

Site Name**Rutlish Autocare Centre, Rutlish Road,
London, SW19 3AL****Reference****S85**

Total site area (ha)	0.036	Current uses	MOT car repair
Undeveloped land (ha)	0.015	Number of units	1
Grid reference	TQ 252 698	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low/medium

Criteria	Comment	Score (out of 5)
Strategic access	On corner of the A238 Kingston Road, a London distributor road with access to a number of strategic routes including A219 and A24 within 0.5 km which only suffer from congested during peak times.	4
Local accessibility (local road access and public transport)	On residential road with direct, adequate vehicle access to A238, which has heavy traffic and used as strategic route for emergency services. Good public transport with local buses on A238, Merton Park tramlink within 50m and South Wimbledon 0.6 km away (PTAL = 4).	4
Proximity to urban areas and access to labour & services	Within residential area providing source of local trade and labour. A wide range of services available within walking distance in Kingston Road neighbourhood parade with Wimbledon town centre 1 km and Merton High Street 0.5 km away.	4
Compatibility of adjoining uses	Vehicle depot on one side and Public House on other. Public footpath runs behind site with residential opposite. Other business and retail uses on A238. Railway line to the rear.	4
Development and environmental constraints	Small, level site of regular shape which is not fully developed. Railway line to rear. No environmental constraints other than those identified as planning factors in surrounding area.	4
Market attractiveness	Modern industrial unit in good condition and currently occupied as car repair/MOT business. Reasonable profile site. On-site car parking.	4
Planning factors	Within archaeological priority area. Not within an area at risk of flooding. To rear of site is John Innes Merton Park Conservation Area, green corridor and nature conservation importance. No extant planning permissions.	
Barriers to delivery	Site likely to be in single ownership and currently occupied.	
Potential uses	As existing MOT Car Repair, small scale B1 or B2.	
Timescale/availability	Currently occupied so unavailable in the short term. Modern occupied unit suggests redevelopment potential only long term.	
Contribution to Economic Strategy	Contributes to target sector of business and professional services	

Total Score: 24

Site Name
183 Kingston Road, London, SW19 1LH
Reference
S86


Total site area (ha)	0.008	Current uses	Offices
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 252 699	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Situated on the A238, a London distributor road with access to strategic routes including A219 and A24 within 0.5 km which only suffer from congested during peak times.	4
Local accessibility (local road access and public transport)	On busy road with heavy traffic and lack of on-site car parking. Used as a strategic route for emergency services based on Kingston Road. Good public transport with local buses on A238, Merton Park tramlink within 150m and South Wimbledon 0.5 km away. No vehicles access to site (PTAL = 6a).	4
Proximity to urban areas and access to labour & services	Within residential area which could provide source of local trade and labour. A wide range of services available adjacent in Kingston Road neighbourhood parade, with Wimbledon town centre within 1 km and Merton High Street 0.5 away.	4
Compatibility of adjoining uses	Mainly ground floor retail uses with some offices along Kingston Road. public house and car repair opposite the site.	4
Development and environmental constraints	Site fully developed with 2 storey building. Small ground floor office space which cannot be developed in isolation from the surrounding uses. No environmental constraints identified.	3
Market attractiveness	Average quality office space in older converted retail unit. Currently vacant as is adjoining office unit and other ground floor units on Kingston Road. No on-site car parking. Only likely to attract local business.	2
Planning factors	Unallocated site within archaeological priority zone. Not within an area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Currently vacant and likely to be within single ownership.	
Potential uses	B1 Offices or ground floor retail	
Timescale/availability	Currently vacant so available in the short term; Redevelopment potential only in long term	
Contribution to Economic Strategy	Site is vacant but would contribute to target sector of business and professional services if occupied.	

Total Score: 21

Site Name	159 Kingston Road, London, SW19 1LJ	Reference	S87
------------------	--	------------------	------------



Total site area (ha)	0.006	Current uses	Vacant office
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 252 699	Sequential status (offices only)	Out of centre
Site status	Unallocated	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Situated on the A238, a London distributor road with access to strategic routes including A219 and A24 within 0.5 km which only suffer from congested during peak times.	4
Local accessibility (local road access and public transport)	On busy road with heavy traffic and lack of on-site car parking. Used as a strategic route for emergency services based on Kingston Road. Good public transport with local buses on A238, Merton Park tramlink within 150m and South Wimbledon 0.5 km away (PTAL = 6a)	4
Proximity to urban areas and access to labour & services	Within residential area which could provide a source of local trade and labour. A wide range of services available adjacent in Kingston Road neighbourhood parade, with Wimbledon town centre 1 km and Merton High Street 0.5 km away.	4
Compatibility of adjoining uses	Unit adjacent is vacant office with residential above. To other side is retail unit. Within a parade of local shops.	4
Development and environmental constraints	A small ground floor office space in two storey building which cannot be developed in isolation from the surrounding uses. No environmental constraints identified.	3
Market attractiveness	Lower quality office space in converted older shop unit. Currently vacant as is adjoining office unit and other ground floor units on Kingston Road. No car parking. Only likely to attract local businesses.	2
Planning factors	Unallocated site within archaeological priority zone. Not within an area at risk of flooding. Consent for a second floor roof extension and use of 1 st and 2 nd floor as residential approved in April 2009 (Ref: 09/P0380)	
Barriers to delivery	Currently vacant and likely to be within single ownership. No other delivery constraints identified.	
Potential uses	Suited to offices or ground floor retail	
Timescale/availability	Currently vacant so available in the short term for occupation. Redevelopment potential only in long term	
Contribution to Economic Strategy	Site is vacant but would contribute to target sector of business and professional services if occupied.	

Total Score: **21**

Site Name	169 Gladstone Road, London, SW19 1QS	Reference	S88
------------------	---	------------------	------------



Total site area (ha)	0.07	Current uses	Car repair
Undeveloped land (ha)	0.02	Number of units	1
Grid reference	TQ 251 700	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	low

Criteria	Comment	Score (out of 5)
Strategic access	Gladstone Road lies between the A219 and A238 which provide easy access to strategic routes such as A219 and A24 within 0.5 km which only suffer from congested during peak times.	4
Local accessibility (local road access and public transport)	On fairly quiet residential road with on-street parking on either side. Narrow junction into site and suitable only for small vehicles. Merton Park tramline within 100m and South Wimbledon underground within 400m. Local buses on A238 within 25m (PTAL = 6a).	4
Proximity to urban areas and access to labour & services	Good access to local labour as within residential area. A wide range of services available within walking distance at Kingston Road neighbourhood parade. Wimbledon town centre within 1 km and Merton High Street 400m away	4
Compatibility of adjoining uses	Adjoined by residential on three sides and back of retail units on A238. Offices adjacent to site.	2
Development and environmental constraints	Site is level but irregularly shape and constrained by surrounding residential uses particularly around the new warehouse to rear. Narrow site entrance. Limited scope for expansion due to surrounding buildings. No environmental constraints obvious.	2
Market attractiveness	Average quality site, unlikely to be attractive to any other type of user. Currently occupied by a local car repair business. On site parking. The buildings are of poor quality.	3
Planning factors	Unallocated site, not within flood risk area. No extant planning permissions.	
Barriers to delivery	Site in single ownership and currently occupied.	
Potential uses	As existing car repair or other small scale B1 uses	
Timescale/availability	Currently occupied so unlikely to be available in the short term. Medium to long term redevelopment more likely.	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: **19**

Site Name	171-173 Gladstone Road, London, SW19 1QS	Reference	S89
------------------	---	------------------	------------



Total site area (ha)	0.007	Current uses	Offices
Undeveloped land (ha)	0	Number of units	2
Grid reference	TQ 251 700	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Gladstone Road lies between the A219 and A238 which provide easy access to strategic routes such as A219 and A24 within 0.5 km which only suffer from congested during peak times.	4
Local accessibility (local road access and public transport)	On fairly quiet residential road with on-street parking on either side. No vehicle access to site. Suitable only for small vehicles. Merton Park tramlink within 100m and South Wimbledon underground within 400m. Local buses on A238 (PTAL = 6a).	4
Proximity to urban areas and access to labour & services	Good access to local labour as within residential area. A wide range of services available within walking distance at Kingston Road neighbourhood parade. Wimbledon town centre within 1 km and Merton High street (400m).	4
Compatibility of adjoining uses	Within predominately residential area. Residential to one side and access to rear of Kingston Road retail units on other. MOT car repair site beyond this.	3
Development and environmental constraints	Very small, level but regular shaped site. Development constrained by surrounding uses restricting and future opportunity to expand. No environmental constraints identified.	3
Market attractiveness	Average quality office unit in fairly good condition which is currently occupied by a lower profile local business. No on-site car parking so reliant on street parking.	3
Planning factors	Unallocated. Not within an area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Site is in single ownership and is currently occupied.	
Potential uses	B1 Offices	
Timescale/availability	Currently occupied so unavailable in the short term	
Contribution to Economic Strategy	Contributes to target sector of business and professional services	

Total Score: **21**

Site Name	46-76 Summerstown, London, SW17 OBH	Reference	S90
------------------	--	------------------	------------



Total site area (ha)	0.15	Current uses	Warehouse
Undeveloped land (ha)	0	Number of units	2
Grid reference	TQ 262 719	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Medium/High

Criteria	Comment	Score (out of 5)
Strategic access	On B235 Summerstown/Plough Lane which has heavy traffic. Access to local A216, A217 and A218 from B235 but no direct access to key strategic routes such as A214 (1.5 km) and A3 (5 km away).	2
Local accessibility (local road access and public transport)	Access road is generally free moving but subject to heavy traffic. Difficult access into site with tight junctions for HGVs. Haydon's Park is nearest railway station 0.8 km away and Wimbledon Park 0.6 km away. No local bus services (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Out of centre but near some limited local shops and services on A217 and B235 Plough Lane. Limited residential nearby as surrounding area predominately industrial and warehousing.	2
Compatibility of adjoining uses	Within area of B use classes with van rental service and car park/market adjoining the site and warehousing opposite. Wimbledon stadium and car parking behind.	4
Development and environmental constraints	Fairly regular shaped, level site on bend of B235. No identified development constraints as site surrounded by surface car parking but within an area at risk of flooding. Site fully developed.	4
Market attractiveness	Site is fully occupied with older units in reasonable condition and of reasonable appearance for warehouse/storage purposes. In a cluster of warehousing/storage units.	4
Planning factors	Unallocated but in an archaeological priority zone and area at risk of flooding. No extant planning permissions.	
Barriers to delivery	The building is in reasonable condition with limited scope for redevelopment.	
Potential uses	Suited to small scale B1-B8 uses	
Timescale/availability	Currently occupied, so redevelopment potential only in medium/long term.	
Contribution to Economic Strategy	Does not contribute to target sector but good warehouse site.	

Total Score: **18**

Site Name	Alpha House, R/O 92 Durnsford Road, London, SW19 8HQ	Reference	S91
------------------	---	------------------	------------



Total site area (ha)	0.39	Current uses	Warehouse/light industrial
Undeveloped land (ha)	0.05	Number of units	2
Grid reference	TQ 257 716	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Medium/High

Criteria	Comment	Score (out of 5)
Strategic access	Situated on A218 Durnsford Road, a strategic route which suffers from heavy congestion due to junction with B235. Direct access to A3 (3km away) via good fairly uncongested routes.	4
Local accessibility (local road access and public transport)	Site access between dwellings with tight junction onto A218. Public transport within reasonable distance (Haydon's Road rail station 0.5 km, Wimbledon Park underground station 0.75 km). Also within 15 minutes walk of Wimbledon rail station. Bus route on A218 (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Some residential areas nearby. Retail park opposite and within walking distance of Haydon's Road neighbourhood parade with reasonable range of services; within 15 minutes walk to Wimbledon town centre.	3
Compatibility of adjoining uses	Adjoined by Wimbledon Cemetery and behind some residential; however light industrial, warehousing and office uses nearby on A218.	3
Development and environmental constraints	Reasonable sized site with fairly modern warehouse building. Suite fully developed. Potential for expansion constrained by adjoining cemetery and residential. No other environmental constraints identified.	2
Market attractiveness	Fairly modern and attractive industrial unit of decent size for its current uses. Currently occupied by local businesses. On site parking provided. Flexibility for B1(b/c), B2 and B8.	5
Planning factors	Unallocated site not within an area at risk of flooding. Land to rear designated as open space and green corridor. Consent for change of use from B2 to any use within B1(b/c), B2 and B8 approved in December 2006.	
Barriers to delivery	A modern building so unlikely to have redevelopment potential in the short term	
Potential uses	Any use within B1(b/c), B2 or B8.	
Timescale/availability	Occupied so unlikely in the short-term. Redevelopment potential only in long term.	
Contribution to Economic Strategy	Does not contribute to target sector but good warehouse site.	

Total Score: **19**

Site Name**17 Rodney Place, London, SW19 2LQ****Reference****S92**

Total site area (ha)	0.02	Current uses	Office
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 261 699	Sequential status (offices only)	Edge of centre
Site status	Existing employment site, not allocated in UDP	Density	Low/medium

Criteria	Comment	Score (out of 5)
Strategic access	Very good access to strategic routes within 0.5 km including A238, A24, and good local routes including the A219 and A326 but via residential roads. The A3 is 4 km away.	4
Local accessibility (local road access and public transport)	Located in cul-de-sac with difficult turning and suitable for only small vehicles. South Wimbledon underground station within 0.5 km of site, Colliers Wood underground station within 5 minutes walk, and good local bus routes on Merton High Street (PTAL = 2).	4
Proximity to urban areas and access to labour & services	Edge of centre site within residential area providing access to local labour. Within walking distance of wide range of services on Merton High Street.	4
Compatibility of adjoining uses	Adjoining uses include church and residential. No incompatible uses to offices. Within close proximity to site is warehousing and offices on High Path estate.	4
Development and environmental constraints	Small, fairly irregular site constrained only by the surrounding uses and tight site access. Site fully developed with single storey buildings but with potential scope for intensification. No environmental constraints identified.	3
Market attractiveness	Reasonable quality, former warehouse units converted to offices for local businesses. High occupancy. Low profile location. Limited on-site car parking.	4
Planning factors	Unallocated. Within archaeological priority area. No extant planning permissions.	
Barriers to delivery	A few different operators from the premises. Redevelopment may require access improvements to allow other uses.	
Potential uses	Suited to B1 offices	
Timescale/availability	Reasonable premises with high occupancy so redevelopment potential only on longer term.	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: 23

Site Name	Blenheim Business Centre, Lock Lane, Mitcham, Surrey, CR4 2JX	Reference	S93
------------------	--	------------------	------------



Total site area (ha)	0.12	Current uses	Offices
Undeveloped land (ha)	0.05	Number of units	6
Grid reference	TQ 279 694	Sequential status (offices only)	Town Centre
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Strategic access is reasonable as the site is close (50m) to the A217 and A216 but not within reach of any other strategic roads.	2
Local accessibility (local road access and public transport)	Lock Lane is local distributor road close to junction of A217 and A216. Vehicle access to site. Public transport reasonable with site on a bus route and various stations in area - Tooting (1 km), Mitcham Eastfields (1 km) and Colliers Wood underground station (1.5 km). (PTAL = 4).	3
Proximity to urban areas and access to labour & services	Within Mitcham town centre with range of services. Surrounded by residential area including recent development providing source of local labour.	3
Compatibility of adjoining uses	Predominately residential area with rear gardens backing onto rear of site and recent housing adjacent to site entrance and on corner of Lock Road and London Road. No other employment uses identified on adjoining land. Adjoining uses not incompatible with offices.	3
Development and environmental constraints	Generally level, small and narrow fully developed site constrained by surrounding residential uses and retail warehouse. No obvious development or environmental constraints.	3
Market attractiveness	Early 1990s development of small business start-up offices; four units currently available (2,500 sqft and 3,500 sqft) so site only 33% occupied. Premises reasonably modern and in good condition and being marketed. On-site car parking.	2
Planning factors	Allocated within town centre and archaeological priority zone. Not within area at risk of flooding. An application for change of use of Unit 5 from B1(a) to D1 church hall/office and conference hall (Ref: 10/P0723) pending determination.	
Barriers to delivery	Access and surrounding uses and a few occupants which would require relocation.	
Potential uses	Suited to B1 offices	
Timescale/availability	Availability in short term due to vacancy. Redevelopment potential long term.	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **16**

[Scoring: 5 = best, 1 = worst]

Site Name**1A Garden Avenue, Mitcham, CR4 2EE****Reference****S94**

Total site area (ha)	0.01	Current uses	workshop/storage
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 286 700	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located off A216 Streatham Road. The A23 is over 2 km away via A216.	2
Local accessibility (local road access and public transport)	On residential road with street parking narrowing site access. Tooting railway station and Tooting Broadway underground station within 1 km and 750 m to Mitcham Eastfields rail station. Bus route on A216 but no stops close to site (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Within 1 km of North Mitcham local centre and Mitcham town centre, which provides a wide range of services and approx 1 km. Site in predominately residential area which could provide local labour.	3
Compatibility of adjoining uses	Mainly residential uses adjoining the site. No other business uses identified nearby.	2
Development and environmental constraints	A small, regular and level site which is currently vacant. There is some scope for future development. No environmental or development constraints identified.	2
Market attractiveness	Unattractive, generally poor quality site which is only likely to attract a local occupant. The building is of poor quality and is currently vacant. No on-site parking provision.	2
Planning factors	Unallocated. Not within an area at risk of flooding. No extant planning permissions.	
Barriers to delivery	No significant barriers to redevelopment.	
Potential uses	Suitable for small scale B1 uses	
Timescale/availability	Short term as site currently vacant	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: 13

Site Name**55-57 Manor Road, Mitcham, CR4 1JJ****Reference****S95**

Total site area (ha)	0.007	Current uses	Office
Undeveloped land (ha)	0	Number of units	2
Grid reference	TQ 293 685	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on B272 Manor Road a local distributor road and within 0.5 km of the A236 but not close to any other strategic route.	2
Local accessibility (local road access and public transport)	Direct access from Manor Road, which is generally free moving with no significant junctions. Vehicle access to side of site. Public transport is some distance away with nearest railway station 1.5 km (Mitcham Eastfields) and underground station (Colliers Wood) 3km away (PTAL=2)	2
Proximity to urban areas and access to labour & services	Within residential area. Adjacent to Manor Road neighbourhood parade, which provide a reasonable range of services, and approximately 1 km to Chestnut Grove Road neighbourhood parade.	2
Compatibility of adjoining uses	No adjoining business uses other than to rear of the site which is used for the storage of tyres. Ground floor retail units are vacant having previously been occupied by Mitcham Building Supplies. Offices above are occupied.	2
Development and environmental constraints	Small, regular shaped site situated within a residential area. Fully developed with 2 storey building. No obvious development or environmental constraints.	4
Market attractiveness	Offices in converted flats above older shop unit. Poor quality, run down, unattractive site. Offices occupied but ground floor retail units below vacant.	1
Planning factors	Unallocated and not within area at risk of flooding. Use of site for hand car wash refused in December 2008 (Ref: 08/P2744); use of rear of site for vehicle tyre fitting centre refused in May 2010 (Ref: 10/P0016) due to the adverse effect on the amenities of neighbouring occupiers by reason of noise and disturbance.	
Barriers to delivery	No known barrier to redevelopment of the site. Remediation may be required due to existing storage of tyres.	
Potential uses	Suited to low cost B1 offices, mixed use retail/office/residential.	
Timescale/availability	Short term but redevelopment potential only in longer term	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: 13

[Scoring: 5 = best, 1 = worst]

Site Name	43-45 Palestine Grove, London, SW19 2QN	Reference	S96
------------------	--	------------------	------------



Total site area (ha)	0.016	Current uses	Manufacturing/storage
Undeveloped land (ha)		Number of units	3
Grid reference	TQ267 696	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Access to strategic routes within 0.5 km including A24 and A236 but via local residential roads.	4
Local accessibility (local road access and public transport)	On narrow, one-way residential road with access from difficult and busy junction with A236. Narrow access road not suitable for HGV use. Colliers Wood underground within 700 metres and South Wimbledon underground within 1 km. Several bus routes on Church Road within 200m (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Located within residential area providing local labour and within 300 metres of Colliers Wood town centre with range of services. Merton High Road within 1 km.	3
Compatibility of adjoining uses	Adjoined by residential to one side and car parking for residential to other. Residential also to rear of site. No other business uses nearby.	2
Development and environmental constraints	Site is fully developed with any potential development constrained by residential on three sides and potential flood risk. No other constraints identified.	2
Market attractiveness	Average quality site with some buildings in reasonable condition and others run down, of poor appearance and vacant. Limited on-site parking and narrow difficult access. Low profile location.	2
Planning factors	Unallocated but within area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Site access as currently on narrow one way residential road.	
Potential uses	Small scale B1 uses	
Timescale/availability	Redevelopment potential in short to medium term as only part of the site is occupied and in single ownership	
Contribution to Economic Strategy	Does not contribute to target sectors.	

Total Score: 16

Site Name**133 Rowan Road, London, SW16 5HU****Reference****S97**

Total site area (ha)	0.0061	Current uses	Office / community
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 294 697	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Low/medium

Criteria	Comment	Score (out of 5)
Strategic access	On the B272. Over 1.5 km to A23 London Road via B272 or residential roads. No other nearby strategic routes.	2
Local accessibility (local road access and public transport)	Situated on bend of B272, which is relatively free moving given that access to Lidl car park is opposite the site. Local bus stop opposite but Streatham Common railway 1 km away and nearest underground is 2.5 km away (Tooting Broadway) (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Within predominately residential area with local convenience supermarket opposite. With walking distance of Grove Road neighbourhood parade with a wide range of services.	2
Compatibility of adjoining uses	Adjoining uses are residential and vacant retail with no other business uses identified nearby.	3
Development and environmental constraints	A small, converted shop. Fully developed with 2 storey building. Development potential limited due to adjoining uses.	2
Market attractiveness	Older 1950s converted shop unit and flat; premises in reasonable condition and serves local purpose as a community group office but is isolated. Limited on-street parking.	2
Planning factors	Unallocated. Not within an area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Due to surrounding uses unlikely to have development potential.	
Potential uses	Suited to offices, retail or small scale community uses	
Timescale/availability	Currently occupied as offices so unlikely to be available in the short term. Redevelopment potential only in medium/long term	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: 14



Total site area (ha)	0.001	Current uses	Offices
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 260 700	Sequential status (offices only)	Neighbourhood Parade
Site status	Allocated, existing employment site	Density	Medium/high

Criteria	Comment	Score (out of 5)
Strategic access	On A238 Merton High Street with direct access to A219 and A24 (0.5 km). The A3 is 4 km away via the congested A238.	4
Local accessibility (local road access and public transport)	Direct access to primary route with moderate traffic levels. Residential road at junction with A238 is cul-de-sac but provides on-street parking. Local buses run along A238. South Wimbledon underground station within 200m and Colliers Wood within 850 m. Haydon's Road rail station 1 km away (PTAL = 4).	4
Proximity to urban areas and access to labour & services	Within neighbourhood parade of shops along Merton High Street and very close to Colliers Wood town centre. In predominantly residential area around South Wimbledon underground station.	4
Compatibility of adjoining uses	Within neighbourhood parade with adjoining ground floor retail and residential uses above.	4
Development and environmental constraints	Site fully developed with 3 storey building. Within a parade of shops with residential above and redevelopment not possible in isolation. No environmental constraints identified.	3
Market attractiveness	Offices in converted older shop unit of reasonable quality end of terrace premises at ground, first and second floor level, occupied by local business. Reasonable profile although lower quality local environment. Limited parking available.	3
Planning factors	Within neighbourhood shopping parade. Not within an area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Whole parade likely to be within fragmented ownership including residential above which would limit the potential for redevelopment of a single unit.	
Potential uses	Suited to B1 offices, or ground floor retail or A2 with residential above	
Timescale/availability	Currently occupied so unavailable in the short term. Any redevelopment would be medium/long term.	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **21**

Site Name	178 Merton High Street, London, SW19 1AY	Reference	S99
------------------	---	------------------	------------



Total site area (ha)	0.006	Current uses	Offices above ground floor retail
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 259 700	Sequential status (offices only)	Neighbourhood parade
Site status	Allocated site	Density	Medium/high

Criteria	Comment	Score (out of 5)
Strategic access	On A238 Merton High Street with direct access to A219 and A24 (0.5 km). The A3 is 4 km away via congested the congested A238.	4
Local accessibility (local road access and public transport)	Direct access from primary road with moderate traffic levels. Vehicle access to site. Local buses run along A238. South Wimbledon underground station within 200m and Colliers Wood within 850 m. Haydon's Road rail station 1 km away (PTAL = 4).	4
Proximity to urban areas and access to labour & services	Within mainly residential area. Within walking distance of Merton High Street which provides a wide range of services. Very near Colliers Wood town centre with comprehensive range of services.	4
Compatibility of adjoining uses	Within neighbourhood shopping parade with adjoining ground floor retail and residential uses above. No incompatible uses to offices.	4
Development and environmental constraints	Site fully developed with 3 storey building. Within parade of shops with residential uses above and redevelopment not possible in isolation. No environmental constraints identified.	3
Market attractiveness	Offices in older converted flats above shop. Currently vacant shop but consent for ground floor A2 use (financial professional services). Adjoining unit also vacant. No street parking and limited parking and access to rear.	2
Planning factors	Within neighbourhood parade. Not within area at risk of flooding. Change of use from ground floor and basement A1 to A2 approved in May 2010 (Ref: 10/P0560).	
Barriers to delivery	Whole parade likely to be within fragmented ownership including residential above which would limit the potential for redevelopment of a single unit.	
Potential uses	Suited to A2 or retail on ground floor, residential above	
Timescale/availability	Currently vacant but with consent for use within Use Class A2 for 3 years. Redevelopment potential only in longer term.	
Contribution to Economic Strategy	Currently vacant so does not contribute to target sectors	

Total Score: **20**

Site Name	Trex Import, 101 Hamilton Road, London, SW19 1JG	Reference	S100
------------------	---	------------------	-------------



Total site area (ha)	0.025	Current uses	Offices
Undeveloped land (ha)	0.005	Number of units	1
Grid reference	TQ 258 701	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Strategic roads including A218, A219 and A238 in close proximity but only accessible from residential roads. The A24 is 1 km away and A3 is 4 km away via the congested A238.	4
Local accessibility (local road access and public transport)	On residential road with no direct vehicle access to A238 except emergency vehicles. Pedestrian and cycle access possible. Within 100m of South Wimbledon underground station and a number of bus routes (PTAL = 4).	4
Proximity to urban areas and access to labour & services	Within residential area with Merton High Street neighbourhood parade nearby. Other services off the A24 and Wimbledon town centre.	3
Compatibility of adjoining uses	Adjoining uses include residential and back of ground floor retail from A218. Garages to rear of site. Some offices on A218. Uses not incompatible with offices.	4
Development and environmental constraints	Small, regular shaped, generally level site which has not been fully developed on part of the site where on-site car parking provided. No environmental constraints identified	3
Market attractiveness	Offices in converted residential building of below average quality with signs of wear and tear. Appears currently vacant but no sign of marketing in low profile location. On site parking available.	2
Planning factors	Unallocated. Not within area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Site may be within single ownership and available in short term for redevelopment.	
Potential uses	Suited to small B1 offices or potentially mixed B1/residential	
Timescale/availability	Older premises currently vacant so available in the short term for redevelopment.	
Contribution to Economic Strategy	Currently vacant so does not contribute to target sectors	

Total Score: **20**



Total site area (ha)	0.02 ha	Current uses	Salvation Army & residential
Undeveloped land (ha)	0	Number of units	4
Grid reference	TQ 253 684	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Site located on B286 Crown Lane, a local distributor road into Morden town centre and to the A24 (250m away).	3
Local accessibility (local road access and public transport)	Very good access to Morden town centre but suffers from congestion as the main arterial route from west into Morden. Adequate site access off Crown Lane. Very good access to public transport with Morden underground (0.3 km), South Merton railway (0.5 km) and local bus route serving the site (PTAL = 6a).	4
Proximity to urban areas and access to labour & services	On edge of Morden town centre with range of commercial services. Crown Lane and surrounding roads are predominately residential.	4
Compatibility of adjoining uses	Adjoined by a builders yard and residential with residential to the rear. Other than adjoining builders yard there are no other business uses nearby. No other sensitive uses surrounding site.	3
Development and environmental constraints	Regular shaped, level site which is fully developed with four separate buildings. Track to side of building provides access to rear of Crown Lane properties. No significant environmental constraints.	3
Market attractiveness	Contains mix of uses including residential, storage and D Use Class. Low profile site with average environment adjoining builder's yard. On-site car parking.	2
Planning factors	Within controlled parking zone and on London Distributor road, Leisure Walking route and Northern Line Underground Station and Services Improvement Route. Not within an area at risk of flooding. No recent extant planning permissions.	
Barriers to delivery	Unlikely to be significant barriers provided the Salvation Army can be relocated. Unknown whether the residential property is linked to the Salvation Army.	
Potential uses	Suited to community uses. May have scope for small B1 office development but demand uncertain in this location.	
Timescale/availability	Short to medium term	
Contribution to Economic Strategy	Site does not contribute towards target sectors.	

Total Score: **19**

Site Name 13 Crown Lane, Morden, SM4 5BY**Reference****S102**

Total site area (ha)	0.05	Current uses	Builders yard/storage
Undeveloped land (ha)	0.025	Number of units	Various
Grid reference	TQ 253 684	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on B286 Crown Lane, a local distributor road into Morden town centre and to the A24 250m away.	2
Local accessibility (local road access and public transport)	Very good access to Morden town centre but suffers from congestion as on main arterial route from west into Morden. Adequate site access. Very good public transport via bus/underground interchange at Morden underground (0.3 km), South Merton railway (0.5 km) and local bus route serving the site (PTAL = 6a).	3
Proximity to urban areas and access to labour & services	Just outside boundary of Morden town centre with a range of commercial services. Crown Lane and surrounding roads are predominately residential.	4
Compatibility of adjoining uses	Salvation Army and residential adjoining the site. No other adjoining business uses.	2
Development and environmental constraints	A regular shaped but small, narrow site with a number of single storey storage sheds along one side. No obvious development constraints.	2
Market attractiveness	Poor quality, run down site with older units in poor condition and low cost occupants. Majority of site vacant with no sign of marketing.	1
Planning factors	Within controlled parking zone and on London Distributor road, Leisure Walking route and Northern Line Underground Station and Services Improvement Route. Not within an area at risk of flooding. No recent extant planning permissions.	
Barriers to delivery	In single occupation. Site is narrow which may limit redevelopment. No other barrier to development identified.	
Potential uses	No obvious scope for B1 office development in this location; potential for small scale B1 workshops but unlikely to be built here; most potential for residential use	
Timescale/availability	Short to medium term if site correctly occupied.	
Contribution to Economic Strategy	Site does not contribute towards target sectors but supports construction sector.	

Total Score: **14**

[Scoring: 5 = best, 1 = worst]

Site Name
**16-18 Buckfast Road, Morden, Surrey,
SM4 5LY**
Reference
S103


Total site area (ha)	0.01ha	Current uses	Vacant offices
Undeveloped land (ha)	0.006ha	Number of units	2
Grid reference	TQ 258 681	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	low

Criteria	Comment	Score (out of 5)
Strategic access	Site on residential road, with access to the A239, A297 and A24 within 0.5 km via local roads,	4
Local accessibility (local road access and public transport)	Situated on quiet residential road, with limited street parking. Vehicle access to site. Good access to public transport within 0.5 km (Morden underground and Morden South railway) and number of bus services included on Central Road (200m) (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Within walking distance of Central Road neighbourhood parade and Morden town centre. Site provided pre-school facilities for local residential community within predominantly residential area.	3
Compatibility of adjoining uses	Residential uses adjoin the site. No other business or educational uses nearby.	3
Development and environmental constraints	Site generally level, but irregular triangular shape to rear which is adjoined by gardens of surrounding properties. No obvious environmental constraints.	3
Market attractiveness	An average quality, run down site with converted residential property in reasonable condition which appears vacant having been used for education purposes rather than offices. Low profile office location.	2
Planning factors	Within an Archaeological Priority Zone; not within a flood risk zone.	
Barriers to delivery	Nearby residential and access may restrict any development.	
Potential uses	Community uses. Limited scope for offices.	
Timescale/availability	Short term avails ability but redevelopment potential only in medium term	
Contribution to Economic Strategy	Currently vacant so not contributing towards target sectors.	

Total Score: 18
[Scoring: 5 = best, 1 = worst]

Site Name**Dean Auto Exchange, 166-168 London Road, Morden, SM4 5AT****Reference****S104**

Total site area (ha)	0.1 ha	Current uses	Car Repair
Undeveloped land (ha)	0.05ha	Number of units	2
Grid reference	TQ 254 682	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Site on the A24 London Road, a strategic road which is red route and bus route into Morden town centre. Access to A297, B288 and A239 via main routes into Morden town centre.	3
Local accessibility (local road access and public transport)	Road is generally busy due to proximity to town centre and difficult junction with no right turn access into site; this means vehicles leaving site pass through town centre one-way system. Very good public transport via Morden bus/underground interchange (within 250m), Morden South railway (0.4 km) and several local bus routes (PTAL = 5).	4
Proximity to urban areas and access to labour & services	Within close proximity to Morden town centre (0.1 km) and within residential area providing access to labour. Very good access to local services in Morden town centre.	4
Compatibility of adjoining uses	Site adjoined by residential on both sides. It is within predominately residential area although MOT car repair and car wash within 50m on London Road.	3
Development and environmental constraints	Level, fairly regular shaped site of reasonable size for development. Approximately 50% of site used for car parking which has development potential. No obvious development or environmental constraints.	3
Market attractiveness	Fairly poor quality, unattractive site with older units but occupied by lower cost use. Warehouse to rear appears dilapidated.	2
Planning factors	Within archaeological priority zone. Not within area at risk of flooding. No extant planning permissions. Change of use from dairy depot to car park including contract parking and car valet refused in September 2008.	
Barriers to delivery	Remediation may be required due to existing uses on part of the site. Junction access is difficult with no right turn into site.	
Potential uses	Car repair or other small scale B1/B2 uses	
Timescale/availability	Redevelopment potential in medium to long term as site currently occupied.	
Contribution to Economic Strategy	Site does not contribute towards target sectors.	

Total Score: 19

Site Name 120 London Road, Morden, SM4 5AT**Reference** S105

Total site area (ha)	0.0075	Current uses	Retail/Office
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 255 683	Sequential status (offices only)	Edge/town centre
Site status	Existing employment site, not allocated in UDP	Density	Low/medium

Criteria	Comment	Score (out of 5)
Strategic access	Site at junction of A24 London Road, a strategic road and Crown Road red route and one way route into Merton Town Centre. Route is frequently busy due to proximity to town centre with difficult junction.	4
Local accessibility (local road access and public transport)	Site has very good access to town centre but suffers from congestion as on main arterial route from south into Morden. Difficult access into site. Very good public transport via Morden bus/underground interchange (within 200m), South Merton railway (0.5 km) and several local bus routes (PTAL = 5).	4
Proximity to urban areas and access to labour & services	Just outside boundary of Morden town centre with a range of commercial services. Access to local labour in the surrounding area.	5
Compatibility of adjoining uses	The site is a converted residential unit with ground floor retail and first floor office. Adjoining units are residential.	4
Development and environmental constraints	Small, constrained corner site on busy junction with difficult access and surrounding residential uses. No obvious environmental constraints.	3
Market attractiveness	Average quality site with older shop unit occupied by local businesses at ground and first floor level. Central location with reasonable profile.	2
Planning factors	Within controlled parking zone and on London Distributor road. Not within an area at risk of flooding. No recent extant planning permissions.	
Barriers to delivery	Site access likely to be most important factor although unlikely that this can be changed. Three occupiers although site could be within same ownership.	
Potential uses	Suited to ground floor retail with offices above, or community use.	
Timescale/availability	Currently occupied so redevelopment only in medium to long term.	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **22**

[Scoring: 5 = best, 1 = worst]

Site Name	3-4 & 10C-10D, Cricketers Cotta, 1-4 Lower Green West, Mitcham, CR4 3AF	Reference	S106
------------------	--	------------------	-------------



Total site area (ha)	0.008ha	Current uses	Light industrial
Undeveloped land (ha)	0.004ha	Number of units	3
Grid reference	TQ 272 686	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low/medium

Criteria	Comment	Score (out of 5)
Strategic access	Site located on Lower Green West, a local distributor route. Access to local A Routes but main access routes are over 2 km from the site.	3
Local accessibility (local road access and public transport)	Lower Green West is one-way route and the site at junction with London Road. Site junction access is difficult and narrow. Bus route runs past the site but nearest train stations (Mitcham Junction and Mitcham Eastfields) and underground (Morden) are 1.5 km away; tram stop 500 metres away (PTAL = 4).	2
Proximity to urban areas and access to labour & services	Within 0.5 km of Mitcham town centre, which provides a wide range of services. Some residential areas surrounding the site although unlikely to be a source of local labour given current site use.	3
Compatibility of adjoining uses	Residential immediately adjoining. No other compatible business uses adjoining the site. Surrounding uses include fire station, residential and public open space. Some retail uses and services including public house nearby.	2
Development and environmental constraints	Very small, fully developed, regular shaped, level site with narrow access to the rear. Constrained by surrounding development and its designation within a Conservation Area.	2
Market attractiveness	Existing, old building in reasonable condition in low profile location with rear yards run down and unattractive. Buildings are fully occupied.	2
Planning factors	Within Mitcham Cricket Green Conservation Area. Not within area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Site constrained by surrounding uses with very limited access and may require remediation due to existing uses	
Potential uses	Small scale B1, B2	
Timescale/availability	Currently occupied so redevelopment potential only in medium to long term.	
Contribution to Economic Strategy	Site does not contribute towards target sectors.	

Total Score: **14**

[Scoring: 5 = best, 1 = worst]

Site Name	Suite B 60, Church Road, Mitcham, CR4 3BU	Reference	S107
------------------	--	------------------	-------------



Total site area (ha)	0.008 ha	Current uses	Offices & Residential
Undeveloped land (ha)	0.004 ha	Number of units	1
Grid reference	TQ 272 686	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Site located on Church Road, a local distributor route. Access to local A Routes but main access routes over 2 km away via A17 and A239.	2
Local accessibility (local road access and public transport)	Church Road free from heavy traffic but fairly narrow with tight access into the site's rear car park. Bus route runs along Church Road but nearest train (Mitcham Eastfields) is 1 km away and nearest underground (Morden and Colliers Wood) are 1.5 km away (PTAL = 4).	2
Proximity to urban areas and access to labour & services	Within walking distance (0.3 km) of Church Road neighbourhood parade and less than 1 km from Mitcham town centre, with a wide range of services. Within residential area.	2
Compatibility of adjoining uses	Within a residential area with recent new build apartments opposite the site. Immediate adjoining uses also residential. Council housing services and children's social care offices lie opposite. No other office uses nearby	3
Development and environmental constraints	Small, regular shaped, level site located within the Mitcham Cricket Green Conservation Area and a listed building. Demolition/extension of building would require listed building consent.	2
Market attractiveness	Attractive period building in good condition and being refurbished. In reasonably attractive area. Not purpose built offices but suited to local businesses. Has on-site parking	4
Planning factors	In conservation area and Grade II listed building. Not within a zone at risk of flooding. Recent listed building consent granted for works to the external appearance of the building.	
Barriers to delivery	Ownership could be fragmented due to mix of commercial and residential uses. Grade II listed building so redevelopment unlikely and any extension would need to respect the character of surrounding conservation area.	
Potential uses	B1 offices or residential use.	
Timescale/availability	No obvious redevelopment potential	
Contribution to Economic Strategy	Site does not contribute towards target sectors.	

Total Score: 15

[Scoring: 5 = best, 1 = worst]

Site Name	Alpine Works, Hallowell Close, Mitcham, CR4 2QD	Reference	S108
------------------	--	------------------	-------------



Total site area (ha)	0.025ha	Current uses	Storage and workshop
Undeveloped land (ha)	0.01ha	Number of units	2
Grid reference	TQ 283 688	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	low

Criteria	Comment	Score (out of 5)
Strategic access	Site is within 0.5km of the A236 and A217 but not close to any other strategic routes.	2
Local accessibility (local road access and public transport)	At the end of a residential cul-de-sac with narrow access hindered further by on-street parking. The road is also congested during school pick up/drop off hours. Railway services are some distance away (Mitcham Junction 1.3km and Colliers Wood underground station 2.1km). There is a bus route on Commonsides East (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Within a residential area providing access to local labour. Mitcham town centre is 0.5km away.	4
Compatibility of adjoining uses	It is situated at the end of a residential cul-de-sac and surrounded by the railway line to one side and school and residential to the other. The only B use class is a scrap yard located on Hallowell Close.	2
Development and environmental constraints	A small, irregular shaped site which is constrained by the railway line and surrounding school and residential uses. The site access is narrow and unsuitable for heavy vehicles movements.	2
Market attractiveness	Recent planning permission for the change of use of this site to a television studio shows that it is still an attractive business location.	3
Planning factors	Within Urban Village. Railway line designated as Green Corridor. Not within an area at risk of flooding. Permission in August 2009 for demolition of workshops/storage units to two storey television studio (B1) with ancillary offices (Ref: 09/P1147) but not yet implemented.	
Barriers to delivery	Only access and noise from railway line.	
Potential uses	Site has planning permission for use as a television studio (Use Class B1)	
Timescale/availability	Short term as consent has not been implemented.	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **15**

[Scoring: 5 = best, 1 = worst]

Site Name	Baltimore House, Griffith Road, London, SW19 1SP	Reference	S109
------------------	---	------------------	-------------



Total site area (ha)	0.004	Current uses	Ground floor office with residential above
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 256 703	Sequential status (offices only)	Edge/Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Medium/high

Criteria	Comment	Score (out of 5)
Strategic access	Situated on residential road with access onto A219 Merton Road which provides access to A24 (1km away). The A3 is 4km away via the congested A238.	4
Local accessibility (local road access and public transport)	On fairly quiet residential road with ample street parking and access onto A219. Good site access. Within walking distance of South Wimbledon underground (400m) and local bus service on A219.	4
Proximity to urban areas and access to labour & services	Within residential area. Merton Road local shops within walking distance, provide a wide range of services. Wimbledon town centre and Colliers Wood within 1.5 km (PTAL = 4).	3
Compatibility of adjoining uses	Ground floor office in residential block with residential either side and opposite. No other business uses identified.	3
Development and environmental constraints	Site fully developed to 4 storeys. Any development would be constrained by adjoining residential, in particular that above office so not redevelopable in isolation. No obvious development constraints.	2
Market attractiveness	Older 1960s/70s building in low profile location in lower quality environment. Office premises currently unoccupied and only likely to attract small local business due to size, location and surrounding uses. Some on-site car parking.	2
Planning factors	Unallocated although Pelham Road Conservation Area to rear. Not within an area at risk of flooding. No extant planning permissions.	
Barriers to delivery	The office is currently vacant so no barrier to any redevelopment of the ground floor. Any development of Baltimore House likely to be medium to long term due to current residential occupation.	
Potential uses	Not attractive office location; scope for community or residential use on ground floor	
Timescale/availability	Currently vacant so available in the short term; redevelopment potential in medium term	
Contribution to Economic Strategy	Currently vacant so does not contribute to target sectors	

Total Score: **18**

Site Name	Britannic House, 230 Burlington Road, New Malden, KT3 4NN	Reference	S110
------------------	--	------------------	-------------



Total site area (ha)	0.05	Current uses	Offices
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 224 682	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Low/medium

Criteria	Comment	Score (out of 5)
Strategic access	On B282 Burlington Road with direct access to Shannon Corner roundabout linking to A3 only 150m away towards Central London or Guildford.	5
Local accessibility (local road access and public transport)	B282 is busy route particularly during school drop off/pick up times. Very good site access with reasonable access to underground car park from Belmont Avenue. Frequent bus service on B282. Nearest railway station 0.75 km away (Raynes Park) (PTAL = 3)	4
Proximity to urban areas and access to labour & services	Adjacent to local shops and services on Burlington Road. Retail Parks off A3 in close proximity. Within residential area so good access to local labour.	4
Compatibility of adjoining uses	Adjoining uses are residential and retail. A number of the employment uses nearby on B282 including timber merchant, car repair and offices of various quality and levels of occupation.	5
Development and environmental constraints	Regular, level but fairly small site within underground car parking. Site at risk of extreme flooding. Site fully developed with 3 storey building with no scope to intensify. No obvious other development constraints.	3
Market attractiveness	Reasonably prominent location and modern, purpose built office building in good condition with on-site parking. Some vacancy but actively marketed	4
Planning factors	In area at risk of extreme flooding. No extant planning permissions.	
Barriers to delivery	Flood protection measures would be required, particularly to underground car park. Premises are modern so little redevelopment potential in short/medium term.	
Potential uses	B1 offices	
Timescale/availability	Medium/long term as reasonably modern good quality building	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **26**

[Scoring: 5 = best, 1 = worst]

Site Name	135 (Units A, B, C) Garth Road, Morden, Surrey, SM4 4LF	Reference	S111
------------------	--	------------------	-------------



Total site area (ha)	0.14	Current uses	Office/warehouse
Undeveloped land (ha)	0.05	Number of units	3
Grid reference	TQ 236 663	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on Garth Road, in close proximity to A24 Stonecot Hill 0.5km away via Garth Road. No other strategic routes nearby.	3
Local accessibility (local road access and public transport)	Garth Road is local distributor road but suffers from heavy traffic, speed restriction bumps and unallocated street parking. Site access is adequate. Local bus stop near site but nearest railway station is 1.5 km and underground 3 km (PTAL = 1b).	2
Proximity to urban areas and access to labour & services	Near a residential area providing local labour. No nearby local services.	2
Compatibility of adjoining uses	Adjacent to allocated industrial area with a number of B1, B2 and B8 uses. To south of site is residential and railway line to the rear.	4
Development and environmental constraints	Site is regular shape, albeit fairly small and slightly sloping and constrained by residential to the south and railway line to the west. Site is not fully developed so intensification possible. No obvious environmental constraints.	3
Market attractiveness	Site fully occupied with reasonably modern purpose built office/warehouse units of average quality. On-site parking	3
Planning factors	Adjacent to allocated industrial area. Not within an area at risk of flooding. No extant planning applications.	
Barriers to delivery	Site has potential for intensification through redevelopment but would need to consider adjoining residential and railway line to the rear.	
Potential uses	Suitable for smaller scale B1-B8 uses	
Timescale/availability	Short to medium term due to different occupation of the buildings.	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	303-305 Mitcham Road, London, SW17 9JQ	Reference	S112
------------------	---	------------------	-------------



Total site area (ha)	0.008	Current uses	Offices
Undeveloped land (ha)	0	Number of units	2
Grid reference	TQ 279 706	Sequential status (offices only)	Within local centre
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 Mitcham Road with access to the A24 (1km) and A23 (2.5km away congested routes and residential roads).	3
Local accessibility (local road access and public transport)	A217 is heavily congested route through the local centre. Access to the site via local bus services is very good local and Tooting railway station is within 20 metres. Tooting Broadway underground is 0.5 km away (PTAL = 4).	4
Proximity to urban areas and access to labour & services	Within North Mitcham local centre which provides a wide range of services. Surrounding residential area gives access to local labour.	4
Compatibility of adjoining uses	Located above ground floor retail frontage with offices and residential adjoining above.	4
Development and environmental constraints	Small office above ground floor supermarket in reasonable condition with access from the main road. A fully developed site. No development constraints identified.	3
Market attractiveness	Building is in reasonable condition and good location for local services and labour. Offices appear occupied.	3
Planning factors	Within local centre and secondary shopping frontage. Within an area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Possible that site is within fragmented ownership which could impede any medium/long term redevelopment.	
Potential uses	Suited to B1 offices or retail	
Timescale/availability	Currently occupied so redevelopment unlikely in the short/medium term	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **21**

Site Name	The Courtyard, 7 Francis Grove, London, SW19 4DW	Reference	S113
------------------	---	------------------	-------------



Total site area (ha)	0.004	Current uses	Offices
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 246 704	Sequential status (offices only)	Town centre
Site status	Existing employment site, not allocated in UDP	Density	High

Criteria	Comment	Score (out of 5)
Strategic access	Access to A219 (within 50m) and A24 (1.5km away) via local town centre routes which are heavy trafficked particularly during peak hours.	3
Local accessibility (local road access and public transport)	On small cul-de-sac with access to local town centre road network. Site junction onto main road is on bend. Good access to public transport in Wimbledon town centre including underground, rail and buses within 200m (PTAL = 6a).	4
Proximity to urban areas and access to labour & services	Site within town centre so good access to local labour and services within Wimbledon and surrounding residential areas.	5
Compatibility of adjoining uses	Predominately within business area with number of offices on St Georges and Francis Grove. Railway line to the south of site. Adjoined by offices, residential and doctors surgery.	5
Development and environmental constraints	The site has been fully redeveloped for mix of office and residential uses and unlikely to be available for redevelopment. No obvious development constraints identified.	5
Market attractiveness	High quality attractive offices with high occupancy. On-site car parking provided. Within attractive town centre location.	5
Planning factors	Unallocated. Not within an area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Modern mixed use development with little redevelopment potential in the near future	
Potential uses	Suited to B1 offices	
Timescale/availability	Medium to long term; no redevelopment potential except in long term	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **27**

Site Name	Elm Grove Business Centre, Elm Grove, London, SW19 4HZ	Reference	S114
------------------	---	------------------	-------------



Total site area (ha)	0.5	Current uses	Warehousing/storage/ car repair
Undeveloped land (ha)	0	Number of units	13
Grid reference	TQ 241 700	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Access to B235 from a residential road (Elm Road). Limited direct strategic access to major routes with A24 A298 over 2 km away via good uncongested roads.	3
Local accessibility (local road access and public transport)	Accessed via residential cul-de-sac which is adequate. Bus route runs along B235. Wimbledon town centre underground and railway station within 1 km (PTAL = 3).	2
Proximity to urban areas and access to labour & services	Within residential area providing access to local labour. Wimbledon town centre within 1 km provides access to a range of services.	3
Compatibility of adjoining uses	Adjoined by residential on two sides, a school and railway line. No other adjoining business uses.	2
Development and environmental constraints	Slightly sloping L-shaped site of reasonable size for this location. Development constrained by surrounding uses, particularly the railway line. No obvious environmental constraints.	3
Market attractiveness	Contains number of older warehouses of poor appearance and run down, but site is fully occupied providing lower end quality space for local businesses. A Lower profile location with adequate access.	4
Planning factors	Unallocated. Not within area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Likely to be within fragmented ownership due to number of warehouses so unlikely to be available in the short term. Only piecemeal development in the short term.	
Potential uses	Suited to small scale light industrial, storage; potential for small scale B1 offices	
Timescale/availability	Currently occupied and within fragmented ownership so redevelopment of whole site likely to be long term.	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **17**