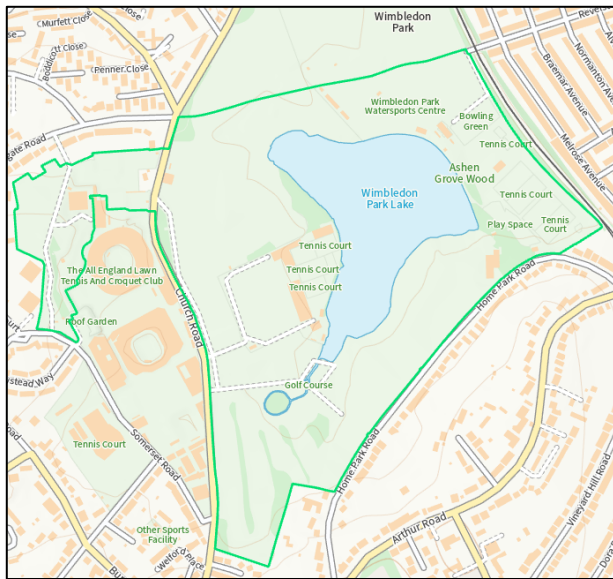


2021 Policies Map

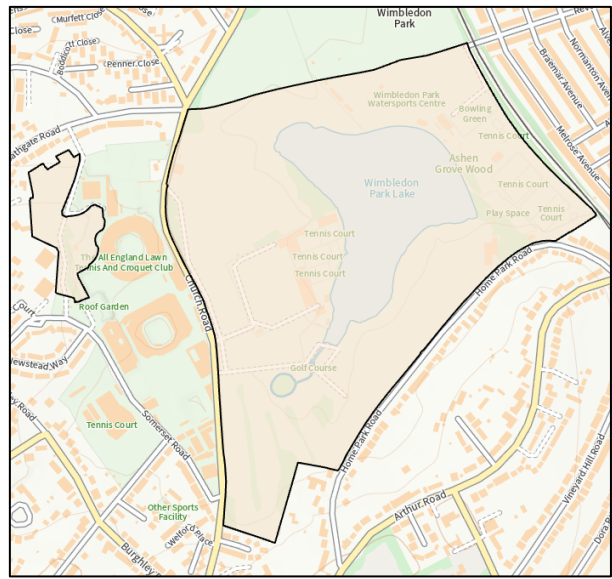


Site ID	Site Name	Officer Recommendation	Reason
MOL-2	Wimbledon Park	Boundary amendment to the north west of the MOL, off Church Road, to remove buildings and to align the MOL with the Open Space boundary.	To remove the built form and other areas that are not considered to meet the MOL criteria from the MOL. The remaining areas of the site still meet MOL criteria 1, 2 and 4.

2014 Policies Map

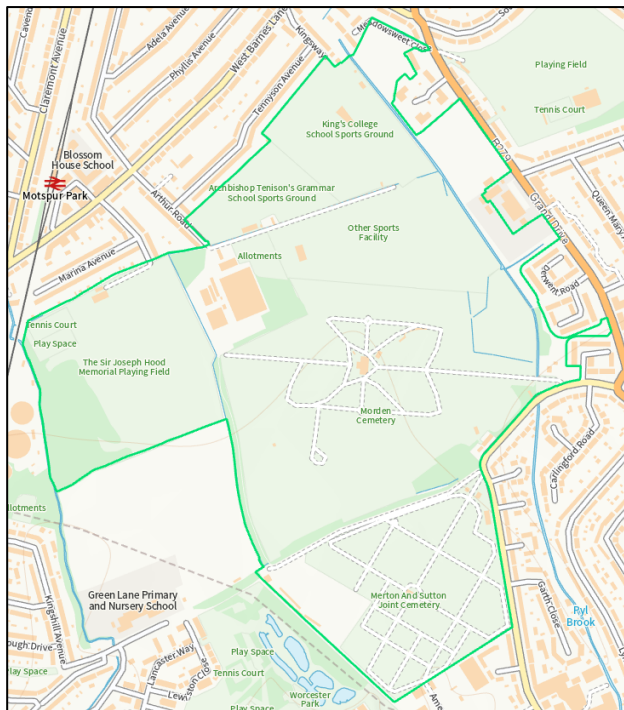


2021 Policies Map

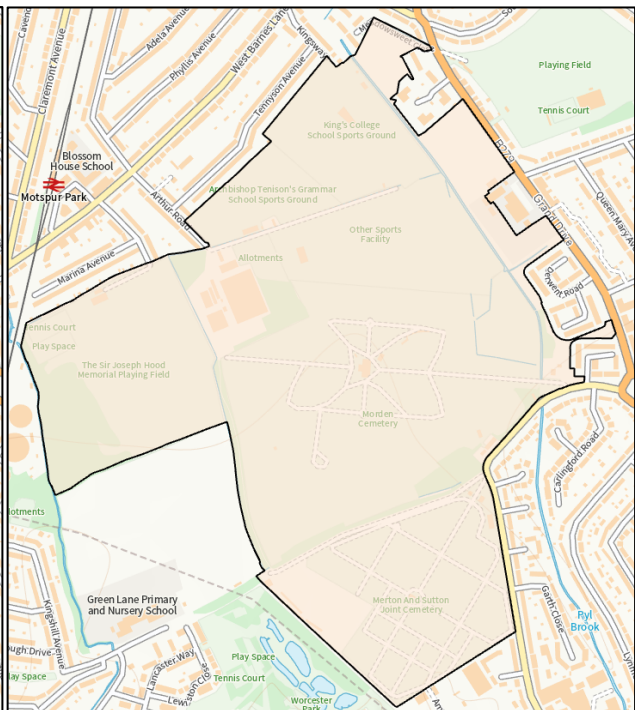


Site ID	Site Name	Officer Recommendation	Reason
MOL-3	Lower Morden	Minor boundary amendments to the north eastern (off Meadowsweet Close) and south eastern (off Buttermere Close) areas of this MOL.	<p>Land off Meadowsweet Close - to realign the MOL boundary with the current building line which has changed since the 2014 Sites and Policies Map was adopted.</p> <p>Land off Buttermere Close – the removal of a residential carpark is necessary to correct the MOL boundary. This piece of land does not meet any of the MOL criteria and was an error in the 2014 Policies Map.</p> <p>The remainder of the site still meets MOL criteria 1, 2, 3 and 4 from the London Plan.</p>

2014 Policies Map

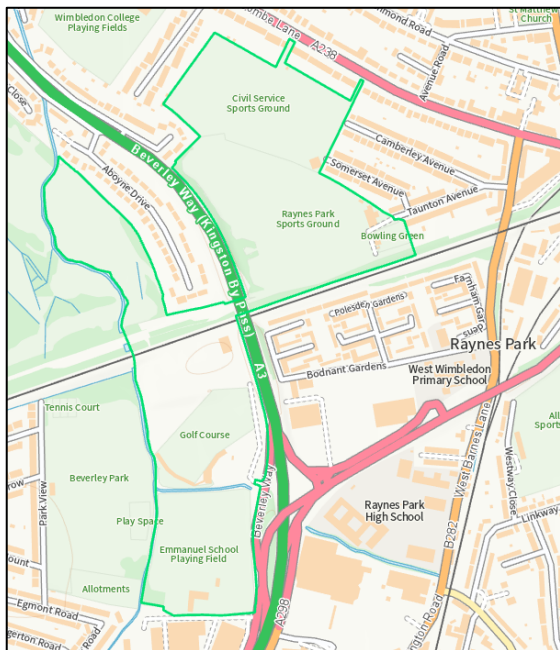


2021 Policies Map

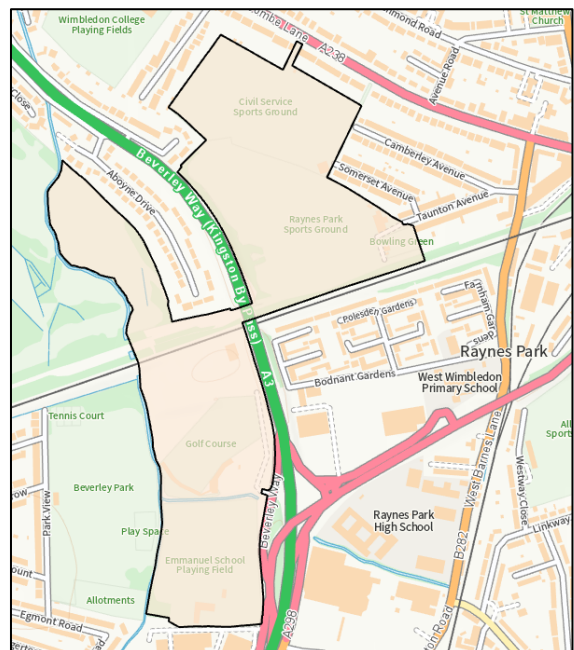


Site ID	Site Name	Officer Recommendation	Reason
MOL-4	Beverley Brook / A3	Minor boundary amendment to the north eastern part of this MOL, off Coombe Lane.	This part of the MOL does not meet the MOL criteria set out in the London Plan and is therefore recommended to be removed. The site is privately owned, is separated from the remaining MOL, does not offer sports, leisure, recreation, art or cultural activities, is not clearly distinguishable from the built up area and does not form part of a strategic green corridor. The remaining areas of this site still meet MOL criteria 1, 2 and 4 of the London Plan.

2014 Policies Map

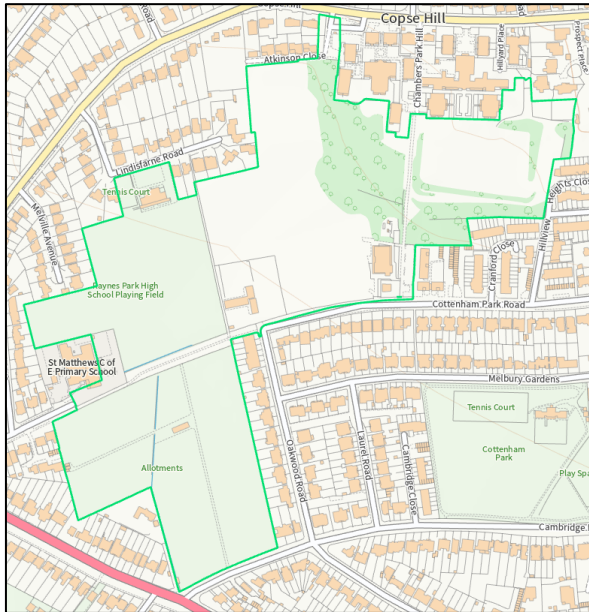


2021 Policies Map

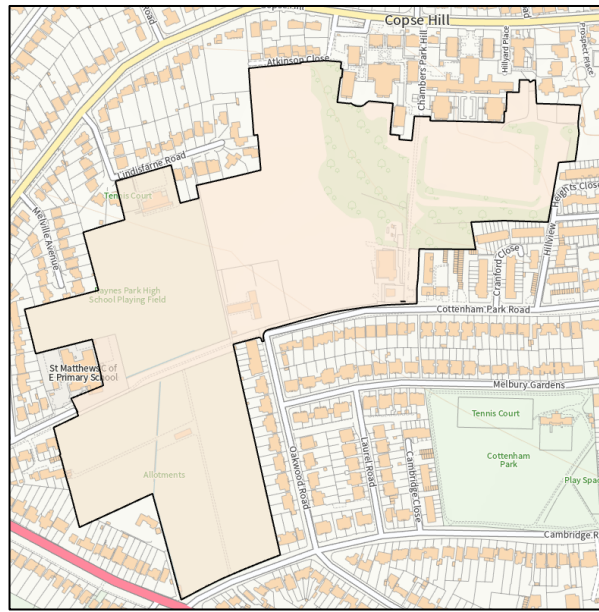


Site ID	Site Name	Officer Recommendation	Reason
MOL-5	Copse Hill	Minor boundary amendments to the northern part of this site, off Copse Hill.	To reflect the approved planning applications and built form for this site. The remainder of the site still meets the MOL criteria 1, 2 and 4 of the London Plan.

2014 Policies Map

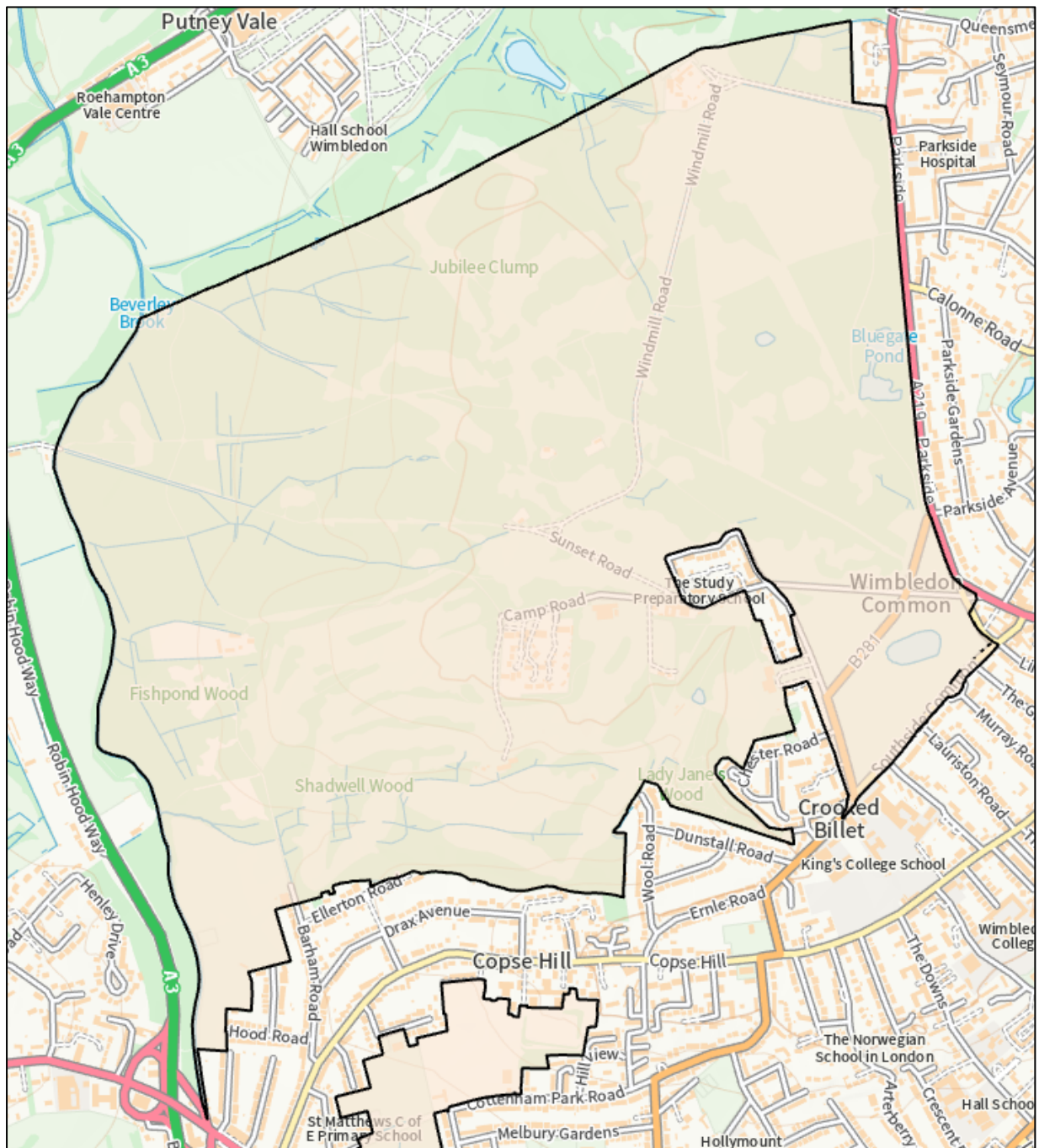


2021 Policies Map



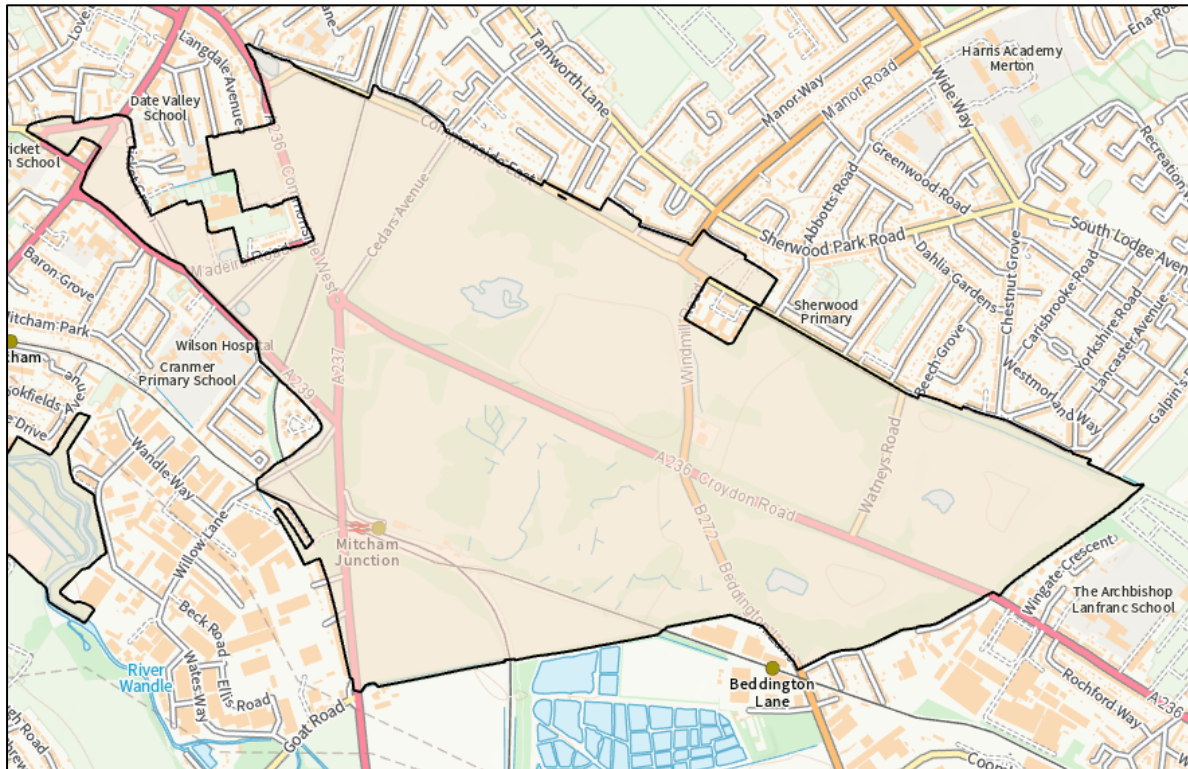
Site ID	Site Name	Officer Recommendation	Reason
MOL-12	Wimbledon Common	No changes	N/A

2021 Policies Map



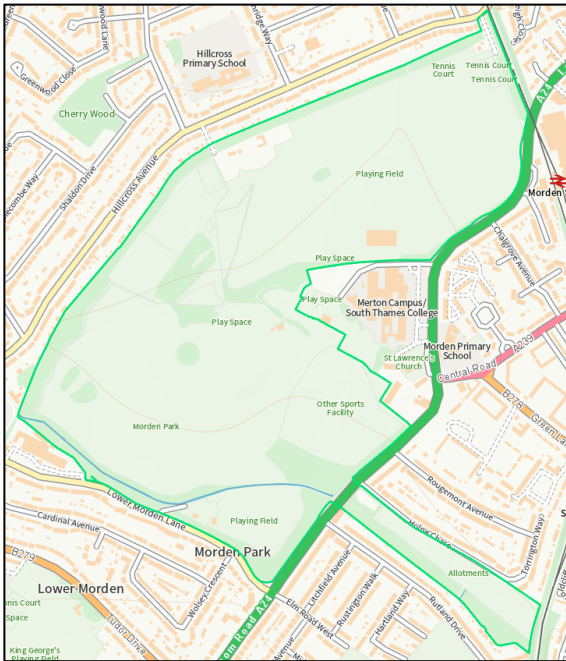
Site ID	Site Name	Officer Recommendation	Reason
MOL-14	Mitcham Common	No changes	N/A

2021 Policies Map

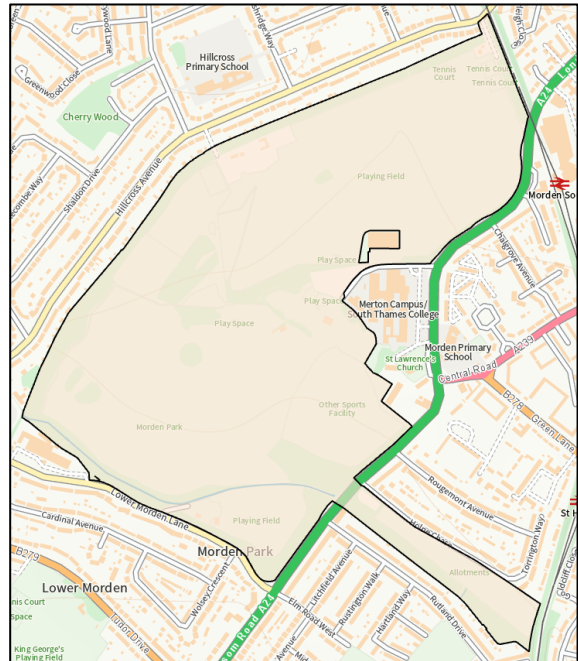


Site ID	Site Name	Officer Recommendation	Reason
MOL-16	Morden Park	Boundary amendment to the former and new Morden Leisure Centre site and minor extension to the MOL boundary to include the adjoining carpark, play area and other ancillary features to the park.	To reflect the location of the new Morden Leisure Centre, approved with a MOL land swap through a planning application and ensure all areas of the park that meet the MOL criteria are included.

2014 Policies Map

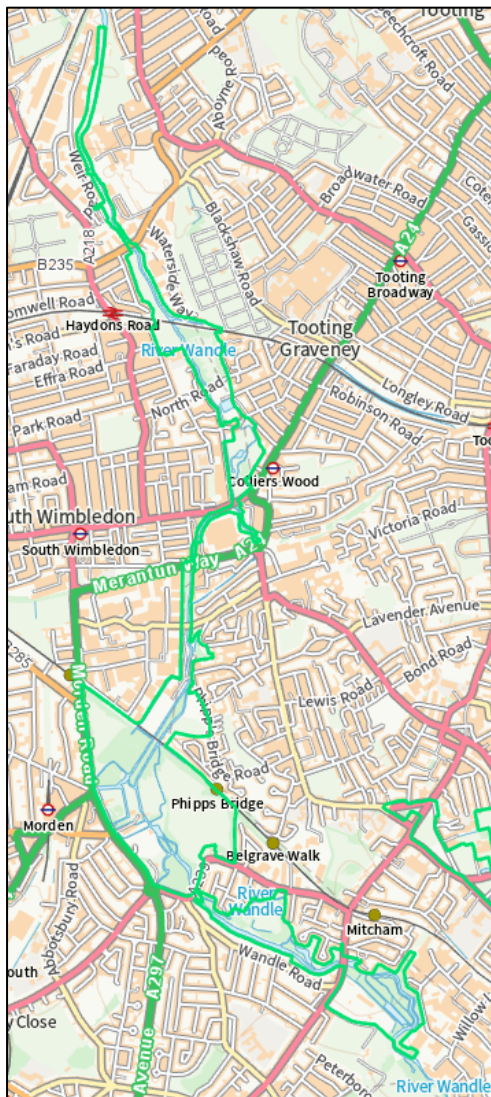


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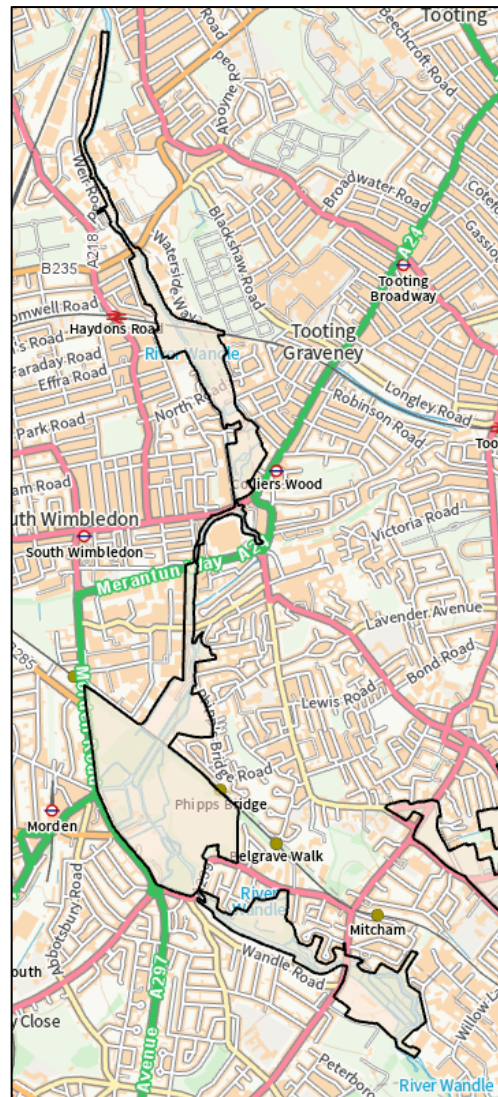


Site ID	Site Name	Officer Recommendation	Reason
MOL-18	Wandle Valley	Minor boundary amendments to remove a retail property and carpark (222 High Street Colliers Wood) and part of the Tooting and Mitcham Hub (off Bishopsford Road, Morden).	<p>222 High Street, Colliers Wood – the removal of this retail property and adjacent car park is necessary to correct the MOL boundary. This piece of land does not meet any of the MOL criteria and was an error in the 2014 Policies Map.</p> <p>Tooting and Mitcham Hub – the removal of part of this site is to align with the approved planning application for residential development.</p> <p>The remaining land still meets the MOL criteria 1, 2, 3 and 4 of the London Plan.</p>

2014 Policies Map

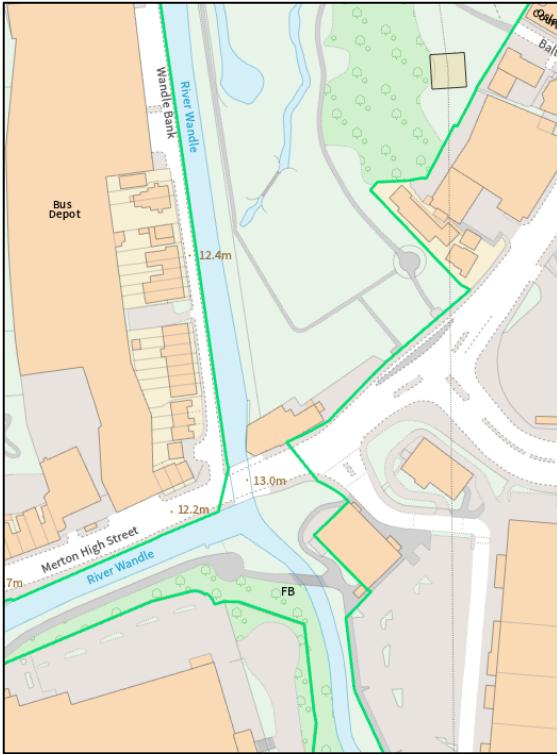


2021 Policies Map

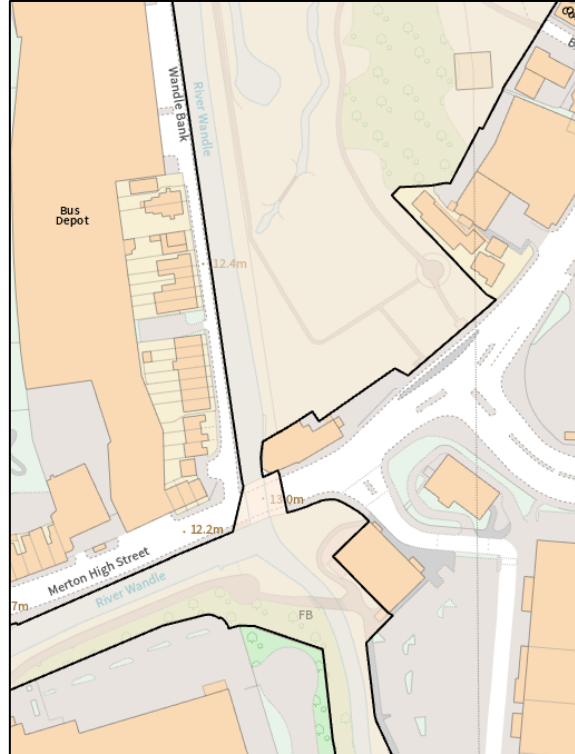


222 High Street, Colliers Wood (zoomed in)

2014 Policies Map

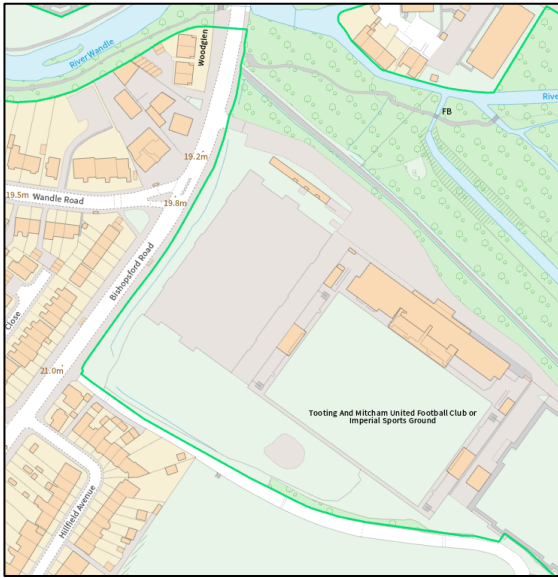


2021 Policies Map



Tooting and Mitcham Hub, Morden (zoomed in)

2014 Policies Map



2021 Policies Map

