

Committee: Borough Plan Advisory Committee

Date: 24 September 2015

Agenda item: Consultation on Morden town centre

Wards: Merton Park, Ravensbury, St Helier and Canon Hill

Subject: Morden Town Centre Regeneration Public Consultation

Lead officer: Director for Environment and Regeneration, Chris Lee

Lead member: Cabinet Member for Environmental Sustainability & Regeneration, Cllr Andrew Judge,

Contact officers: Eben van der Westhuizen, futureMerton Policy Planner

Recommendations:

- A. That Members consider the contents of this report and recommend that the Director of Environment and Regeneration, Chris Lee, in consultation with the Cabinet Member for Environmental Sustainability and Regeneration, Councillor Andrew Judge, approves six weeks of public consultation on the initial questionnaire for Morden town centre, to start on 30 September 2015
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1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1. In 2013 the council held a public consultation on the Morden Station Planning Brief Site, which was considered to be a catalyst for the regeneration of the town centre. The planning brief was adopted in 2014.
- 1.2. The next step is to develop a masterplan for the whole town centre but before starting on this work it is important to establish some guiding principles to shape and influence the delivery of the adopted vision.
- 1.3. Officers are recommending that after having regard to any comments / recommendations arising from consideration by the Borough Plan Advisory Committee on 24 September 2015, the Cabinet Member for Environmental Sustainability and Regeneration in consultation with the Director of Environment and Regeneration consider the contents of the Morden Town Centre Regeneration Public Consultation Questionnaire and approve six weeks of public consultation during September and October 2015.
- 1.4. The draft questionnaire is attached as Appendix A to this report.

2 DETAILS

- 2.1. The vision for Morden Town Centre regeneration is embedded in Merton's Core Planning Strategy (2011), which sets out the 15-year vision for Morden:

Policy CS 3: To regenerate Morden through intensified development in and around the town centre, creating a distinctive and vibrant centre by making more of what Morden has to offer.

A plan-led approach will increase development capacity and make more efficient use of land by incorporating higher density housing and

commercial opportunities; exploiting Morden's excellent public transport links, while conserving and enhancing the character and distinctiveness of the adjacent suburban neighbourhoods.

Paragraph 13.5: "... Morden is envisaged to accommodate a high proportion of housing growth expecting to deliver a range of between 1,450 and 1,800 new homes throughout the plan period. It is anticipated for a large proportion of the additional housing growth to come from the planned regeneration of Morden town centre..."

- 2.2. In 2013 the council held a public consultation on the Morden Station Planning Brief Site, which was considered to be a catalyst for the regeneration of the town centre. The planning brief was adopted in 2014.
- 2.3. Transport for London (TfL) have subsequently made the Morden Station site one of its priority development sites and the Morden Station site is included in the council and TfL's joint bid to the Mayor of London for a part of the town centre to be designated as one of the Mayor's Housing Zones; attracting investment to unlock Morden's potential. An announcement is expected on this before the meeting on 24th September 2015 but after the circulation of this report.
- 2.4. The next step is to develop a masterplan for the whole town centre, which is intended to be adopted as a supplementary planning document (SPD) but before starting on this work it is important to establish some guiding principles to shape and influence the delivery of the adopted vision.
- 2.5. Supporting infrastructure such as school places and health facilities will be considered as part of the masterplanning exercise and there will be another public consultation in the first half of 2016 regarding the details of the draft masterplan.

3 ALTERNATIVE OPTIONS

- 3.1. The alternative is not to proceed with the consultation. This is a non-statutory consultation so there are no legal issues associated with not consulting at this stage. However this option has been rejected as this consultation is seen as a good opportunity to re-engage people in Morden's potential redevelopment.

4 CONSULTATION UNDERTAKEN OR PROPOSED

- 4.1. Consultation is proposed to take place from 30 September 2015 for a period of six weeks.
- 4.2. The consultation material will take the form of a questionnaire asking what people like and don't like about Morden, now and in the future. Many of the 14 questions respond to what people told the council at previous consultations on Morden, e.g. "

In 2008 you said the following are Morden's top positive attributes:

access to public transport good quality housing and suburban character of the surrounding areas parks, green spaces and leisure facilities

Are these still the best things about Morden?

[] Agree

[] Disagree

Please provide any comments:

- 4.3. Consultation will involve a short questionnaire available online and in paper form, posters and postcards. As well as local residents and businesses within Morden, we will also be targeting people who visit Morden weekly: Transport for London staff and Merton staff, the Mosque and commuters. We will be attending Morden Community Forum on 8 October 2015 and at other meetings upon request.

5 TIMETABLE

- 5.1. September - October 2015: six weeks public consultation.
- 5.2. By March 2016: work with Transport for London to select and appoint a developer
- 5.3. Spring 2016: Agree brief for masterplanners
- 5.4. Summer 2016: appoint consultants to develop draft masterplan with public consultation.
- 5.5. Winter 2016/2017: adoption of masterplan SPD.

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 6.1. The draft consultation questionnaire has been prepared using council resources.

7 LEGAL AND STATUTORY IMPLICATIONS

- 7.1. This consultation will inform the draft masterplan, which is intended to be adopted as a supplementary planning document and is therefore being prepared in line with the provisions in the Town and Country Planning (Local Planning) (England) Regulations 2012.

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 8.1. None for the purposes of this report.

9 CRIME AND DISORDER IMPLICATIONS

- 9.1. None for the purposes of this report.

10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

10.1. None for the purposes of this report.

11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

A Draft Morden Town Centre Regeneration Public Consultation
Questionnaire – *to be circulated before the meeting*

12 BACKGROUND PAPERS

None