

## Borough Plan Advisory Committee - 20 September 2012

Addendum to Agenda item 4: Sites and Policies DPD (relating to recommendation C)  
(circulated 20 September 2012)

---

**From:** Tara Butler  
**Sent:** 14 September 2012 13:28  
**To:** 'Freya Turtle'  
**Subject:** 204 Durnsford Road, SW19 - Crossrail2

Dear Freya,

**Re: Woodman Works, 204 Durnsford Road - Crossrail 2 safeguarding.**

We've received a reply from Crossrail2 regarding the safeguarding of the site at 204 Durnsford Road. We've been making en

The council would not be in a position to support development at 204 Durnsford Road that was contrary to Crossrail2's safeguarding direction. The reply below appears to limit the development potential of the site.

If you would like more clarity on this, I'd advise contacting the Crossrail team directly.

In the meantime I will discuss this reply with colleagues.

Regards,

Tara

**Tara Butler**  
Programme Manager - Strategic Policy and Research  
Future Merton  
London Borough of Merton  
London Road  
Morden SM4 5DX

Tel: 020 8545 4855  
Fax: 020 8545 3326  
E-mail: [tara.butler@merton.gov.uk](mailto:tara.butler@merton.gov.uk)  
[www.merton.gov.uk](http://www.merton.gov.uk)

---

**From:** Shona Kydd Gawel [mailto:ShonaKyddGawel@crossrail.co.uk]  
**Sent:** 14 September 2012 09:04  
**To:** Tara Butler  
**Subject:** 204 Durnsford Road, SW19 - query from the London Borough of Merton

Dear Ms Butler,

Crossrail Ref: CRL-00-052974

Thank you for your enquiry dated 4<sup>th</sup> September 2012.

With regards to the area above, it is required for a potential expansion of Wimbledon SWT Depot south of Durnsford Road to accommodate Crossrail Line 2 trains.

Woodman Works and the adjacent safeguarded properties would be acquired, demolished and the existing sidings extended across the site.

Crossrail Ltd would not object, in principle, to a modest redevelopment of this property for commercial purposes but we would wish to see details of what was proposed. We would not agree to a residential development.

If you would like further information, please do not hesitate to contact us.

Yours sincerely,

Shona Kydd Gawe  
Stakeholder Administrator

Crossrail Limited | 25 Canada Square | London | E14 5LQ  
Tel: 020 3229 9100 | Helpdesk (24hr) 0345 602 3813



DWD/8198

19<sup>th</sup> September 2012

Ms T Butler  
 Future Merton  
 London Borough of Merton  
 London Road  
 Morden  
 SM4 5DX

21 Garlick Hill  
 London EC4V 2AU  
 Tel: 020 7489 0213  
 Fax: 020 7248 4743  
[www.daltonwarnerdavis.co.uk](http://www.daltonwarnerdavis.co.uk)

**Via Email**

Dear Ms Butler

**RE: SITES AND POLICIES DPD – WOODMAN WORKS 204 DURNSFORD ROAD SW19 8DR (SITE 82)**

I write with reference to your email to my colleague Freya Turtle of 14<sup>th</sup> September and the Council's Borough Plan Advisory Committee report of 20<sup>th</sup> September 2012, concerning our client Cromar White Development's site at Woodman Works, 204 Durnsford Road, SW19 8DR (amongst other DPD matters).

First, I would like to remind the Council that due to an unfortunate oversight, the Council has failed to address our duly made representations to the draft Sites and Policies DPD (January 2012) – Call for Sites. To remind you, the representations that have been overlooked sought recognition that the site could provide a mixed-use development for employment and residential.

Secondly, the Council has considered the future of other Crossrail 2 safeguarded sites (Site Proposals 64 and 70) and these will remain in the Sites and Policies DPD as they are not included in the list of sites to be deleted from the DPD, set out in paragraph 2.8 of the 20<sup>th</sup> September Committee Report (and nor should they be). Therefore, your apparent decision (without proper consultation) to rule out further consideration of this site as a result of the Crossrail 2 Safeguarding direction would be a serious inconsistency of approach and would fail to address the Council's error, in a fair and proper manner. Also, it would not be in accordance with the *'golden thread running through both plan-making and decision taking'* as set out in paragraph 14 of the National Planning Policy Framework (NPPF), requiring the Council to plan positively to meet the needs of the Borough and to provide sufficient flexibility to adapt to rapid change.

Thirdly, the Committee report is wrong to state that the landowner has submitted that the site should be considered for residential use. The representations submitted on Cromar White Developments behalf sought consideration for mixed-use including residential.

Fourthly, whilst the Council knows that Crossrail 2 will continue to promote the safeguarding direction (that is its role and function), it is clear from documents in the public domain that Crossrail 2 is under review and that there are various options being considered. In the current economic climate, where the Government is going to have to choose between many important strategic options for public investment, there is always the possibility that this safeguarding direction will not be renewed when it is reviewed in 2014. Whilst the safeguarding direction is a relevant consideration, it would be wrong to pre-judge the 2014 review in a way which fails to address the possibility that the safeguarding is lifted altogether, or that this site specifically is not required for Crossrail 2.

**Partners**

A M Davis FRICS IRRV  
 N P Draper FRICS IRRV  
 N M Fennell BSc MRICS  
 R J Greeves BSc Hons MRICS

C Girdham BSc Hons DMS MTP MRTPI  
 M Power BSc MSc CHE MRICS MRTPI  
 K Rushe BA TP Dip TP MRTPI  
 J Walton BSc Hons MPhil MRTPI MCIPR

**Senior Associates**

D Ames MRTPI  
 G Denning B Eng Hons MSc MRICS  
 E Mann BA Hons Dip TP MRTPI

**Associates**

J Bowen MSc (Hons) MRTPI  
 S Isaacs BA (Hons) Pg Dip MRICS  
 T Lodeiro BA (Hons) MSc MRICS  
 B Murphy BA (Hons) MRUP MRTPI

**Consultants**

K Dalton FRICS  
 A J N Warner FRICS Dip TP  
 N W Johnson FRICS

In the absence of the safeguarding direction, Woodman Works is ideally suited for mixed-use development comprising of residential fronting The Crescent, an existing residential street and employment/business uses accessed from Durnsford Road, as set out in the representations submitted in March 2012 and therefore not repeated in full here. The NPPF particularly emphasises the presumption in favour of sustainable development, the need for flexibility and the positive encouragement of flexible working practices to integrate residential and commercial uses within the same unit.

Woodman Works is of mixed quality and in parts makes little contribution to employment needs as some of the buildings are obsolete and unviable for continued employment use or redevelopment. The site is not a designated employment area and a flexible approach to its future potential should be applied.

In the event that the safeguarding direction is lifted during the Plan period and the site is no longer required for Crossrail 2, the site's future appropriate uses should be considered in the light of the fact that the plan period is up to 2026, that the Borough's housing needs are not yet identified beyond the five year period as required by the Framework and to provide a reasonable degree of certainty for the landowner should Crossrail 2 not go ahead. You will appreciate that the blighting effect of the direction, is causing serious problems for my client in terms of the future use and development of the site. If it is released from safeguarding, it is a matter that the LPA could and should consider as part of a flexible and sound local development framework in these circumstances.

This could readily be addressed by inclusion of Site 82, Woodman Works in the Council's Pre-Submission Consultation Document scheduled for March/ April 2013. The site could and should be recognised as a potential suitable mixed-use site in the event that it becomes 'available' due to the lifting of the direction, bearing in mind that safeguarding will be reviewed within the first five years of the Plan period. This would help to reduce the potential blighting effect on the site, which would benefit both the public interest and the landowner's interest as owner of the site. This would also assist the Council in preparing a sound Plan for examination in 2013, it would enable proper public consultation on this proposal to occur without unduly pre-judging the outcome of the Crossrail 2 project safeguarding review, or failing to provide for a positive and flexible response if the safeguarding is lifted.

We look forward to confirmation that the Council will include the site in the Site and Policies DPD as described above and that this will be included in the March/April pre-submission draft DPD. Please do contact Mary Power (0207 332 2107) if you would like to discuss further.

Yours faithfully

*Dalton Warner Davis LLP*

**DALTON WARNER DAVIS LLP**

**Cc: Chris Lee - Director for Environment and Regeneration  
Councillor Andrew Judge - Cabinet Member for Environmental Sustainability  
and Regeneration**