

## Statement of Common Ground – London Borough of Merton and Transport for London Commercial Development Team

### Introduction

1. This statement of common ground (SCG) between the London Borough of Merton (LBM) and Transport for London's Commercial Development Team (TfL CD) is to address the matters raised by TfL CD in [their response on 6 September 2021](#) to LBM's Merton draft Local Plan Regulation 19 submission version ([LBM Examination Library Reference 0D1](#)) concerning Chapter 05 Morden.
2. Similar to the clarification in TfL CD's 6 September 2021 representation, the views in this SCG are the views of the TfL CD planning team in its capacity as a significant landowner in the borough only and are separate from any representations that may be made by TfL in its statutory planning role and / or as the strategic transport authority for London. A separate SCG (Ref. [0D13g](#)) has been prepared with representatives from the TfL Spatial Planning team.

### Matters of Agreement

#### Delivery

3. LBM and TfL CD will continue to collaborate on the delivery of the Morden Regeneration Zone in accordance with a plan-led approach and agree that, in accordance with proposed major modification MM5.2 (~~Commencement within 5 years and delivery in phases within 105~~ 15 years.), the site can be delivered over the 5-10 and 10-15 year periods of the plan, with the assistance of grant and investment funding.

#### Comprehensive Regeneration

4. Both parties agree that, to enable incremental development that assists the delivery of comprehensive regeneration and avoids fragmented development and suboptimal densities in this highly accessible location, all proposals within the Morden Regeneration Zone will be expected to support the vision as set out in the site allocation Mo1.

5. Clarity regarding the use of the phrase ‘comprehensive regeneration’ is improved with proposed additional modification AM5.7 ([Ref. 0D4b](#)) to paragraph 5.1.18, which introduces the sentence: “*References to comprehensive regeneration in this policy, refer to the nature and scale of the regeneration and not a delivery method.*” and the inclusion of the phrase “*and landowners are strongly encouraged to work together*” to this paragraph, as main modification MM5.1b, will ensure that the plan is positively prepared.

#### Tall Buildings

6. The Strategic Heights Diagram for the Morden Regeneration Zone, introduced with proposed major modification MM3.1 ([Ref. 0D4a](#)), which is informed by the Hawkins Brown SDF ([Ref. 5D1](#)), now clearly indicates the maximum heights for the site allocation.

#### Removal of the proposed Wider Morden Town Centre Area (WMTCA)

7. As a result of proposed major modification MM3.1 ([Ref. 0D4a](#)), with tall buildings only being supported within the Morden Regeneration Zone (Mo1), the designation of the WMTCA is no longer justified, as development proposals within this area could be addressed by means of other policies within the draft Local Plan and the London Plan. Both parties therefore agree that, in accordance with proposed main modification MM5.1 ([Ref. 0D4a](#)), all references to the WMTCA should be removed.

#### Single Site Allocation

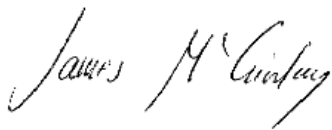
8. Both parties agree that the Morden Regeneration Zone should have a single site allocation which will enable the delivery of the vision of comprehensive regeneration through a plan-led approach in this highly accessible location, as set out in proposed site allocation Mo1. The draft policy is sufficiently flexible to allow for suitable incremental development that assists the delivery of comprehensive regeneration and avoids fragmented development that does not enable the delivery of the vision, and suboptimal densities.

**Governance arrangements**

9. It will be for each local authority to decide who is the appropriate person to sign the statement.

**London Borough of Merton.**

Signed: James McGinlay

A handwritten signature in black ink that reads "James McGinlay". The signature is written in a cursive style with a large initial 'J' and 'M'.

Position: Assistant Director, Sustainable Communities, London Borough of Merton

Date: 20 May 2022

**Transport for London**

Signed: Rosanna Sterry

A handwritten signature in black ink that reads "Rosanna Sterry". The signature is written in a cursive style with a large initial 'R' and 'S'.

Position: Planning and Development Manager

Date: 20 May 2022