

# **Committee: Borough Plan Advisory Committee**

**Date: 21 May 2012**

Agenda item: 4

Wards: all

**Subject: Feedback from “Planning ahead” consultations that took place between January and April 2012**

Lead officer: Director of Environment and Regeneration, Chris Lee

Lead member: Cabinet Member for Environmental Sustainability and Regeneration, Councillor Andrew Judge

Forward Plan reference number: N/A

Contact officer: Programme Manager: Strategic Policy and Research, Tara Butler

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## **Recommendations:**

A. That Members note the contents of this report.

## **1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY**

- 1.1. Between January and April 2012, public consultation took place on the Council's preferred options for site allocations, detailed planning policy issues and Proposals Map designations as part of the preparation of Merton's Sites and Policies Development Plan Document.
- 1.2. At the same time, consultation took place on Merton's Preliminary draft Community Infrastructure Levy Charging Schedule and Borough Character Study (phase 1)
- 1.3. The consultation was initially scheduled to end on 23 March 2012 but was extended until mid April 2012. All comments received to date (10 May 2012) have been included as part of the consultation feedback
- 1.4. As a result of the consultation feedback, government policy changes and other matters, approximately 15 additional sites, four new policy issues and some changes to Proposals Map designations are being proposed for inclusion in the DPD. Another report to this meeting recommends that public consultation take place on these additional matters for six weeks between approximately 13 June and the end of July 2012.
- 1.5. The purpose of this report is to summarise the main issues raised at consultation and alert Councillors to the next steps.

## **2 DETAILS**

- 2.1. Between 30 January and mid April 2012 (extended from 23 March 2012) Merton's communities responded to the following planning documents, as part of Merton's "planning ahead" public consultation
  - Council's preferred options for the Sites and Policies DPD
  - Merton's preliminary draft Community Infrastructure Levy Charging Schedule
  - Merton's Borough Character Study phase 1

- 2.2. The consultation was extended from 23 March until mid April to give people and organisations more time to respond.
- 2.3. As of 16 May 2012, officers were still supporting people and organisations who wish to respond or who wish to add to their original responses. All responses that have been received to date (16 May 2012) will be considered as part of the consultation.

### **Sites and Policies DPD**

- 2.4. As a result of these responses and other matters, including central government policy changes, 15 additional sites for allocation, four new policy issues and several changes to Proposals Map designations are recommended for public consultation. Agenda item 3 to this meeting considers these matters
- 2.5. Appendix 1 to this report sets out the Council's preferred options for these additional sites, policies and Proposals Map designations. This public consultation would be a continuation of the "preferred options" started in January 2012, and is proposed to run for six weeks from 15 June until the end of July 2012.
- 2.6. It is proposed that this will be the final "preferred options" stage in the preparation of the Sites and Policies DPD as more than six months of public consultation will have taken place between June 2011 and July 2012. If more new sites are proposed for allocation during June and July 2012 it is very unlikely that these will be included in the DPD.
- 2.7. Appendix A to this report summarises the consultation feedback

### **Next steps – Sites and Policies DPD**

- 2.8. The detail, scope and quality of the responses received to this consultation are expected to significantly improve the Sites and Policies DPD.
- 2.9. It is therefore proposed to spend more time on assessing the
  - Entirely new matters that Merton's communities have not had the opportunity to comment on (such as new sites proposed for allocation) be recommended for public consultation between June and July 2012 (see report to Agenda item 3 of this meeting)
  - All other issues raised on the Sites and Policies DPD by respondents will be given more time for consideration. This would allow for additional dialogue with respondents, additional research where necessary and a thorough assessment of issues raised against the National Planning Policy Framework and the early alterations to the London Plan (February 2012) and additional consideration by Councillors of the Borough Plan Advisory Committee.
- 2.10. Section 5 of this report sets out a proposed timetable for Members of the Borough Plan Advisory Committee to consider actions arising from these consultation results, any additional feedback, research or national policy changes.

### **Merton's Community Infrastructure Levy Charging Schedule – next steps**

- 2.11. The main issues raised by responses to Merton's Preliminary draft Community Infrastructure Levy (CIL) Charging Schedule included questions on the different methods of carrying out strategic viability assessments, asking for greater clarity and transparency on the data used for assessment, requesting the inclusion of affordable rent, questioning the number of assessments carried out as well as requesting details on what infrastructure would be funded through CIL, CIL relief and phasing of CIL receipts.
- 2.12. To ensure that Merton's CIL is as robust as possible, officers are undertaking further strategic viability work to augment the existing work and to ensure that Merton's CIL Charging Schedule is robust and appropriate for the borough.

- 2.13. This work is expected to be completed by the end of July 2012 and it is recommended that the results and their implications are reported to the Borough Plan Advisory Committee at the meeting on 20 September 2012, as set out in Section 5 of this report.
- 2.14. This approach is not expected to affect the end date for adoption of Merton's CIL, scheduled for June 2013.

### **Borough Character Study – next steps**

- 2.15. The consultation results from the Borough Character Study (phase 1) are being considered in both reviewing the five character areas that were part of the consultation and in undertaking character studies of more parts of Merton.

## **3 ALTERNATIVE OPTIONS**

- 3.1. One alternative option would be to continue to the final stages of the Sites and Policies DPD without undertaking consultation on the additional sites, policy issues and proposals map changes outlined in this report.
- 3.2. It is considered that this approach would result in a less robust DPD.

## **4 CONSULTATION UNDERTAKEN OR PROPOSED**

### **Consultation undertaken**

- 4.1. The Sites and Policies DPD has undergone the following consultation
- 4.2. July-September 2011 – “Call for sites” and policy issues
- 4.3. January-March 2012 (extended to mid April 2012 and responses accepted into May 2012) – Sites and Policies DPD preferred options (1)

### **Consultation proposed**

- 4.4. *June-July 2012* – additional sites and policies (consultation proposed by this report)
- 4.5. *early 2013* – pre-submission consultation proposed on the final Sites and Policies DPD 27 June, 20 September, 6 Dec, 07 Mar

## **5 TIMETABLE**

- 5.1. The following timetable is proposed to deliver a sound and effective Sites and Policies DPD, Merton Community Infrastructure Levy Charging Schedule and Borough Character Study
- 5.2. 27 June 2012 – BPAC meeting to include detailed consideration of designations for Merton's Proposals Map, towards the final DPD and update on progress on site allocations and policy amendments.
- 5.3. 20 September 2012 – BPAC meeting to include outcome of additional sites and policies, update on policy amendments; results of additional research into Merton's Community Infrastructure Levy Charging Schedule and recommended next steps

## **6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

- 6.1 Undertaking the Sites and Policies DPD at this time makes efficient and effective use of council resources.

- It allows the council to consider the changes to the national planning system and if necessary, adapt local planning policies to best interpret national matters in a Merton context. It will mean that Merton Council will have an up-to-date development plan under the new National Planning Policy Framework and the London Plan 2011, supporting local decision-making in Merton;
- most of the supporting research has already been undertaken for the Core Planning Strategy;
- Preparing the Sites and Policies DPD, Regeneration Delivery Plan, draft Design SPD, Borough Character Study and draft Community Infrastructure Levy simultaneously allows information and resources to be shared and ensures consistency across Merton's guidance for development in the borough.

## **7 LEGAL AND STATUTORY IMPLICATIONS**

- 7.1. The Planning and Compulsory Purchase Act 2004 (as amended) plus associated Regulations currently set out the parameters for the production of Development Plan Documents.
- 7.2. In line with the proposed reforms in the Localism Act, Government has consulted on new local planning regulations. The consultation Local Planning Regulations are generally similar in nature to the existing Regulations for this stage of plan-making. In producing the Sites and Policies DPD, officers have had regard to both existing and proposed Regulations.

## **8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

- 8.1. None for the purposes of this report. An Equalities Impact Assessment is being carried out on the proposals in the Sites and Policies DPD.

## **9 CRIME AND DISORDER IMPLICATIONS**

- 9.1. None for the purposes of this report. The crime and disorder implications for the Sites and Policies DPD proposals have been assessed through sustainability appraisal.

## **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**

- Appendix A – summary of consultation responses for the Sites and Policies DPD (preferred options Jan-March 2012); Merton's Preliminary draft Community Infrastructure Levy Charging Schedule and the Borough Character Study (phase 1)

## **12 BACKGROUND PAPERS**

# The London Borough of Merton

## *Planning ahead consultation:*

**Sites and polices DPD**

**Proposal map**

**Community Infrastructure Levy**

**The Borough character study**

Summary of responses

January – April 2012



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Infrastructure Levy (CIL)**

**Summary of responses on the Borough character study**

# 1 How we got here

1. .1 Between July and September 2011, we invited individuals and organisations to let us know about potential sites for redevelopment and detailed policy issues and other land designations. This consultation was known as the “call for sites”. Sites were suggested by public and private sector landowners, community groups, residents and businesses to provide new development uses.
1. .2 During September-December 2011, each of the sites was assessed for a range of planning issues including: The current use and potential new uses for the site, including the use suggested by the person / organisation at public consultation. Geographic effects in relation to the site, for example the likely risk of surface water or fluvial flooding, any potential known drainage issues, access from the site to a range of transport choices, where the site is located in the borough and the land use of sites adjacent to it.
1. .3 From the 30<sup>th</sup> January – 23 March (extended until mid April and responses accepted into May), the council held a public consultation called “*planning ahead – shaping development in your neighbourhood*”- the public was consulted on the following documents: Sites and polices DPD, Proposal map, Community Infrastructure Levy (CIL) and The Borough character study The Council used various methods of communication to raise awareness of this consultation and encourage people to get involved.
1. .4 To let people know what was happening
  - 883 emails and 574 letters was sent to individuals, community organisations, government bodies, health organisations, environmental groups, businesses and other groups A full list of those we consulted can be found (appendix 1).
  - A press briefing was held before the consultation started with local and national media organisations : The Guardians, the Post, SW19 website and Time and Leisure.
  - Press releases were directed to mainstream media and trade press, resulting in articles in the local Guardian newspapers, Estates Gazette and Property Week.
  - A dedicated webpage to the consultation was place on the Council’s website with copies of the Sites and polices DPD, proposal map, borough character study and CIL available to be viewed and downloaded.

- The consultation documents were publicly available at Merton’s reference libraries where posters and leaflets were on displayed; some libraries provided a dedicated area for people to review the documents.
  - During the first week of March 2012, reminder letters and emails were sent out to consultees that had not commented on the document; informing them that there was still time to submit comments to the consultation.
1. .5 During the consultation council officers attended over 40 (table 1) meetings on weekdays, weekends, mornings and evenings with local community groups to promote, raise awareness and answer any questions about the Sites and polices DPD; proposal map, CIL and Borough Character Study.

**Table 1:** List of meeting attended by Council officers (more to be added)

<b>Date of meeting</b>	<b>Organisation/group name</b>	<b>Category of organisation (residents, environmental etc)</b>
2 February 2012	Sainsburys Plc	Retail
15 February 2012	Friends of West Barnes Library	Community Group
27 February 2012	South London Partnership (rail group)	Cross borough partnership
29 February 2012	South London Partnership (Infrastructure and investment board)	Cross borough partnership
1 March 2012	Morden Area Forum	Community Group
1 March 2012	Merton Cycling Campaign	Transport Group
1 March 2012	Morden Forum	Community Group
6 March 2012	Mitcham Society	Community Organisation
6 March	Colliers Wood Residents Association	Residents Association
7 March 2012	Morden Business Forum	Business group
8 March 2012	Colliers Wood Tower (Brown and Root)	Business



8 March 2012	Wimbledon Society	Community Organisation
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1. .6 In mid March 2012 the consultation was extended to =April 2012 to encourage more people to respond. Responses have been accepted into May 2012.

## 2 Who took part in the consultation

1. .7 Over the 11 week consultation period the council received comments from the following groups including Residents associations including Merton Park Ward Residents Association Raynes Park West Barnes South Wimbledon Community Group Wimbledon E .Hillside Residents Association Wimbledon Park Residents Association Residents from across the borough Civic societies (including the Wimbledon Society with 935 members and the Mitcham Cricket Green and Heritage Forum) Landowners (represented by their agent) Statutory bodies (e.g. Environment Agency, Highways Agency and Metropolitan Police Service) Other associations (including The British sign and graphics association with appx 7000 members and the Theatre Trust), Merton Chamber of Commerce (2500 business in Merton) Political party groups

### Feedback on the consultation

- 2.2 During the consultation the council received feedback on the consultation. The issues raised were as followed:
- More public awareness was needed of the consultation
  - The late arrival of letters at the start of the consultation
  - Too many documents being consulted on.

## 3 Summary of responses on the potential site allocation

- 3.1 This section gives a summary of the main issues raised by respondents for each potential site. We welcome feedback on whether all main issues have been included. All responses received can be viewed on the council website at:  
[http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites\\_policies\\_dpd/sites\\_policies\\_consultation.htm](http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_dpd/sites_policies_consultation.htm)
- 3.3 On some potential sites the council received no specific comments however; we did receive general comments which will be considered by the council for all potential sites in the Sites and policies DPD.



## Site 1: 'P3' Hartfield Road Car Park

Car Park Site of No. 66-84, Hartfield Road, Wimbledon SW19  
3TB

**Current Use:** Car Park and retail units

**Use suggested / organisation:**

- Commercial (Retail) – Morison's PLC
- Community and Public Hall Activities – Wimbledon Society
- Mixed use: Residential and commercial with associated car parking– LB Merton
- Major cultural development with appropriate supporting and community uses- Wimbledon Music Civitas Group

**Council's preferred use:** Mixed use retail (A1 Use Class), residential (C3 Use Class)/ hotel (C1 Use Class), community

### You said:

- Widespread concern for loss of car parking
- The prime use for this site should be for Community and public Hall based activity - object to any other development proposals, other than for community/ public hall activity
- Proposal should be amend to include community facilities such as policing. (In the cases where this is already the case, the provision of community facilities is supported).
- The car park should be extended for use by Morrisons supermarket this site, combined with site 28 ('P4 Land adjoining Wimbledon Theatre), could strengthen Merton's position as a creative hub, and offer tourists that come to visit Wimbledon the world-class standard of entertainment that they expect.

## Site 2: 43-45 Palestine Grove, Colliers Wood, London, SW19 2QN

**Current use** Vacant workshop  
**Use suggested / organisation** Residential – London Borough of Merton  
**Council's preferred use** Residential (C3 Use Class)  
**Delivery timescale** 2013-2018

### You said:

- Supported the council preferred use.

## 4 Site 4: Bond Road Day Nursery

55 Bond Road, Mitcham, CR4 3HG

**Current use:** Community (D1 Use Class- Family Centre)  
**Use suggested / organisation:** Mixed use community and residential or residential subject to service re-provision locally – London Borough of Merton  
**Council's preferred use:** Mixed use community (D1 Use Class) and residential (C3 Use Class) or residential (C3 Use Class), if the community service is provided elsewhere locally  
**Delivery timescale** Beyond 2018

You said: No comments specific comments received on this site



**Site 5: Colliers Wood Community Centre**  
**64-72 High Street Collier's Wood, Colliers Wood, SW19 2BY**

**Current use:** Community Centre (D1 Use Class)

**Use suggested / organisation:** Mixed use community (which could include a library) and residential– London Borough of Merton

**Council's preferred use:** Mixed use community (D1 Use Class – desirable to include a library) and residential (C3 Use Class). Could also include commercial uses such as a café on street frontage.

**Delivery timescale:** Beyond 2018

**You said:**

- The centre is a very valuable community resource and is ripe for redevelopment and the proposal to incorporate the Colliers Wood Library in the building is an excellent idea. However, to include housing and possibly a cafe or other commercial project in the frontage also seems sensible.
- To deliver beyond 2018-it should be a priority in an area that often seems to be forgotten by the council.

**Site 6: Durnsford Road Corner**  
**Land C/O Durnsford/ Gap Road, SW19 8JF**

**Current use:** Corner site with bench

**Use suggested / organisation:** Residential – London Borough of Merton

**Council's preferred use:** Pocket park

**Delivery timescale:** immediate

**You said:**

- Supported the council preferred use and also said would like to see children's play area / public space for the nearby residents.

## Site 7: Gifford House

### 67C St Helier Avenue, Morden, Surrey, SM4 6HY

**Current use:** Council offices (B1[a] Use Class)  
**Use suggested / organisation:** Residential – London Borough of Merton  
**Council's preferred use:** Residential (C3 Use Class)  
**Delivery timescale:** Beyond 2017

#### You said:

- (NHS) propose retention as offices for community based health teams

## Site 8: Leyton Road Centre

### 21 Leyton Road, Colliers Wood, London, SW19 1DJ

**Current use:** Offices (B1[a] Use Class)  
**Use suggested / organisation:** Consider a range of uses including community and residential – London Borough of Merton  
**Council's preferred use:** Mixed use community (D1 Use Class: education / day centre etc) and residential (C3 Use Class) or solely residential (C3 Use Class), if the community service is provided elsewhere locally.  
**Delivery timescale:** 2018-2023

#### You said:

- (NHS) propose retention as offices for community based health teams
- Pedestrian access routes to the park should be improved, or the size of the open space slightly increased
- Felt the neighbourhood has been accustomed to the surroundings and hence unless there is going to be a profound amelioration of the environment there does not seem to be any positive advantage for the change.
- The area is already a congested area with a high density of housing and other activities.
- Good opportunity to provide outdoor space here for children - would like to see a community function retained.
- Could be used for a school/school extension

## Site 9: Mitcham Library

London Road, Mitcham, Surrey, CR4 2JB

**Current use:** Library and other community facilities (D1 Use Class)

**Use suggested / organisation:** Library to be maintained and improved. Residential on part of Site to support library function. – London Borough of Merton

**Council's preferred use** Library to be retained and improved. Remainder of site considered for an appropriate mix of any of the following:

community (D1 Use Class), retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), office (B1 [a] Use Class) and residential (C3 Use Class).

**Delivery timescale:** 2018-2023

You said: No specific comments received on this site

## Site 10: Morden Assembly Hall

Tudor Drive, Morden, Surrey, SM4 4PG

**Current use:** Community Hall (D1 Use Class)


**Use suggested / organisation:** Residential – London Borough of Merton

**Council's preferred use:** Mixed use community (D1 Use Class) and residential (C3 Use Class) or residential use (C3 Use Class) subject to the community service being provided elsewhere.

**Delivery timescale:** 2013-2017

You said:

- Any residential development must be in keeping with the area and be low rise accommodation.
- Not supportive of the council preferred use- housing) would impose on the privacy of the surrounding houses, view into bedrooms and gardens and would lead to even more traffic in what is already a congested area
- Oppose strongly to the loss of the community hall and car park – which are in use every day. Loss of the facility would have a big impact to local people, parking used for pub, church and local shops.
- Any lose of community accommodation must be replaced with equal or better facilities in the immediate area and the benefit the council makes, both financial or in cost savings, must be returned in some way to the immediate community.

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- We should be looking to improve the local area and provide much needed facilities for those already living in it an example are extended services at Aragon Primary. This kind of approach should be factored into this site as part of a new community service for those already living in the area
  - Neighbouring church strongly opposed to redevelopment and state no opportunity for combined approach
  - As a significant number of residents in the area are elderly, their needs in terms of distance to any new accommodation must be considered.
  - Allowing a building with upper floors on this site is just going to make the area look even more built up than it does already.
  - The loss of the public car park would bring about a great inconvenience to the residents of the area, as the cars that use this parking site would be forced to park in either Lower Morden Lane or Tudor Drive. With the amount of traffic that uses both of these roads at present, particularly during school opening and closing times, with cars parked on both sides of the road, it would be almost impossible to maintain two lanes of moving vehicles along Lower Morden Lane.
  - Recommend high quality apartments to raise house prices in the area, however, the parade of shops and area adjacent to this would need to have investment as it is quite run down.



## Site 12: Queens Road Car Park

### Queen's Road, Wimbledon, London, SW19 8LR

**Current use** Car Park (sui generis)

**Use suggested / organisation** Residential – London Borough of Merton

**Council's preferred use** Any of the following uses or a suitable mix of: residential (C3 Use Class), community (D1 Use Class) and office (B1[a] Use Class), dependent on access and very sensitive design.

#### You said:

- Concern over loss of car parking
- Retain half the site as parking, and use the other half for allotments (linking up to the nearby nature zone or storage.
- The suggested use of housing as it would require compulsory purchase of some private rear gardens, and create housing with minimal rear space facing the busy rail tracks, and have a continuous access road all along the southern side, all creating a poor environment.
- Would support a small amount of live/work units / community /business use, including good use of the length of the site – which could be used for recreation, particularly for teenagers and children, e.g. running track, climbing walls, assault course.
- Noisy activities could be placed next to the railway, away from residents. If primary schools are under pressure now, we will need more facilities for our future teenagers to learn, socialise and exercise outside of school. This could provide adjacent business developments could have a social focus, offering creative / teaching / workshop / studio / vocational training facilities, to supplement whatever teenagers are offered at school.
- There is an ideal opportunity to include the Work Free\* concept within the new development proposals based on Mary Portas High Street report.

## Site 13: Land at Rose Avenue

### Land at Rose Avenue, Mitcham, CR4 3JX

**Current use:** Vacant land: last used as a youth centre (D1 Use Class), circa 10 year ago.

**Use suggested / organisation** Residential – London Borough of Merton

**Council's preferred use:** Residential (C3 Use Class)

**Delivery timescale:** 2013-2017

You said: No specific comments received on this site.



**Site 14: Taylor Road Day Centre**  
**Wakefield Hall, Taylor Road, Mitcham, CR4 3JR**

**Current use:** Day Centre (D1 Use Class)

**Use suggested / organisation:** Residential – London Borough of Merton

**Council's preferred use:** Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class), if the community service is provided elsewhere locally.

**Delivery timescale:** 2013-2017

**You said:** No specific comments received on this site.

**Site 15: West Barnes Library**  
**West Barnes Lane, 10 Station Road, New Malden, Surrey, KT3 6JJ**

**Current use** Library (D1 Use Class)

**Use suggested / organisation** Library to be maintained and improved. Residential on part of site to support library function. – London Borough of Merton

**Council's preferred use** Library (D1 Use Class) with residential (C3 Use Class) on upper floors.

**Delivery timetable** 2013-2018

**You said:**

- Principle of re-development of library is supported (Friends of West Barnes)
- In principle the proposal is sound. A bigger library with expanded facilities would be a substantial gain for this community which is at the borough boundary and is often a rather neglected by the council
- The council should actively consider not making the site a residential one, but incorporate many other community facilities (Health Centre, Nursery provision etc.) ahead of that to meet the need of new families moving to this area due to lower house prices an good transport link to central London.

- The building ought to be transformed into the hub of the community and a destination in its own right, rather than somewhere that you pop into on the way to somewhere else.
- Consider a name change to Motspur Park Village Hall (provide a true focus for the locality).
- An issue would be the preservation of the already limited parking for library users and the provision of parking for the residential part of the development.
- The council must not be tempted to sell of the family silver to a developer for housing or other purpose: otherwise this valuable service will be lost for ever.

## Site 16: Wimbledon Library / Marlborough Hall 35 Wimbledon Hill Road, Wimbledon, SW19 7NB

**Current use** Library (D1 Use Class), adult education (D1 Use Class) and one apartment (C3 Use Class).

**Use suggested / organisation** Library to be retained and improved. Residential on part of site to support library function – London Borough of Merton

**Council's preferred use** Library to be retained and improved. Remainder of site considered for an appropriate mix of any of the following:  
Community (D1 Use Class), retail (A1 Use Class) professional & financial services (A2 Use Class), restaurants and cafes (A3 Use Class), office (B1 [a] Use Class) and residential (C3 Use Class).

**Delivery timetable** 2018-2023

### You said:

- Retention of the is library and service is important
- Create new entrance to side of building from St Mark's Place.
- Concerned about the loss of services for example the Merton's Adult Education that take place at the popular Marlborough Hall.
- Any development or modernizing must be sympathetic to the listed building and in a conservation area.
- Any increase in floor space must not be at the expense of the study area.
- Strongly opposed to any business or commercial operation in the Wimbledon Library
- Against loss of a locally listed building

## Site 17: Worsfold House / Chapel Orchard Church Road, Mitcham, CR4 3BE

**Current use** Council offices (Worsfold House; Chapel Orchard); school use (former surgery)

**Use suggested / organisation;** Residential - by owner (London Borough of Merton)

**Council's preferred use** A suitable mix of school (D1 Use Class) and/or residential (C3 Use Class).

**Delivery timescale** 2013-2017

### You said:

- Community facilities should include policing. (In the cases where this is already the case, the provision of community facilities is supported).
- A school site, built with flexibility to accommodate community businesses and live/work units, would help to retain potential employment land, whilst safeguarding school places

## Site 18: 60 Pitcairn Road 60 Pitcairn Road, Mitcham, Surrey, CR4 3LL

**Current use:** Vacant – last use small business (approx 10 years ago)

**Use suggested / organisation:** Residential – M Edwards

**Council's preferred use:** Residential (C3 Use Class)

**Delivery timetable:** unknown

### You said:

- Support the proposal to change the planning designation of site from B2 to C3
- The details on ownership need to be known by the council.
- (NHS) small site and close to South Tooting Medical Centre (WPCT) which should cope. Nearest GP surgeries are not very close.

## Site 19: Nelson Hospital (including car park) 220 Kingston Road, Raynes Park, London, SW20 8DB

**Current use:** Hospital with associated car park

**Use suggested / organisation:** Mixed use: Nursing Home (C2 Use Class), residential (C3 Use Class), community (D1 Use Class) and health (D1 Use Class) – Sutton and Merton PCT.

**Council's preferred use:** A health and community (D1 Use Class) led mixed use scheme that may include a nursing home (C2 Use Class) and/or some residential (C3 Use Class).

**Delivery timetable:** 2013-2017

### You said:

- Oppose any loss of trees for example- across the centre of the south west of the site.
- The proposed residential use should only occupy the southern half of the SW site, to allow the northern half (with the trees) to be used for hospital parking etc, and possibly for a future expansion of the Health facilities.
- A new pedestrian/cycle route across the site connecting Manor Gardens to Cleveland Avenue could be considered
- Community facilities should include policing. (In the cases where this is already the case, the provision of community facilities is supported).
- Site should be considered for a school
- (NHS) in accordance with the planning brief, that the hospital is designated (D1) Health and Nursing home (C2)

Please note: as a planning application was received for the redevelopment of this site in February 2012 ( (12/P0418), it will be removed from the DPD on determination of the application.

## Site 20: Wilson Hospital Cranmer Road, Mitcham, Surrey, CR4 4LD

**Current use** Health clinics relating to Mental Health, Drugs and Early Intervention, and a GP surgery (Use Class D1)

**Use suggested / organisation** Mixed use nursing home (C2 Use Class), residential (C3 Use Class), community (D1 Use Class) and health (D1 Use Class) – Sutton and Merton PCT.

**Council's preferred use** The size and location of this site gives it potential for a range of community uses (D1 Use Class) in whole or in part including healthcare and education.

If the Local Care Centre is to be located on this site then:

a healthcare (D1 Use Class) led mixed use scheme that may include some 'Residential Institution'-type accommodation (C2 Use Class) and/or some Residential (C3 Use Class).

If the Local Care Centre is to be located on the Birches Close site then the site has potential for community uses (D1 Use Class) including education and/or nursing home (C2 Use Class) and residential (C3 Use Class).

**Delivery timetable** Unknown

### You said:

- Community facilities should include policing. (In the cases where this is already the case, the provision of community facilities is supported).
- (NHS) supports residential use to fund the Borough Commissioning and Public Health programme if the property in part or in whole becomes surplus to healthcare (D1) needs.
- Important urban design considerations – building makes a significant contribution to the character of the conservation area, especially its frontage. Area would benefit from an overall design framework developed in conjunction with the local community.
- Both Birches Close and the Wilson should continue the traditions of Cricket Green in providing for health, education and community uses. Residential uses not supported.

## Site 21: Birches Close

1-7 Birches Close, Mitcham, Surrey, CR4 4LQ

**Current use** Specialist health facilities including a polyclinic, day centre and chiropody clinic (D1 Use Class) and 8 assisted living units for people with learning disabilities.

**Use suggested /organisation**

Mixed use dwellings (C3 Use Class), community (D1 Use Class) and health (D1 Use Class) – Sutton and Merton PCT

**Council's preferred use** The size and location of this site give it potential for a range of community (D1 Use Class) uses in whole or in part including healthcare and education.

If the Local Care Centre is to be located on this site then:

a healthcare (D1 Use Class) led mixed use scheme that may include some 'Residential Institution'-type accommodation (C2 Use Class) and/or some Residential (C3 Use Class).

If the Local Care Centre is to be located on the Birches Close site then the site has potential for a mix of the following: community uses (D1 Use Class) including education and/or residential (C2, C3 Use Classes).

**Delivery timetable** Unknown

### You said:

- Community facilities should include policing. (In the cases where this is already the case, the provision of community facilities is supported).
- (NHS) supports health use or with option for 'Residential Institution'-type accommodation or Residential to fund Borough Commissioning and Public Health programme requirement if the property in part or in whole becomes surplus to healthcare requirements.
- The area would benefit from an overall design framework developed in conjunction with the local community.
- Both Birches Close and the Wilson should continue the traditions of Cricket Green in providing for health, education and community uses. Residential uses not supported.



## Site 22: Patrick Doody Pelham Road, Wimbledon SW19 1NX

**Current use** Health Centre (D1 Use Class)

**Use suggested / organisation** Health Centre (D1 Use Class) and Dwellings (C3 Use Class) –Sutton and Merton PCT.

**Council's preferred use** A healthcare (D1 Use Class) led mixed use scheme with some residential (C3 Use Class).

**Delivery timetable** Unknown

### You said:

- Patrick Doody Centre is very well used and should remain for the purpose it is currently used (Better marketing of the facilities might enhance revenue streams without losing the buildings) and the incorporation of housing could compromise the operation of a health centre.
- This is a valuable health centre and is in an excellent central location ideal for people to get to and good transport links for staff and the general public. There is a nearby elderly persons home and the podiatry services at such a nearby clinic to the home must be ultra convenient. There are various other health services available which are invaluable to a local young population (nearby children's schools etc). The Clinic must be retained but any development such as proposed by the Council (i.e. "healthcare and residential" - which would indicate flats being built on top of the existing building perhaps) must be carefully worked out architecturally to suit the conservation area in which it sits and locality of small Victorian terraced houses.
- object to the proposal to change the use of Patrick Doody Clinic to a mix of healthcare residential/retail use unless it is accompanied by an increase in controlled hours and residents permit only places in zone 4f and/or the proposals include the provision of adequate parking spaces for all residents and visitors to the developments.
- Concerned about the increased traffic and parking problems - The Ministers area of Wimbledon is already busy, many people using the roads as cut through between The Broadway and Kingston Road.
- The roads in the area were never designed or built for the levels of traffic we have today, and certainly not for further increases. A practical example of how traffic causes damage - the 6 months when the Wimbledon bus routes were diverted along Palmerston Road - my house developed substantial cracks in the plaster and brickwork, that were not there prior to the diversions
- Increased population/number of small flats - have we really got the infrastructure to support a significant increase in residential property and therefore residents? Doctor's surgeries in particular are overcrowded. School places.



- Period properties - the majority of properties in my immediate neighbourhood are terraces from the Victorian age and bring a certain sense of charm to South London. The introduction of modern design flats are likely to "date" quickly will damage forever the character of the area.

## Site 23: Amity Grove

### 9 Amity Grove, Raynes Park, London, SW20 0LQ

**Current use** Medical clinic (D1 Use Class)


**Use suggested / organisation** Residential (C3 Use Class) – Sutton and Merton PCT

**Council's preferred use** Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class), if the community service is provided elsewhere locally.

**Delivery timetable** Unknown

#### You said:

- Any development proposals must take in to account improving the path to the north of the site.
- Any development should incorporate improvement the present public footpath route.
- Relocating the health facility and placing it within the defined Morden town centre.
- Urge the Council to keep in mind that this site is surrounded by a residential area and any decision as to the site's use should reflect this.
- Prefer the site use is a limited amount (no more than 4) of private residential development sympathetic to the surrounding houses in the area.
- The medical facilities is retained and redeveloped, the top could be developed into limited amount (no more than 4) residential use sympathetic to the surrounding houses in the area.
- Provision should be made for on-site parking for whatever development is chosen as parking is already limited in the area.
- Happy with the proposed usage of Community and Residential, or residential only (subject to community facility finding alternative provision)
- The outdoor space here seems to offer plenty of potential uses for children and families. This would be a good space for Work Free\*, along with other community and business uses; development at this location has potential to



add to the vibrancy and local use of Raynes Park, due to its proximity to other businesses, shops and transport links.

- Any other form of business redevelopment at the site other than medical is opposed.
- Oppose any form of social housing development at this location given that there is already ample provision in the immediate area.

## Site 24: Morden Road Clinic

256 Morden Road, South Wimbledon, London, SW19 3DA


**Current use:** Medical clinic and retail (pharmacy)

**Use suggested / organisation:** GP plus D1 expansion – Sutton and Merton PCT

**Council's preferred use:** A healthcare (D1 Use Class) led mixed use scheme with some residential (C3 Use Class).

**Delivery timetable:** Unknown

### You said:

- Appropriate use for the site to be offices.
  - Better transport access to the medical centre is need for example a new bus on the north bound side of Morden Road at present the lack of close bus top makes the centre hard to access for some member of the public.
  - Concerns that increasing the medical centre will impact on the service received at present the centre.
  - Any loss of local car parking would impact on vulnerable people (ill, elderly and disabled patients) who would have to seek alternative and more expensive mode of transport.
  - With the large number of homes being built as part of the MoreMorden project a healthcare centre will be needed so I am all in favour. Would also recommend apartments given the proximity to good transport links and Morden Hall Park.
- 

## Site 27: Merton Hall

78 Kingston Road, Wimbledon, London, SW19 1LA

**Current use:** Community building

**Use suggested / organisation:** Consider potential for mix of uses or single uses including community and residential– London Borough of Merton.

**Council's preferred use:** Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is provided elsewhere locally.

**Delivery timescale:** 2018-2023

### You said:

- This must be retained as a community centre - there is a significant lack of community meeting places in the borough and any reduction would severely impact various groups in the Ward. It is a historic building of architectural value and there are too many threats to this locality of development unsuitable to the area – e.g. potentially at Wimbledon School of Art Annex. There is difficult parking in this area and that has to be a material consideration regarding further residential development
- The hall as it currently stand serves a useful purpose for the local community, in that it provides facilities for individuals, groups and local communities to meet and socialise, something which is important in ensuring that the community remains vibrant and diverse; in fact greater use can be made of the site now that the South Wimbledon Community Association have taken tenancy there.
- Redevelopment of the site with flats or other residential properties would increase potential noise to existing residents and introduce a significant loss of privacy to the residents alongside but also at the rear of the site in Boscombe Road (this would be particularly so if any building was greater than two stories tall and came right up to the rear hedge bordering the small gardens of the residents of Boscombe road behind the site).
- The hall currently buffers residents at the rear (i.e. Boscombe Road) from the road noise of traffic utilising the Kingston road. This is a huge benefit to residents as this road as you are aware is extremely busy and noisy.
- Behind and to the east side of the hall there is currently a green space which has an abundant array of flora and fauna and also wildlife, particularly birds. Redevelopment of the site would undoubtedly lose all of this which would have a detrimental effect on the diversity of the site.
- Period properties - the majority of properties in my immediate neighbourhood are terraces from the Victorian age and bring a certain sense of charm to South London. The introduction of modern design flats are likely to "date" quickly will damage forever the character of the area.

- Increased traffic and population will lead to increased pollution in Wimbledon and lots more rubbish. Flats in particular seem to generate vast amounts of rubbish that dustmen will refuse to collect, as it hasn't been sorted correctly for recycling.
- The hall as it currently stand serves a useful purpose for the local community, in that it provides facilities for individuals, groups and local communities to meet and socialise, something which is important in ensuring that the community remains vibrant and diverse; in fact greater use can be made of the site now that the South Wimbledon Community Association have taken tenancy there.
- The hall (which is of the Arts and Crafts era) which is a very unique and iconic design and has an attachment to John Innes and therefore provides something more than 'a square box' of developer mass produced flats; in fact there are several pictures of the building in local history books shortly after it was built.. In those pictures there was a brick frontage wall and trees to the front of the building; if anything the building should be brought back to its former glory and be celebrated for the beautiful building that it is. It should be a beacon for the local heritage of the Kingston Road and immediate environment.
- Redevelopment of the site with flats or other residential properties would increase potential noise to existing residents and introduce a significant loss of privacy to the residents alongside but also at the rear of the site in Boscombe Road (this would be particularly so if any building was greater than two stories tall and came right up to the rear hedge bordering the small gardens of the residents of Boscombe road behind the site). There is also the potential increase in parking requirements that any new development will introduce which will have an impact on the surrounding street e.g. visitors to residents in the new development etc. There is already pressure on the number of spaces in surrounding streets as it currently stands.
- Behind and to the east side of the hall there is currently a green space which has an abundant array of flora and fauna and also wildlife, particularly birds. Redevelopment of the site would undoubtedly lose all of this which would have a detrimental effect on the diversity of the site.
- 2023 and this means that it is beyond the scope of this document.
- Building flats would overlook nearby gardens and be an invasion of privacy
- The lack of on-site or nearby off-road parking renders the site unsuitable for extended community use. If developed at all I would like to see any buildings set back like the present one and not brought forward to the neighbouring building line.

## Site 28: “P4” Land Adjoining Wimbledon Theatre 111-127 The Broadway, Wimbledon, London, SW19 1QG

**Current use:** Car park (Sui Generis Use Class)

**Use suggested /organisation:** Business use (B1) – London Borough of Merton Major cultural development with appropriate supporting and community uses – Wimbledon Music Civitas Group.

**Council’s preferred use:** Appropriate mix of residential (C3 Use Class) and town centre uses including retail (A1 Use Class), café and restaurants (A3 Use Class), cultural, leisure and entertainment (D2 Use Class), offices (B1[a] Use Class) and Hotel (C1 Use Class).

**Delivery timescale:** 2013-2017

### You said:

- Site should provide for additional town centre uses, rather than residential.
- Any development should incorporate a use that could extend and enhance the Theatre activity.
- Loss of existing car parking should be resisted. - The Council will receive less money from the fees it generates. Putting a multi-storey car park (or increased underground parking facility) on a redeveloped site here will be detrimental to the area - excavations would generate noise and vibration to the theatre itself and local houses and access would cause congestion to local traffic.
- The future of all town centre sites should be decided and planned as a group.
- Current use should be retained (Better marketing of the facilities might enhance revenue streams without losing the buildings)
- Valuable resource this car park is to this part of Wimbledon with the theatre and the Polka centre nearby plus the various restaurants and bars in the Broadway bringing people in. Not everyone is willing or able to use public transport. Any further development of building to suit more restaurants and bars etc is out of scale with what is in the Broadway already.
- Saturation point for entertainment venues has now been reached and further building will detract from views of the nearby theatre - such a historic valued and much loved part of the town here. Additionally the open area of the car park allows traffic fumes and noise to dissipate - building on the site will confine and increase pollution in the area massively. Even more with the buildings anticipated for a new hotel nearby (the "Henry Bean site").
- Housing as it could compromise the Theatre operation of public-orientated activities, being highly susceptible to noise.
- Period properties - the majority of properties in my immediate neighbourhood are terraces from the Victorian age and bring a certain sense

of charm to South London. The introduction of modern design flats are likely to "date" quickly will damage forever the character of the area.

- There is very limited parking in Wimbledon anyway and if the above sites will add to residential pressures then this car park could be vital. Using prime parking space for further residential and retail uses seems to be lacking in foresight; where will the extra people this brings park? It would be a shame if Wimbledon Town centre were to become limited in its accessibility due to lack of parking. I would suggest looking at other alternatives.
- Support Wimbledon Music Civitas Group's suggestion and the mix of town centre uses suggested by the Council. I would not welcome the inclusion of large leisure 'chains'. Rather, it would be great to have an independent arts company / social enterprise / charity running a venue offering performance, exhibition, café, bar and function spaces. This could be used by the local community, and also – most importantly - for nationally showcasing all of Merton's creative industries, with guidance and involvement from the University of the Arts, the Business Improvement District and a range of creative organisations in Merton
- Wimbledon Theatre Car Park and Hartfield Road Car Park - best use is as at present. If in years to come, the need for car parking is reduced, they should be left as open spaces. We do not want the whole town centre to be built over.

### **Site 30: Land Adjacent 10 Home Park Road Land Adjacent to 10, Home Park Road, Wimbledon Park (locally known as Kenilworth Green)**

**Current use:** Vacant

**Use suggested / organisation:** Residential – London Borough of Merton

**Council's preferred use:** Residential (C3 Use Class) subject to addressing identified issues.

**Delivery timetable:** 2017-2023

#### **You said:**

- The site is known locally as Kenilworth Green
- In a much built up area this is one tiny bit of green space which a great many local residents enjoy walking to and through. The local residents' association has planted flowers and shrubs there and it provides a much appreciated "breathing space", particularly for people not fortunate enough to have their own garden.
- The site is a haven for wildlife and birds in particular.
- The area is used for example during good weather you will always see people sitting on the bench there, enjoying the proximity to a small bit of nature.



- The area offers a small but welcome green space in an otherwise suburban environment and should be retained for its amenity value. To redevelop this site for residential use would be detrimental to the neighbourhood as a whole and the much appreciated environmental benefits that derive from this area of green space would be lost.
- The Green has been maintained as a public open space, by the Council and (informally) local residents. It is not a 'vacant site' as described, but a 'green space' which provides welcome relief from the intensively developed neighbourhood, with shrubs, trees, grass and seating.
- It serves as useful public space for walking the dog and as a meeting and relaxation point particularly for younger members of the community. After Wimbledon Park closes at night it is the only public space available in the neighbourhood for these purposes.
- It is of great benefit to the community and its immediate environment and should be retained.
- Strongly opposed any residential development

### **Site 31: Wimbledon Community Centre** **28 St George's Road, Wimbledon, London, SW19 4DP**

**Current use:** Community centre

**Use suggested / organisation:** Mix of community, business and residential – London Borough of Merton Office, community and leisure use – Wimbledon Community Association

**Council's preferred use:** An appropriate mix of community (D1 Use Class), retail (A1 Use Class), financial & professional (A2 Use Class), offices (B1 [a] Use Class) and residential (C3 Use Class) uses or an alternative option for the site could be a hotel (C1 Use Class).

**Delivery timetable:** 2017-2023

#### **You said:**

- Community centre should remain
- Site is in need of redevelopment - this is well used by so many groups and could be refurbished or rebuilt to provide a 21st century centre with kitchen facilities etc.
- It is slowly being left to deteriorate every year - not helped by the current practice of theft of roof materials.
- Agree with the suggested uses, as this isn't the best place for a community centre. Although, the renewed Wimbledon library site could replace some of these community facilities, it would be important to keep site 27 (Merton Hall) as a large hall and lose this traditional community hall.

- Oppose any housing or hotel type use.
- Would prefer a mix of community (D1), Commercial (A2, B1) (Wimbledon Community Association)

### **Site 32: Wyvern Youth Centre** **18 Arras Avenue, Morden, Surrey, SM4 6DF**

**Current use** Youth Centre (D1 Use Class)  
**Use suggested / organisation** Residential– London Borough of Merton  
**Council’s preferred use** Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) of the community service is provided elsewhere locally.  
**Delivery timescale** 2013-2017

**You said:** No specific comments received on this site.

### **Site 33: Elm Nursery Car Park** **Car Park Adj No 125, London Road, Mitcham, Surrey, CR4 2JA**

**Current use** Car park (Sui Generis Use Class)  
**Use suggested / organisation** Residential – London Borough of Merton  
**Council’s preferred use** Residential (C3 Use Class)  
**Delivery timetable** 2017-2023

**You said:** No specific comments received on this site

- (Dreams Beds seeks redevelopment links with neighbouring site to the north.



## Site 34: Raleigh Gardens Car Park

### Car Park, 9-17 Western Road, Mitcham, Surrey, CR4 3ED

**Current use:** Car park (Sui Generis Use Class)

**Use suggested / organisation:** Mix of business and residential – London Borough of Merton.

**Council's preferred use:** Mixed use residential (C3 Use Class), Offices (B1[a] Use Class), retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class) and hot food take-aways (A5 Use Class).

**Delivery timetable:** 2017-2023

#### You said:

- Loss of car park for a short term financial gain is not supported as car parking is needed in the area.

## Site 35: Mitcham Fire Station

### 30 Lower Green West, Mitcham, Surrey, CR4 3AF

**Current use** Fire station (old)

**Use suggested / organisation** Residential/ retail mixed use conversion development – London Fire & Emergency Service.

**Council's preferred use** Community uses (D1 Use Class) subject to delivery; residential

(C3 Use Class) may be appropriate.

**Delivery timetable** Unknown

#### You said:

- Inappropriate to designate the property for community use in view of the fact that London Fire and Emergency Planning Authority (LFEPA) are committed to re-providing a new fire station facility at 421/445 London Road, Mitcham CR4. In view of this there will be no loss of community facilities in the immediate area.
- This could be a great location for a community social / business venue, including some outdoor space for adults and children.
- A service like Work Free\* could be a valuable resource for local working parents.
- This venue may present a good opportunity for providing studio and workshop spaces, in addition to office and child-friendly environments.

## Site 36: Chaucer Centre Canterbury Road, Morden, Surrey, SM4 6QB

**Current use:** Training, meeting and conference centre

**Use suggested / organisation:** Consider potential for a mix of uses or single uses: community and residential – London Borough of Merton.

**Council's preferred use:** Mixed use residential and community (D1 Use Class) or solely residential use (C3 Use Class) subject to the existing training facility being provided on a suitable site elsewhere.

**Delivery timetable:** 2017-2023

### You said:

- Community facilities should include policing. (In the cases where this is already the case, the provision of community facilities is supported).
- In "Site Description" it is stated that Merton Music Foundation School is adjacent to the site. It is located within the site (in Chaucer Building).
- It seems that there is good potential for mixed residential and community use at this site if managed well.
- Would have thought it prudent to safeguard this public / community / business space, as there seems to be a lot of housing around it.

## Site 37: Wimbledon Greyhound Stadium Plough Lane, Tooting, London, SW17 0BL

**Current use** Greyhound stadium (D2 Use Class) and car park (Sui Generis Use Class)

**Use suggested / organisation** Residential-led mixed use scheme - Savills L&P Ltd.

**Council's preferred use** Intensification of sporting activity (D2 Use Class) or Industrial (B1[c], B2 Use Class) and warehousing (B8 Use Class) on cessation of a sporting use).

**Delivery timetable** Unknown

### You said:

- The retention of sporting activity here, as one of the long standing and well renowned venues, should be paramount
- Large scale sporting use should remain
- Exploring how the stadium could be accommodated, for the AFC Wimbledon Club.

- Disposal of the site for housing, which excludes sporting activities not supported.
- Community facilities should include policing. (In the cases where this is already the case, the provision of community facilities is supported).
- Site should be considered for a school
- Site should be considered for housing and a flexible approach to addressing flood risk issues at the stadium should be considered in the absence of a significant history of flooding should be adopted
- (NHS) If residential is significant numbers the nearest SMPCT surgeries is in Garrett Lane and Vineyard Hill neither has capacity; capacity will be in Steerforth Street (WPCT) and Tooting Health Centre in 2013.
- Concerned of the potential loss of car boot sale operating at the site at present.
- National Grid own and operates a sub station adjacent to the site and may wish to expand.

Please note that this site was submitted for continuation of a greyhound stadium and a large supermarket by Deloittes on behalf of Hume Consulting and is proposed for additional consultation between June and July 2012

### **Site 38: Thames Water Site Byegrove Road, Colliers Wood, SW19 2AY**

**Current use:** Dry weather flow sewerage pumping station  
**Use suggested /organisation:** Large housing site with environmental improvements, improved access, public open space, leisure walking route – Thames Water Property Services.  
**Council's preferred use:** Open land (flood storage) and nature conservation.  
**Delivery timetable:** Unknown

#### **You said**

- Support the Council's preferred use as Open Land and nature conservation for Site 38 (Thames Water site at Byegrove Road, Colliers Wood). It is believed to be the access point for the London Deep Water Ring Main built through Merton in the 1980's
- Community facilities should include policing. (In the cases where this is already the case, the provision of community facilities is supported).
- Considered for a school
- (Thames Water) Consider that there is an opportunity to redevelop part of the brownfield site at Byegrove Road for mixed use redevelopment and

associated environmental enhancement and would therefore support its allocation.

- (National Grid) High voltage overhead electricity transmission line cross over and run under the site

### **Site 41: Kingston Road (opposite Lower Downs) Land between 424 - 448, Kingston Road, Raynes Park, SW20 8DX**

**Current use:** Vacant land

**Use suggested / organisation:** Residential - The Wimbledon Society

**Council's preferred use:** Residential (C3 Use Class)

**Delivery timescale:** Unknown

#### **You said:**

- Supported the council preferred use of Residential (C3 Use Class)
- Opposed more residential as the area is swamped with new residential developments.
- It is not just "a tight bend". It is a very dangerous junction as accident statistics tell. The opportunity should be taken to use the site to enable a roundabout to be constructed.

### **Site 46: The Old Lamp Works 25, High Path, Colliers Wood, London, SW19 2LQ**

**Current use;** Warehouse / office

**Use suggested / organisation:** Residential - Indigo Planning (consultants) representing Wispress Ltd

**Council's preferred use:** Mixed use offices (B1 [a] Use Class) and residential (A1 Use Class).

#### **You said:**

- Acoustic noise barriers should be an integral part of any future development at the site.
- Employment should remain at the site
- Oppose any residential at this site

- Support residential at the site (Indigo Planning)

## Site 48: Land at Bushey Road

**80-88 Bushey Road, Raynes Park, London, SW20 0JH**

**Current use:** Offices (B1 [a] Use Class), Light Industry (B1[c] Use Class), Storage and Distribution (B8 Use Class) and Retail (A1 Use Class). In Autumn 2011, three large units were vacant.

**Use suggested / organisation:** Employment (B uses), Sui Generis e.g. vehicle sales, Retail (A1 Use Class), Hotel (C1 Use Class) and Community Use (D1 Use Class)

**Council's preferred use:** An employment-led mixed use scheme research and development (B1 [b] Use Class), light industrial appropriate in a residential area (B1[c] Use Class) and storage or distribution (B8 Use Classes) that may included an appropriate mix of any of the following: bulky goods retail (A1 Use Class), residential (C3 Use Class) car show room (sui generis Use Class) and school (D1 Use Class).

**Delivery timescale:** Unknown

### You said:

- Community facilities should include policing. (In the cases where this is already the case, the provision of community facilities is supported).
- Be considered for a school

## Site 49: Wimbledon Delivery Office

**12 Cranbrook Road, Wimbledon, London, SW19 4HD**

**Current use;** Royal Mail Sorting Office (B8 Use Class)

**Use suggested / organisation:** Mixed Use Residential and Offices (B1 [a] Use Class) - BNP Paribas Real Estate (consultants) representing Royal Mail Group Limited (site owners).

**Council's preferred use:** Mixed use office (B1 [a] Use Class) and residential (C3 Use Class).

**Delivery timescale:** Unknown

### You said:

- Employment use should remain at the site
- A new pedestrian/cycle path linking Cranbrook Road to the railway path should be an integral part of any development.
- The site should be residential/residential led mixed use. Any redevelopment proposals must re-provide site for postal delivery site. (Royal Mail)

- Oppose the loss of postal service - Wimbledon Delivery Mail Sorting Centre (No 49) provides an essential local service and employment which would not be met by the council's preferred use of mixed use office and residential. Where a change of use is proposed "subject to relocation of the current facilities" the proposal should identify where those alternative facilities will be and show they will provide at least as good quality and access as the one to be lost. They should also show the alternative site is available for the proposed use before the first site is closed so we do not have a repeat of the situation with the Centre Court Shopping development in Wimbledon, where the Council said a replacement Civic Hall would be provided, but it has never happened.
- Support the proposal for mixed office and residential. It would be good to include some versatile outdoor space within the plans.

### **Site 50; 7, 8 and 12 Waterside Way**

### **7, 8 and 12 Waterside Way, Tooting, London, SW17 0HB**

**Current use:** Vehicle operating centre, operational base, depot, vehicle maintenance, offices, materials storage.

**Use suggested / organisation:** Waste material recovery, recycling and transfer, renewable energy generation – Robert LeClerc consulting on behalf of Cappagh.

**Council's preferred use:** Any of the following uses or a suitable mix of business, industrial (B2 Use Class), warehousing and storage (B8 Use Class).

**Delivery timescale:** Unknown

#### **You said:**

- The present pavilion should be re-located nearer to the Mitcham cricket club and leaving the site suitable for redeveloped later for housing.
- The course of the Surrey Iron railway should be marked. More should be made of the ancient meeting of the waters of the Graveney and the Wandle.
- The site should be identified as being suitable for waste related use (Cappagh Group)



## Site 53: Brook House 1A Cricket Green, Mitcham, Surrey, CR4 4LA

**Current use:** The site is currently vacant (probably since 2006) but the established use is for office (B1 [a] Use Class).

**Use suggested / organisation:** Residential: by planning consultant (Gary Thomas, Planning Works) for owners (Liongate Properties).

**Council's preferred use:** Any of the following uses or a suitable mix of office (B1[a] Use Class), community (D1 Use Class) and/or residential (C3 Use Class).

**Delivery timescale:** Unknown

**You said:** No specific comments received on this site.

## Site 55: Field B St Catherine's Square West Barnes Grand Drive, Raynes Park, London, SW20 9NA

**Current use:** Open space

**Use suggested / organisation:** Nature Reserve – Sue Organ Planning on behalf of M Pye.

**Council's preferred use:** Potential for nature reserve, subject to further investigations.

**Delivery timescale:** Unknown

**You said:**

- support the council preferred use of nature reserve
- There is a need of a footpath leading westward.



## Site 57: Morden Station Offices and Retail Units 66A-82 London Road, Morden, Surrey, SM4 5BE

**Current use;** Retail units at ground level and offices above.

**Use suggested / organisation:** Residential – Transport for London

**Council's preferred use:** Any of the following uses or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food take-aways (A5 Use Class), Offices (B1[a] Use Class) and residential (C3 Use Class)

**Delivery timescale:** 2017-2023

### You said:

- Don't agree that this site should be purely residential, as suggested by TfL and support the Council's preferred use, and the issues identified These are important sites, which can significantly affect the future of Morden's development; the potential opportunities need thorough and open consideration.

## Site 58: Sainsbury's (Peel House) Car Park Car Park RO 127-149 Kenley Road, Morden SM4 5BE

**Current use:** Car park (short/long stay)

**Use suggested / organisation:** Residential or mixed use development – Transport for London


**Council's preferred use:** Any of the following uses or a suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food take-aways (A5 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timescale:** 2017-2023

### You said:

- Community facilities should include policing. (In the cases where this is already the case, the provision of community facilities is supported).
- Recently the hall was finally leased long term to the South Wimbledon Community Association who would then restore the hall to use as a





community centre and manage it in a manner that is sustainable and fit for propose.

- (Sainsbury's) Support the redevelopment of underused town centre sites. However, car parking is an important component of a town centres' vitality and viability. In this regard, any redevelopment proposed in this location should provide for adequate town centre car parking provision."
- Objected to the ridiculous plans to sell the site off to a property developer depriving the borough of a desperately needed community space in return for a quick buck and the promise of council tax to be gained from a developer squeezing as many box dwellings as possible onto the site.
- This site is apparently not owned by TFL, but leased by them from a property company. Clarity on ownership is before proposals for development go any further.
- As for 57 & 58 – I agree with the Council's suggestions and do not want to see this as a purely residential development.
- Would be in favour of a mix of retail (High street chains rather than independents), restaurants and cafes in the form of a shopping mall on the first three or four floors with offices built above
- Could it also be assessed if it is possible to build over the tube tracks, station house and the tube station so that a larger area could be available for more substantial retail sites
- Given the planned large number of housing additions in the town centre I think a shopping mall would create much needed life back into the area along with the economy. There could also be scope for high end bar's and other night time entertainment such as cinema or a theatre as part of this site.

## Site 59: Corner Baltic Close and High Street Colliers Wood 194-196 High Street Colliers Wood, London, SW19 2BH

**Current use:** Informal car park

**Use suggested / organisation:** Residential – Transport for London

**Council's preferred use:** A suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurant & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food take-aways (A5 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timescale:** Unknown

### You said:

- Residential development mixed with retail outlets would be appropriate. However, we think there are more than enough fast food outlets in the area all of which contribute to rubbish in the streets.
- The parade of shops and residences to the north of the site is of "poor quality" so knock them down, like the Council did before, to build the community centre next to the Red Lion.
- This parade is two hundred years old and must be worth saving. The Royal Standard at the end of the parade is a handsome building and even older.
- By all means Grade II list the tube station, but why not the Royal Standard
- As for 57 & 58 – I agree with the Council's suggestions and do not want to see this as a purely residential development.

## Site 60: York Close Car Park Car Park Adj No 18 York Close, Morden SM4 5HW

**Current use:** Long stay car park

**Use suggested / organisation:** Residential – Transport for London

**Council's preferred use:** Residential (C3 Use Class).

**Delivery timescale:** Unknown

### You said:

- Would be in favour of high calibre apartments to raise house prices in the area, however, the parade of shops and area adjacent to this would need to have investment as it is quite run down.

## Site 61: Morden Station Car Park Car Park Station House, Kenley Road, Merton Park, SW19 3DP

**Current use:** Car parking for Morden Underground Station staff / commuters.  
**Use suggested / organisation:** Mixed use development – Transport for London.  
**Council's preferred use:** Any of the following uses or a suitable mix of residential (C3 Use Class), employment (B1 [a], B1 [b], B1[c] Use Classes) and community (D1 Use Class).

### You said:

- High class apartments would be the best use of the area.

## Site 62: Wimbledon YMCA 196-200 and 220–224 The Broadway, Wimbledon SW19 1RY

**Current use:** YMCA with Hostel Space, Gym Sports Hall, Café, Retail and Wimbledon Conservative Club.  
**Use suggested / organisation:** Hostel, Residential, Retail, Café, Restaurant, Health and Fitness Suite, Crèche and New Public Spaces – Savills (consultants) representing ORION and YMCA  
**Council's preferred use:** A suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class) and hot food take-aways (A5 Use Class), offices (B1[a] Use Class), community (D1 Use Class) and residential (including Hostel or Hotel) (C3 & C1 Use Class).  
**Delivery timescale:** 2013-2017

### You said:

- Should remain primarily a hostel type use, together with The Broadway public amenities.
- Agreed with the suggested/preferred uses.
- Would like to add the Work Free\* concept into the discussion: Parents, who want to work locally whilst their child is looked after, would add to the diverse mix of people who use the YMCA.
- Would encourage setting aside some safe outdoor space for children.
- Welcomed some public social space, due to the amount of nearby housing and flats occupied by professionals and families
- Supported proposals proposed by ORION and YMCA

## Site 63: 165-171 The Broadway Highlands House, 165-171 The Broadway, Wimbledon SW19 1NE

**Current use:** Commercial and office uses

**Use suggested / organisation:** Retail, restaurant, residential, community use – Savills (consultants) representing ORION and BFL Management LTD.

**Council's preferred use:** A suitable mix of retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1[a] Use Class), community (D1 Use Class) and residential Uses (including hotel) (C3 & C1 Use Class)

**Delivery timescale:** Unknown.

### You said:


- Should be principally employment uses and not residential.
- An access improvement need to the rear of 161 The Broadway and uses the small scale residential cul-de- sac for its access; were this to be done, the ugly gap in Griffiths Road could be “filled in” by matching housing etc.
- A potential CHP site in the Town Centre, with 161 & CIPD
- Agreed with the preferred use.
- Would like to put forward the Work Free\* concept for consideration, particularly if outdoor space can be included within the redevelopment plans.

## Grouped sites: Wimbledon

### Site Numbers: 01, 12, 16, 28, 31, 62, 63


### You said:


- Para 3: the reference to “Tall” buildings should not be accepted. On the contrary, it should be clearly stated that no building along the Broadway should be any higher than the present CIPD building. Add after the last paragraph: A significant Public Hall suitable for a range of big venue performances, conferences etc needs to be an integral part of the future development package, and would add significantly to the range of facilities and “offer” that the Town can make. And another reference to the potential for a major CHP scheme throughout the Town, centering on the bigger new developments, as well as the retrofitting of existing buildings.

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- If adequate parking is not available in local shopping centres such as Wimbledon, shoppers will go elsewhere, and because they will have to go in and out of Merton to reach those other shopping centres we will still have the traffic congestion but without our local shops being used.
  - This section specifically welcomes applications for tall buildings along The Broadway. We feel that to welcome tall buildings to this area would be incorrect. Instead, applications should be encouraged for buildings which will not diminish the standard of living for those who live just off The Broadway. We therefore recommend the removal of this sentence.

## **Grouped sites: Cricket Green Site Numbers 20, 21 and 53**

### **You said:**


- We strongly support the clear framework of protection and enhancement for Cricket Green provided by the 2003 Unitary Development Plan, the core strategy in the adopted Local Development Framework and the draft Conservation Area Appraisal and Management Plan.
  - We ask that Merton works closely with Sutton and Merton Primary Care Trust so that the decision over the location of the Local Care Centre is informed by planning and urban design as well as healthcare considerations.
  - Both Birches Close and Wilson Hospital make an important contribution to the character of the Conservation Area and have significant constraints. Birches Close was covenanted for community uses and we believe both sites should continue the traditions of Cricket Green in providing for health, education and community use. We do not support residential use other than for institutional purposes on either site.
  - There are important urban design considerations for both sites and any future plans should be developed within the context of an overall design framework developed in conjunction with the local community. This should respect the existing building footprint on both sites, avoid any loss of open space and retain the character and setting of the existing historic buildings; including Birches House, the important frontage of Wilson Hospital and the ancient Cold Blows footpath. Development at the Birches should also work within the constraint of the existing Cricket Green road which is a key access route. Retention of the character of this road as a permeable boundary with ready access across it for pedestrians is key to the character of this part of the Conservation Area.
  - Mitcham Fire Station is one of three important buildings on the most
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- prominent and important site in Cricket Green. Along with Vestry Hall and the
  - Cricketers public house it forms part of a unique assemblage of buildings on an island site in the heart of the Conservation Area.
  - We urge that the Sites and Policies DPD considers the future of this island
  - Site [ Vestry Hall, Fire Station, Cricketeers Pub] in a comprehensive way so that all three buildings are addressed together. We believe there are opportunities to connect the three sites both physically and in the way they are used and managed which would bring important benefits to the area while respecting their individual character and overall contribution to the Conservation Area. Historically, development was only permitted on this part of the ancient green for community use and we believe this should continue to guide future development or change of use. Residential development should not be permitted and any future residential use should be secondary and related to the community use of the sites.

## **Grouped sites: Morden**

### **Site Numbers 57, 58, 60 and 61**

- Removal of parking facilities, unless there is like for like replacement, will have catastrophic effect on locality.
- TfL Property has met with the Future Merton Policy Team to explore development options on TfL land in Morden. Overall, we (TfL property) welcome the general principles set out in the Draft Sites and Policies DPD in respect of development on TfL land identified as site proposals 57, 58, 59, 60 and 61. However, the document, at this stage, does not delve into the detail of those site specific policies in regard to the scale and quantum of development, a point which we fully support at this point.
- Road Network Improvements: Pedestrian or buss's only area in Morden town centre preferably on the London road outside the tube station to create a proper high street without a dual carriage way running through it.
- Cycle Network Improvements: Very much in favour of a cycle hub in Morden town centre but the hub must be secure where cyclists can feel safe to leave their bikes for the day.



## **Grouped site: North Mitcham**

### **Site Numbers: 04, 09, 33, 34**

You said: No specific comments received

### **Other general comments received:**

- Nearly all the sites proposed are car parks I would recommend potential underground facilities for people to park cars especially if public use of the town centre is due to are encouraged?
- Would recommend Crown House, Morden is looked at for a potential face lift as it looks quite dated, over bearing and would look out of place with all new redevelopment. Maybe the structure can be kept but the cladding is built over to a more modern style? Or New Apartments built around it to break up the old structure? The money created from the apartments could be used to fund any cladding update.
- Grove Public House, corner of Morden Road/Kingston Road - disappointed not to see this on the list. The pub is an eyesore and none of its recent owners have managed to make a commercial success of it. It would be best demolished and the space used to provide a left filter lane for traffic turning left from Morden Road. Any space left could be used for a small residential development.
- Local amenities are already insufficient for the current population (lack of school places, overstretched health services, inadequate public car parking etc) yet no provision is suggested for the increased population which will result from additional housing. It would be irresponsible and reckless to proceed regardless.
- If high-rise blocks are permitted, particularly in close proximity to existing buildings of architectural merit (e.g. Wimbledon library), it will profoundly alter the character of the borough. The existing character of the borough is part of the reason people want to live here in the first place.
- Increased population density will result in increased traffic congestion, which is already barely tolerable, and additional demand for parking. Coupled with the fact that the plan is to build over the existing public car parks this makes no sense.
- If adequate parking is not available in local shopping centres such as Wimbledon, shoppers will go elsewhere, and because they will have to go in and out of Merton to reach those others shopping centres we will still have the traffic congestion but without our local shops being used.



## 5 Summary of responses on development management policies

- 5.1 This section gives a summary of the responses received for each development policy.
- 5.2 Against each policy are the summarised comments on the development policies received by the council; therefore, the comments should be read as such, for full detailed comments can be viewed on the council website at: [http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites\\_policies\\_dpd/sites\\_policies\\_consultation.htm](http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_dpd/sites_policies_consultation.htm)
- 5.3 Some potential sites the council received no specific comments however, we did receive general comments which be considered by the council for all potential sites in the Sites and Policies DPD.

### Centre, retail and other town centre type use: You said

#### DM R1: Location and scale of development in Merton's town centres

- Respondents support this policy.
- To provide a link to the Core Strategy or to provide wording in the justification text to emphasise that Colliers Wood is not a designated town centre.
- One respondent suggested for designated neighbourhood parades located on routes of heavy traffic to provide free car parking and to provide an opportunity for businesses to be able to load and unload outside of their businesses.
- To consider including more references to community facilities and also in the context of police infrastructure and facilitate life expired police facilities in this policy.
- One respondent had issues with terms used such as 'Wimbledon Brand' and also with referring to Wimbledon town centre as being an 'attractive' location - it is considered to be an 'attractive location to residents'. These terms are already used in adopted local policy and guidance.
- One respondent asked us to consider placing restrictions on the occupier of retail units considered appropriate in Wimbledon town centre - which is not allowed in planning regulations.
- To provide further clarity – to indicate that small, large and major developments are acceptable in town centres.
- One respondent poses the questions as to whether developments more than 1,000 sqm is appropriate for Mitcham.

#### DM R2: Out of centre commercial development



- Respondents generally support this policy and do not consider the alternative option appropriate.
- The title of the policy is perhaps misleading and should be made more relevant to which uses the policy applies.
- Supports the principal of 'town centre first' and would not wish to see any policies which encouraged out-of-centre commercial development which could have an impact on the vitality and viability of town centres.
- One respondent felt that the policy was perhaps too restrictive and instead should recognise the economic benefits of out-of-centre commercial development based on impact assessments - which is not in accordance with national and regional policy and guidance.
- One respondent does not support policy increasing the amount of convenience retail considered appropriate in petrol stations from 100 up to 280 sqm due to issues with congestion on petrol station forecourts whereas another respondent feels that support this scale of development is incongruous with a desire to support local parades.

### **M R3: Protecting corner/local shops**

- Respondents are supportive of this policy and do not support any alternative options considered.
- To consider the London Plan's Policy 4.9: Small Shops further in the context of this policy. Policy 4.9 requires us to consider imposing conditions or seeking contributions through planning obligations, where appropriate, feasible and viable for large retail developments to support shop units suitable for small or independent retailers and services outlets. It is intended for this policy to contribute towards the vitality and viability of town centres.

### **DM R4 Protection of shopping facilities within designated frontages**

- Respondents are supportive of this policy and do not support any alternative options considered.
- One respondent highlighted that if amusement centres included betting shops, they would support these uses being excluded from the core shopping frontages as well as schools and other premises designated for young people, such as youth and community centres.
- One respondent suggests that no more public houses should be allowed to locate in town centres due to impact on residents. Furthermore, that we should not make reference to the night time economy in policies – to only allow uses that operate during the day and evening.
- One respondent stated that there is no more room for leisure and entertainment facilities in Wimbledon town centre.
- One respondent would like us to consider the proportions of uses allowed in designated shopping frontages so as to not allow 'dead frontages'.
- One respondent would like us to clarify further the grading of various shopping centres and frontages and for these to be further explained.

## DM R5: Food and drink/ leisure and entertainment

- One respondent was concerned with the use of the words 'night time' and 'evening economy' due to their interpretation of these terms suggested that 'evening economy' is more appropriate. To note, 'night time' economy is only used once to refer to a designation in the London Plan.
- Issues with the effects of licenced premises on residents living on the perimeter of the Town Centre and the associated on and off site behaviour associated with these uses.
- One respondent had an issue with the marketing period required for the loss from leisure and entertainment to residential uses whereas another respondent sought for replacement of existing leisure and entertainment uses on redevelopment sites.
- One respondent highlighted that the proposed blanket approach policy used for leisure and entertainment uses is not appropriate due to their diverse range of uses, which are marketed in different ways.
- Respondents generally support Merton's proposed policy direction towards public house and hot food takeaways, except for those highlighted below:

### *Hot Food takeaways:*

- To decrease the 'saturation point' for hot food takeaways as it is currently set too high to something lower or even consider reducing the threshold from 3 in every 10 units on shopping parades to 2 in every 10 units on shopping parades.
- To consider strengthening the policy further so that we should consider not permitting two hot food takeaways located adjoining each other.
- It was highlighted that we should consider not permitting hot food takeaways within a certain radius of schools, even consider stretching this further to include parks and youth amenities as well as schools – this is difficult to justify and other local authorities have since lost at appeal using similar policy.
- One respondent was dubious of the current justification provided to restrict the over concentration of hot food takeways and proposed that a mix of food and drink uses as well as other commercial uses is required for viability reasons.

### *Public Houses:*

- Support for the protection of public houses as these can be transformed as additional venues to provide a range of smaller performance spaces, from new plays and dance to live music and comedy which make a vibrant contribution to the evening economy.
- One respondent is of the opinion that public houses should not be protected as they are linked with anti-social behaviour and detract from the ability of people to adopt healthy lifestyles.

- One respondent highlighted that many public houses also struggle with viability issues and if public houses were successful, they should not come under pressure from alternative uses.

#### **DM R6: Culture, arts and tourism development**

- Respondents are generally supportive of this policy.
- One respondent highlighted that B&B's should only be permitted in residential areas only, as it may have impact on the local community and local environment.
- One respondent had an issue with the marketing period – they felt it was too onerous whereas another respondent supporting the marketing period and indicated that these uses should be protected indefinitely.
- One respondent considered that there may be a slight overlap with Policy DMR5 – as theatres are also a part of the evening economy as well as being a cultural asset, although they do not belong within the D2 Use Class and are therefore excluded from this policy.

#### **DM R7: Markets**

- Respondents are generally supportive of this policy.
- One respondent highlighted that there is no street market in Morden although supports the development of a street market in Morden town centre.


### Housing: you said

#### **DM H1: Supported care housing and care homes**

- (GLA) Supportive of the policy as a local response to strategic aim under London Plan. Reference needed to Green Grid SPG in policy and draft proposals map

#### **DM H2: Housing mix**

- Although the requirement for a policy that provides guidance on housing mix is understood, we consider this policy to be too prescriptive in seeking for 33% one-bedroom, 32% two- bedroom and 35% three or more bedroom units. By setting such targets, the policy fails to clearly recognise or emphasise the wide variety of housing need or deliverability across the Borough, let alone the differences on a site by site basis.
- We appreciate and support that paragraph 2.24 makes reference to the consideration other relevant factors when deciding on an appropriate housing mix, including site specific circumstances, site location, viability and local needs. However, we believe this is a key point that presently is tenuously linked to the policy text and comes across as a secondary consideration. The



contents of paragraph 2.24 should form an integral part of the main body of the policy and, as such, we recommend the following change:

- *"Planning permission will be granted for development proposals that contribute to meeting the needs of different households such as families with children, single person households and older people by providing a mix of dwelling sizes taking account of the borough level indicative proportions concerning housing alongside individual site specific circumstances, including site location, viability and local setting."*
- The policy is too absolute, should say *'housing will be developed for needs and in balance with all other policies'*
- Sites with good access can accommodate more studio/1 bed units; provision should be made for specialist accommodation such as hostel, student and houses of multiple occupation
- The policy does not mention of affordable housing in Merton

## Support for infrastructure: You said

### **DM C1: Community facilities**



- Part b) and para 3.6 should be amended to clarify that there should be no net loss of floorspace.
- The policy needs to be amended to recognise that the re-location to another site, even if it is not in the immediate locality is a positive development if the level of expertise used in the delivery of those services increases. The closure and relocation of such services should not then provide a basis to frustrate the redevelopment of a redundant site.
- The six separate requirements that applicants proposing the change of use of a healthcare facility are expected, as set out in paras 3.6 and 3.8 are unduly onerous and will needlessly hinder the re-development of redundant sites.
- The requirement of 30 months of marketing information in para 3.6 will result in sites being sterilised for 30 months, is an overly onerous and will result in a failure in such sites being brought forward for development, reducing the rate of economic growth and therefore being contrary to para 13 of the NPPF.
- The first sentence of paragraph 3.8 should be deleted. The planning system has no particular expertise in being able to assess the adequacy of healthcare provision. It is the NHS that it has the statutory responsibility for the provision of healthcare. Therefore, if the NHS has determined through its own assessment regime that a site is redundant, there is no benefit in some other town planning assessment of essentially the same issue being required to support a planning permission the purpose of which is gain approval of new land use.
- Agree that community centres should be able to cater for a range of services, however we would discourage the development/conversion of centres and public halls into mixed use with residential. Invariably the quality of the residential accommodation is not always of a high standard and the two demands of a lively community centre and residential accommodation can be incompatible.
- Support a policy which sought to ensure that each of the borough's town and local centres had its own community centre.
- NHS supports the policy with the caveat that the Better Health Closer to Home major development programme is not required to meet Policy b)ii and para 3.6 (demonstrate no viable demand for other community uses) which may impact on funding.
- Policy does not appear to allow that other factors that might mitigate against the suitability of the proposal and in some instances it may be appropriate that such development occurs in a different location.
- Recommended that the policy be amended to facilitate the loss of outdated policing facilities while ensuring improved policing and police facilities across the borough.

- A caveat should be introduced to allow 'no net loss' of community facilities in line with the Core Strategy and that where no net loss of the community facility occurs, the marketing requirements will cease to apply.
- The list of examples of community and social uses in para 3.3 should include livery, stables, halls and clubs.

#### **DM C2: Education**

- It should be made clear that, in planning terms, there is to be no distinction made between schools that are funded by the State, and those that are funded independently; e.g. Free Schools.
- Amend point a) to add: "...shortfall in supply, SUBJECT TO OTHER PLAN POLICIES EG NO LOSS OF EXISTING OPEN SPACE". Although the caveat "subject to other policies" is an accepted element in plans, because of the significant nature of school expansion at this time, it would be highly desirable to make this point positively in this policy.
- It is important to have a specific policy for Education and it not be part of community services policy as considered in para 3.11.
- Policy a) does not reflect government policy which is to support all schools development as their view is that maximum choice is important even if it means spare places elsewhere. However, the provision of places where there is a shortfall in supply is a higher priority. Consider the following the following amendment: "...will be particularly supported..."
- The policy does not clarify the position for early years state funded places for children aged 2-4, which are frequently provided by the Private, Voluntary and Independent (PVI) sector. Suggest an extra sub clause to be added such as:
  - d) Development proposals that provide additional early year's places will be particularly supported where the provision will meet an identified shortfall in places which provide for state funded places especially for disadvantaged children.
- Paragraph 3.16 is confusing in stating that 'special needs students' should be part of the community facilities policy. Many special schools are state funded so suggest that the wording is adjusted to reflect this. Para 3.15 could clarify that it includes 'state funded special schools' and 3.16 could refer to 'Independent schools including independent special schools' to clarify the distinction.
- Para 3.18 does not provide sufficient guidance on what happens if the developer can demonstrate why the site cannot accommodate a new school despite generating a substantial increase in the need for school places. Some clarification is needed e.g. should the developer be expected to contribute to the purchase of an alternative site in these circumstances, or other means to demonstrate that the development will not lead to the Local Authority being unable to meet the need of providing local school places.
- There should be recognition in the policy aim that there is a statutory duty on councils to secure sufficient child care provision for children aged 0-14, and up to 16 for children with SEN and/or disabilities e.g. development, change



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- of use, or planning restrictions should recognise the requirement for a local area to provide sufficient child care provision for children agreed 0-14, and up to 16 for children with SEN and/or disabilities
- If adult education is such an important part of Merton's responsibilities why does it state in para 3.16 that it needs to be assessed by means of Policy DM C1?
  - Planning permission for any size of residential development should be refused if the new housing would result in extra pressure for school places in the area. Even the smallest of flats will be used by people with children because they cannot afford family homes. The Borough is struggling to find school places for the existing children.
  - The 'Policy aim' should also acknowledge the following additional points and plan accordingly:
    - That demand in some parts of the borough for primary school places is outstripping demand.
    - Those primary school children should be able to walk to their school and that sites which support this should be sought.
    - Any excess school land should be retained for future educational requirements and should not be developed for other needs such as housing etc.
  - It is also recommend that, prior to permission being granted for any significant development, an independent piece of analysis should be conducted to show the number of additional school and patient roll places that will be required as a result. This should then be compared to the current local capacity in the vicinity of the development. Should the capacity be insufficient, then this should be considered as a basis for refusing the application.
  - Part c) is unclear. The size of a large site is not defined. A site criterion as in C1 is not specified. Should incorporate in C1 as per para 3.11.
  - The Council's preferred uses for the vast majority of Proposal Sites seem incompatible with the policy's aim. The policy is not strong enough – it is not enough just to make provision for instances where large development sites will “result in a substantial increased need for school places”.
  - NHS supports the policy but requests further guidance in relation to limiting/mitigating impact of schools development and expansion applications on parks and open spaces.
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## Employment: You said

### **DM E1: Employment areas in Merton**


- Highlights that employment land should be protected wherever possible and any loss thereof should be supported by marketing evidence for a minimum period of time.
- To consider including more references to community facilities in the context of police infrastructure and facilitate life expired police facilities in this policy.
- To highlight that 'health uses' are also employment uses.
- As a 'blanket policy' to include sui generis as an acceptable use on designated employment sites – if we adopted this approach we would not be in line with regional policy and guidance.
- One respondent wanted us to include specifically the 'employment-led regeneration of Rainbow Industrial Estate.
- One respondent highlights the potential overlap of this policy with Policy DME3 with regards to the protection of employment land – this is incorrect.
- Object to the use of the sequential test for office development – if we adopted this approach we would not be in accordance with national and regional policy and guidance.
- To provide further clarity – to indicate that small, large and major offices are acceptable in town centres.
- Unclear as to where Wimbledon's Business Quarter is to be located.
- To include in the Delivery and Monitoring Section of the policy that we will work with the newly elected BID (Business Improvement District Board).

### **DM E2: Offices in town and local centres**

- Respondents are generally supportive of this policy.
- One respondent highlighted the marketing time period being 'too onerous' on site owners for the change of use from offices on upper floors to residential uses whereas another respondent support the marketing period up to four years for health uses.
- Seek the removal of the following words 'and minimise the need to travel by car' – as it is unrealistic and the town centres should not become areas where anyone who requires the use of a car feels unable to visit or work.
- One respondent is of the opinion that this policy conflicts with Policy DMR3: Protection of corner/ local shops – in one policy we allow conversion from office to residential (not in a designated area) and in another we requiring marketing evidence (offices located in designated town centres) – therefore the policies do not overlap.

### **DM E3: Protection of scattered employment sites**



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- Respondents are generally supportive of this policy.
  - A number of respondents highlighted the marketing time period being ‘too onerous’ on site owners as it is perceived that we require the site to be vacant before it can be marketing in order to meet the ‘full and proper marketing test’ – this is incorrect.
  - One respondent highlighted that scattered employment sites should only be marketed for employment use only; instead of the site to be marketed for both employment and community uses. This recommendation is based on the perceived suitability of the land for community uses.
  - One respondent recommended that Merton should consider a ‘blanket policy’ to allow enabling uses such as retail and residential on scattered employment sites to increase their viability. To note, this recommendation would not be in accordance with national and regional policy and guidance.
  - One respondent was concerned with Merton’s policy position with the borough seeking compensation to mitigate against the loss of employment land only in circumstances when the applicants fail to provide evidence of ‘full and proper marketing of the site is too onerous.
  - Highlights that policies on Hazardous chemicals seem not to have been incorporated into this policy.

#### **DM E4: Local employment opportunities**

- Respondents were generally supportive of this policy.
- One respondent had issues with the threshold that we proposed for developments to contribute towards creating local employment opportunities in Merton – as in their opinion it impacts on viability. They recommend that the threshold should be increased to the definition of ‘major development’ in planning regulations (schemes more than 50 residential units and over 5,000 sqm for commercial developments) – this scale of development rarely occurs in Merton.
- One respondent highlighted that all employment opportunities should be paid at least the level of the London Living Wage.

## Natural environment: You said

### DM O1: Open space

- Include reference to London Green Grid SPG in the policy.
- Amend part a) to ensure that not just MOL but all open spaces are protected.
- Part b) should be amended to include reference to the protection of designated Open Space and (incl. para 5.11) to specifically refer to the prevention of the loss of daylight or overlooking.
- In Part b) replace "injured" with 'impaired' or 'harmed'
- Part c)i should be amended to ensure that previous or recently demolished buildings be allowed to be re-erected (to a similar size).
- Part c)ii should be amended to ensure that a previously inappropriate use e.g. a house would not be able to be rebuilt in open space and that a small open space would not have to accommodate an over-large building.
- Part c)ii should be amended to ensure that no net loss would be permissible and to reduce any ambiguity about the permitted uses.
- Part c)iii should be amended to ensure that the delivery of a high quality designed building would not allow non-compatible uses.
- Para 5.5 should be amended so it is clear that only buildings that facilitate the use of open space are to be accepted.
- In para 5.7 change "are likely to" to 'may'
- In para 5.8 change "normally" to 'preferably' (with reference to "should" in part c) ii)
- The protection of Green Chains and improving linkages (para 5.12) is welcomed and to be encouraged.
- The text should acknowledge support for schemes which can enable improvements to the existing public realm.
- Given that many of the potential development sites do not include existing open space, it is not enough to merely ensure no net loss of open space.
- Supports for this policy (from NHS)
- (Natural England)
  - Include reference to creation of 'new open/green space' where appropriate, currently policy is passive
  - Consider the potential for fragmentation and increasing deficiency of access, which could be offset by new open/green space as well as green chains/links or corridors, where appropriate.
  - Biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life. This could be brought out more fully
  - Consider including references to the Natura 2000 site at Wimbledon Common.

### DM O2: Trees, hedges and landscapes features

- Insert 'clearly' in c)ii before "outweighs"

- Part d) and para 5.16 to be amended to ensure that similar aged replacement trees are provided on-site or in immediate area e.g. 3 large trees with a combined age of 100 years would be replaced by ten 10-year-old saplings
- Natural England welcomes provision of replacement features of a similar or greater value, where appropriate. Encouraged use of native species to increase and enhance the ecology and biodiversity of the area.
- Support for policy which protects holly hedges and other features which have a positive impact on our environment.
- The provisions for the replacement of trees should be stronger and any tree which is removed should have a like-for-like replacement.
- Consider reference to the potential for additional/increased Green Infrastructure provision, providing access and links to green/open spaces similar to DM O1.

## Design: You said

### **DM D1: Design considerations on all developments**

- Clarity need for para 6.4 50sqm relates to back and front gardens or just back
- There has been an overdevelopment of 1 and 2 bedroom flats, which has reduced the relative supply of family housing in the borough, resulting in demand outstripping supply and an additional driver to the higher than average house prices which exist in many parts of Merton. As a result, we recommend the following:
  - An increased emphasis on the provision of family sized homes rather than smaller flatted properties.
  - Houses under 120m<sup>2</sup> floorspace should not be given permission to be converted into flats.
- Concerned that the Council will welcome 'innovative, contemporary and sustainable design' without any explicit regard to its surroundings.
- Any proposed design policy must ensure that any planning application compliments those properties which both neighbour it and are within its vicinity.

### **DM D2: Alteration and extension**


No specific comment received on this policy

### **DM D3: Managing heritage**

- Concerned with the inclusion of paragraph c in this section. The Council must resist any planning proposals which would seek to do substantial harm to our heritage assets under all circumstances.
- Would like to see this paragraph C strengthened through the inclusion of a requirement for a strong and public case being demonstrated to justify the proposed harm to be inflicted on the asset.

### **DM D4: Urban design and the public realm**

- Would like to see Policy (h) strengthened, and instead seek to discourage the conversion of front gardens for vehicle crossovers on roads with light traffic



flow, encourage the use of permeable surfaces where they are permitted and ensure that there is a minimum distance which is enough to fit an average size saloon car without having the rear of the vehicle protruding over the pavement

**DM D5: Advertisements**

- Suggests modification to policy to remove errors and improve clarity.
- The policy should refer to granting of express consent as planning permission is not granted for adverts
- The wording "defined" is unclear in design terms.
- para 6.42 should be edited for clarity

**DM D6: Telecommunications**

- Supported the policy

**DM D7: Shop front design, alterations and advertising**

- Focus on the need to manage/encourage shop frontage improvements as part of any town centre scheme
- The council states 'we will resist external shutters on shop fronts'. Is this now PD post riots?
- What is meant by "residential amenity" clarity is needed.
- MPS Design insert here

## Environment protection: You said

**DM EP1: Opportunities for decentralised energy networks**

- (GLA) supportive of policy

**DM EP2: Reducing and mitigating against noise**

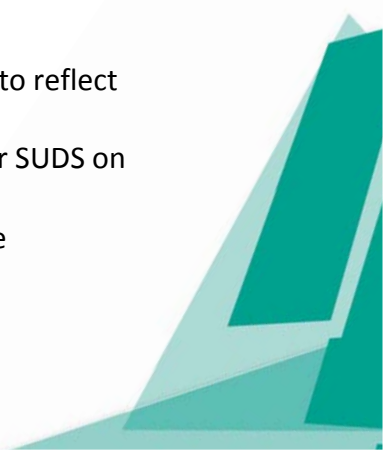
- (GLA) supportive of policy

## Flooding and drainage: You said

**DM F1: Support for flood risk management**

- (Environment Agency) There is a need to mention our role in flood emergency planning after paragraph 8.6.

**DM F2: Sustainable drainage systems (SuDS)**

- (Environment Agency) recommend changes to the supporting text to reflect the emerging National Standards for SuDS. The Flood and Water Management Act 2010 will introduce far-reaching requirements for SuDS on future construction work.
  - There is a need to mention SAB (SuDS Approving Bodies) and its role
- 

- It is also possible to construct large attenuation chambers (or even ponds), that collect violent storm water runoff, and then only later slowly release it into the ground or sewerage system.
- The damage Merton suffers during heavy rain would be far less serious if the Council would enforce the rules about not paving over front gardens
- (English Heritage) requests that policy DM F2 concerning sustainable drainage systems be amended to include a reference to the need for such solutions to be appropriate and/or design appropriately for the context in which they are to be located.
- The policy provides a table which identifies appropriate development within the various flood zones, this generally accords with PPS25. PPS25 also states that applications for minor development and change of use should not be subject to the Sequential and Exceptions test. They should therefore be excluded from the table set out in this policy.

## Transport: You said:

### **DM T1 Support of sustainable transport and active travel**

- (NHS) support the policy. Suggest adding to end of policy aim "and in increase physical activity levels
- Suggested no residential area is more that 400 metres from public transport
- 

### **DM T2: Consideration of transport impacts of development**

- Supportive of policy

### **DM T3: Applying relevant car parking and servicing standards**

- The Council has applied car free status to planning applications where the expectation that no residents would require, or wish, to own a vehicle is unrealistic.
- Agree that many of our residential streets are already stretched with the level of parking spaces, but the Council should therefore insert a requirement for more sites to have sufficient on-site parking facilities rather than no parking at all.
- Request for addition point on assessing parking provision for emergency services
- The council should require more sites to include appropriate parking on site
- Supportive of London Plan standards and reference to PTAL and local circumstances

### **DM T4: Transport infrastructure improvements**

- (GLA) re-wording needed on reference to trams.
- (NHS) Supportive of the policy



**DM T5: Consideration of connections and access to the road network**

- (NHS) Supportive of the policy

## 6 Summary of responses on the proposal map

- 6.1 This section gives a summary of the responses received for potential changes to the proposal map.
- 6.2 The following is a summary of comments on the proposal map received by the council; therefore, the comments should be read as such, for full comment details can be viewed on the council website at:  
[http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites\\_policies\\_dpd/sites\\_policies\\_consultation.htm](http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_dpd/sites_policies_consultation.htm)

### Core shopping areas: You said:

- The change to the Wimbledon TC Boundary will remove one of the MPS sites at 22 Tarbot Grove from the TC designation. The site meets the defined uses for town centre.

### Wimbledon central shopping: You said

- Proposes retention of Tabor Grove within Wimbledon Town Centre boundary
- Wimbledon Hill Road and Worple Road to be designated as a Core Frontage and disappointed that Wimbledon Library is located in the Secondary Shopping Frontage.


### Centres: You said

- Wimbledon 1) Deletions 0 S of Worple Rd, opposite Malcolm Rd; S site of Alexandra Rd. Additions - Queens Rd, (North side of The Broadway. This boundary makes no allowance for increase in size of Centre - is this right for 15 year time-span?
- Raynes Park - Significant extension to E, S of the Railway? What lies behind extension proposal (area appears to be purely residential?)
- Support new Arthur Road proposed town centre boundary
- (GLA) There is a need to clarify that Colliers Wood is not a designated town centre.

### Neighbourhood parades: You said

- The GLA are supportive of these designations.
- Issue with the proposed boundary drawn for 1D9: Grand Drive (300-372 Even) - argue for the proposed boundary to reinstate the car park boundary. Also have issues with the proposed neighbourhood boundary drawn for ID24: Wimbledon Chase - argue for the proposed boundary to include the car park. The reasons for these request is due to the comprehensive redevelopment of





the existing Co-op sites for mixed use development which will include the existing car park sites.

- Would like to include shops on Wimbledon Hill Road as neighbourhood parades as they serve a 'dual purpose' - local parade of shops to nearby residents as well as being part of Wimbledon town centre. The section of Wimbledon Hill Road is designated as a Secondary Shopping Frontage in existing plans and consists of a number of estate agents as well as shops for sale.
- Object to the deletion of 142 - 156 Merton Hall Road as a local parade

### Secondary shopping frontages: You said

- The GLA are supportive of these designations.

### Open space: You said

- Concerned reference removal of SINC along tram tracks between Dundonald Road and Wimbledon.
- Continuation of the MOL zoning (equivalent to Green Belt) across the Camp Road housing site would allow a tighter restriction to be placed on future extensions that could otherwise further erode the greenness of this area.
- Should not the Galustian Garden, at the end of St Mark's Place, be included as an open space?
- Should the long sliver of green space between the two carriageways at the western end of Merantun Way, recently given a good stock of trees by the Council, be included?
- (Morden Hall Garden Centre)- The site is covered in a significant number of buildings and hard standing for car parking and as such is not open space in the strict understanding of that term. Given the existing development on the site it appears illogical to have the site identified within the open space designation. Its removal from that designation, while logical given the existing development on the site, causes no harm to wider open space designation.
- Welcome inclusion on the proposals map of the bowling green, tennis court and copse in the Canon's grounds as new open space
- The Council seek to identify Donnelly Green (M014) on South Lodge Avenue as an area of open space. Moat strongly objects to the inclusion; not previously allocated as open space within the Unitary Development Plan (2003). Pollards Hill (M059), Recreation Way and Harris Academy (M032) on the emerging Proposals Map, both which are situated in close proximity to Pollards Hill Estate.

### Local nature reserves: You said

- Inclusion welcomed on the proposals map of the Commonsides rough as a new Site of Interest for Nature Conservation (SINC)
- 



### Green corridors: You said:

- The Green Corridors shown are primarily in the public view. Should there not be a companion map which shows the very considerable corridors that exist along private back gardens? These currently perform a major function in providing havens and migrating routes for wild life, yet are prone to loss by back garden development. Identifying them would provide a criterion for assessing whether a back land project could be disruptive to wild life.

### Site of importance for nature conservation (SINC):

#### You said

- The (eastern) bank of the Beverley Brook should be a SINC.
- Why SINC de-designation along tram track?

### Transport proposals: You said

- Do not support inclusion of Tram proposal 9TN at this time - would like to see further investigative alignment work done first

### Other comments: You said

- Generally supportive though had significant issue with the layout of existing pages in Section 111: Proposals Map. Highlights that this should be more in line with retail hierarchy. Highlighted a number of changes with proposed neighbourhood boundaries.
- Although, the Environment Agency (EA) do not have any particular concerns, the EA we would advice that the most up to date flood maps be used in the production of this map.
- Flood Zone 1 should be shown also.
- (GLA) show All London Green Grid proposals
- Welcome inclusion on the proposals map of the boundaries of Wandle Valley Regional Park.
- It would be helpful to have at least some indication of the mapping of the adjoining boroughs shown.
- Add on the small triangular space at the northern end of Rookwood Avenue, beside Beverley Brook, as shown on map page 95 next GC07
- An additional Nature Reserve site could be added, being site 30, the triangle of land beside the rail lands in Home Park Road.

## 7 Summary of responses on the Merton's Community Infrastructure Levy (CIL)

- 7.1 This section gives a summary of the responses received for Merton's CIL.
- 7.2 The following is a summary of comments on Merton's CIL received by the council; therefore, the comments should be read as such, for full comment details can be viewed on the council website at:  
[http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites\\_policies\\_dpd/sites\\_policies\\_consultation.htm](http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_dpd/sites_policies_consultation.htm)

Community Infrastructure Levy (CIL) summary of comments	
Alun Evans representing the Mayor's Office for Policing and Crime/ Metropolitan Police Services	<ul style="list-style-type: none"> <li>▪ Notes that the proposed charging schedule suggests charging for residential and retail uses.</li> <li>▪ Supports the omission of CIL charge being placed on community facilities.</li> <li>▪ Social infrastructure and community facilities are widely considered to comprise policing, a view which is reinforced by the London Plan. They therefore recommend for Merton's Regulation 123 list to include policing facilities and that the reference within Table 2 (Infrastructure Funding) to 'Community Facilities' includes a contribution towards policing where development impact would have a material impact upon policing provision in the borough.</li> </ul>
Andrew Barry-Pursell on behalf of the GLA	<ul style="list-style-type: none"> <li>• Welcomes the inclusion of the Mayoral CIL however is unclear in the viability evidence as to how the consultants included this in their viability assessment. The GLA would welcome confirmation from the consultants about their approach before a draft charging schedule is published.</li> <li>• Unsure as to how affordable housing was taken in to account - they would particularly like to ensure account has been taken of the changes to funding arrangements made for 2011 - 15 investment round and introduction of affordable rent.</li> <li>• Paragraph 9.2 is incorrect - the nil rates for education and health apply regardless of the nature of the developer (public/ private).</li> <li>• There is difficulty with the methodology the consultants have used – market value.</li> </ul>
Ceri Edmonds - Rolfe Judd Planning	<ul style="list-style-type: none"> <li>• Concerned with the level of CIL proposed for residential development within Raynes Park - likely to place a significant burden on developments.</li> <li>• Issue with the CIL considered by the council and</li> </ul>

whether it strikes an "appropriate balance" - are of the opinion that the CIL charge for residential development recommended by the consultants is more appropriate.

- Suggest that infrastructure should be sought via CIL or S106 - not both - must be made clear in the schedule on Merton's website and in the viability study.
- To agree relief from CIL in exceptional circumstances where it can be shown that the redevelopment of the site will not be viable or where abnormal development costs are so extensive that they can critically reduce the ability of new development to pay CIL.
- Climate Change and Sustainable Transport & Public Realm have been identified as requiring funding from other sources in addition to the CIL contribution - what is not clear is if these funds may be sought via S106 agreement also.
- Not clear how the costs of the infrastructure requirements in Table 2 came about as they are different to Table 27.2 in Merton's Core Strategy; how these costs were calculated and specifically which of the projects within the Core Strategy are being considered.
- There is no explanation as to how the necessary works for the projects will be tendered out, whether cost effective tenders will be considered over higher bids, or whether the projects will be carried out by preferred contractors irrespective of cost.
- There is no explanation as to what will happen to CIL contributions should the project to which they are allocated fall under/ over budget.
- Should there be a surplus of funds, where would the surplus funds be spent?
- Further clarification should be published so they can consider as to whether the project funding requirements are reasonable and whether the proposed CIL contribution represents an appropriate payment towards necessary infrastructure within the Borough.
- Paragraph 4.34 of the viability evidence makes clear that the role of S106 would be limited to; site specific transport improvements, some open space demands and affordable housing. This is contradictory to the statement on Merton's website which states that by 2014 CIL will replace S106 agreements as the principal means by which developer contributions towards providing infrastructure will be collected.

	<ul style="list-style-type: none"> <li>• Suggest that infrastructure should be sought via CIL or S106 - not both - this must be made clear in the viability study.</li> <li>• Argue that the council may have underestimated the impact of CIL upon viability/ deliverability of new development within Raynes Park and the Borough. Linked to this, that the Planning Committee may not be supportive in the reduction of affordable housing and/ or S106 contributions as results of CIL.</li> </ul>
Charles Muriithi - Environmental Agency	<ul style="list-style-type: none"> <li>• Highlights the Wandsworth Town FAS which is a large scheme which could protect hundreds of properties. The project areas includes Merton - may use Wandle Meadow Nature open area as flood storage. They clarify that there is outline agreement to utilise CIL which would seek contributions from future development.</li> <li>• They emphasise that CIL would improve viability of any flood alleviation schemes and are happy to shared details of costings of the schemes in order to calculate CIL charges. CIL may be an effective financial support mechanism for Flood Resilience Partnership Funding.</li> <li>• Due to changes to funding mechanism for flood and costal defence projects, for example, Defra - more funding for flood risk infrastructure will be expected to be provided locally as the traditional form of Grant in Aid is being reduced.</li> <li>• Government funds have also been allocated to local authorities to help carry out their new responsibilities as Lead Local Flood Authorities under the Flood and Water Management Act 2012.</li> <li>• Keen to work closely with us to identify infrastructure projects and environmental improvement schemes which will benefit development of the borough.</li> </ul>
David Hammond - Natural England	<ul style="list-style-type: none"> <li>• Support the approach and methodology used in the Community Infrastructure Levy: Preliminary Draft Charging Schedule.</li> </ul>
Diana Sterck - CEO Merton Chamber of Commerce and Executive Director Love Wimbledon	<ul style="list-style-type: none"> <li>• How does the income forecast for CIL compare to average annual income achieved through S106 negotiations?</li> <li>• Will the borough be better or worse off?</li> <li>• How do the proposed charges compare with other town centres? (Wimbledon seems very high)?</li> <li>• Would not want to see Wimbledon's competitive positioning diminished in any way.</li> </ul>
Don & Wright representing London	<ul style="list-style-type: none"> <li>• Fire stations are community safety facilities and as such are included within the definition of</li> </ul>

<p>Fire and Emergency Planning Authority</p>	<p>'infrastructure' under the Planning Act 2008.</p> <ul style="list-style-type: none"> <li>• They support that 'all other uses', which fire station development falls within, carries a levy of £0 per metre squared.</li> </ul>
<p>Geoff Armstrong (DPP) representing Safestore Ltd (Gap Road Industrial Estate)</p>	<ul style="list-style-type: none"> <li>• Concern with the impact on the future development at the Gap Road Industrial Area as a result of CIL.</li> <li>• Feel that the evidence which considers the impact of CIL on proposals is unclear, in particular the differential charging rates across the Borough, which may have a significant impact on development delivery.</li> <li>• 'Appropriate balance' - query the evidence of the Council in departing from the recommended charging schedules, particularly in respect of residential uses.</li> <li>• The recommendations on charging rates within the viability assessment appear, without undertaking an expert review, to be justified and supported by evidence accumulated. However the uplift in rates for residential dwellings, whilst explained, is not justified, with need for greater consideration in the finalising of a charging schedule. Request for transparency.</li> <li>• Highlight that an incorrect charging rate for residential, could, for a site where residential use is necessary to support the delivery of required employment-generating uses, stifle much needed redevelopment.</li> <li>• Appreciate that the Council has identified Infrastructure Delivery Projects which CIL monies will look to fund. However, those projects will be subject to ongoing monitoring and largely subject to bids from delivery agencies for implementation. However since the Core Strategy, projects have moved on since the adoption thereof and the scope to review these projects needed and the monies required must be considered in advance of agreeing the charging schedule.</li> <li>• Supports the absence of an applied rate towards commercial development across the borough. The underpinning Viability Assessment considers that the absence of growth in the office sector supports a nil charging rate. Argues that the absence of a charging rate should, in the longer term, once the economy improves, make the sector more attractive to investment, with less development costs as a result.</li> <li>• Supports the nil charging rates for industrial/ warehousing sector. Highlights that the Viability Assessment is correct in recognising the difficulties in</li> </ul>

	<p>this market at the moment, as well as the potential for Merton to perhaps benefit from long-term prospects as inner-London companies move out to more affordable and available space.</p>
<p>Pamela Reid representing Goldcrest Land Plc</p>	<ul style="list-style-type: none"> <li>• The CIL costs are excessive and will severely limit development viability in the borough.</li> <li>• Must rely on the council's viability evidence in setting the rates - no viability assessments undertaken on a site-by-site basis.</li> <li>• When Merton's CIL is implemented, it should be included in future affordable housing viability assessments. To note, on sites with abnormal costs such as contamination, it may be difficult to provide affordable housing.</li> <li>• Due to the recent recession and impacts on housing development, flexibility should be allowed, such as, varying the rates of CIL.</li> <li>• The opportunity for relief from CIL payments is greatly restrictive</li> <li>• The charging schedule cannot be considered viable when the charging schedule for residential development has increased by 40% above the levels determined by external consultants.</li> </ul>
<p>Jane Gleeson (Firstplan) representing the Cherwell Group</p>	<ul style="list-style-type: none"> <li>• Concerns with the £385 CIL charge proposed for residential development in Wimbledon. When combined with the Mayoral CIL charge, the amount totals £420 which they think is too high and will render many small scale residential schemes in the area unviable.</li> <li>• Consider that an 'appropriate balance' has not been struck; not supportive of Merton using a higher CIL charge than recommended by the consultants. They argue that this is not clearly justified. Would support the CIL figure recommended by the consultants, in particular, a figure lower than this.</li> <li>• Would support the exclusion of smaller schemes from the CIL charge.</li> <li>• Due to weakness in the viability assessment, clarifies that the basis of the Charging Schedule is therefore flawed. For instance the number of scenarios used for residential schemes does not reflect schemes in Wimbledon where one house is demolished and replaced with two houses. It is argued that in this type of development land values and demolition costs are higher which impacts on viability. Furthermore, much of this additional space would be greater than 2/3 bed unit size in the London Plan (80sqm) and is in the form</li> </ul>



	<p>of lower ground floors or basements. Again, higher build costs are associated with development on lower grounds or basements thus impacting on viability.</p> <ul style="list-style-type: none"> <li>• Table 2 of the Preliminary Draft Charging Schedule sets out CIL requirements for the next ten years however it is unclear how this sum was calculated.</li> <li>• The updates to table 27.2 of Merton's Core Strategy are not in the public domain.</li> <li>• The need for improved infrastructure on smaller schemes is much less and therefore it would be more appropriate to charge a lower rate for small scale development to ensure that developments remain viable.</li> </ul>
<p>Michael Treays - consultant surveyor</p>	<ul style="list-style-type: none"> <li>• Issues with the impact of CIL on future development in Merton.</li> <li>• Highlighted the 20% financial contribution required for affordable housing in addition to CIL.</li> <li>• CIL will have an impact on the delivery of housing in Merton.</li> <li>• Need to clarify for what type of development CIL will be levied - for instance will it include loft conversions of 33.3 m2?</li> <li>• Consider that an 'appropriate balance' has not been struck.</li> <li>• Again queries why Merton didn't take forward the consultants recommended CIL charge for residential development.</li> </ul>
<p>Robin Bretherick (Robin Bretherick Associates).</p>	<ul style="list-style-type: none"> <li>• The proposed CIL charge does not strike an 'appropriate balance' and it will impact on development viability.</li> <li>• The proposed CIL charges are not in accordance with the consultant's recommendations and the Council has not adequately justified their increase of charge from 50% up to 30% of the CIL viability Ceiling.</li> <li>• To note both proposed CIL charges in Wimbledon and Raynes Park/ Colliers Wood are unfair and unreasonable.</li> <li>• The schedules should allow for exemptions and opportunity for payment by instalment.</li> <li>• CIL is not intended to be the main source of finance for infrastructure, a greater proportion of the funding should be sought from other more traditional sources, such as, the New Homes Bonus.</li> <li>• Affordable housing is not included in the levy figures. Even without CIL, affordable housing undermines viability.</li> </ul>

	<ul style="list-style-type: none"> <li>• The proposed residential changes are excessive and onerous - particularly those proposed for Wimbledon and Raynes Park.</li> <li>• Will deter landowners from selling land for development.</li> <li>• The levy cannot be considered in isolation from other costs required - future zero-carbon limits, Merton's energy requirements, London Plan's housing standards (i.e. space standards, the current difficulty with funding and costs for/ of development).</li> <li>• Will affect smaller schemes from coming forward who do no benefit from the economies of scale available from large sites and to larger developers.</li> <li>• The CIL charge should take into consideration housing need.</li> <li>• Not in-line with the pro-growth agenda outlined in the London Plan.</li> </ul>
<p>Savills representing Greyhound Racing Authority.</p>	<ul style="list-style-type: none"> <li>• Highlights that a reasonable contingency should be providing for market volatility by applying a specified discount to proposed CIL rates in order to maximise the prospect of them remaining viable over the next 2-3 years (as a minimum), particularly since Charging Schedules and CIL rates cannot be changed quickly (given the statutory procedures involved).</li> <li>• The schedule should make clear that 'double counting' of S106 and CIL is not permitted by law and therefore welcomes references made at paragraph 1.15 of the consultation.</li> <li>• Highlights that the key tests of CIL regulation 122 should also be outlined within the documentation.</li> <li>• Regulation 73(1) permits the payment of land in lieu of CIL - the schedule is silent on this. Therefore they would encourage a supplementary report accompanying CIL to outline a proactive mechanism and approach to allow for payment of land in lieu of financial contribution.</li> <li>• The schedule does not propose CIL relief - argues that this should be included within the document. Also guidance on the level of detail required for the viability assessment needed to qualify for relief should also be provided.</li> <li>• Highlights that the council should consider an 'instalments policy' at the earliest opportunity which should cover: <ul style="list-style-type: none"> <li>-a) the commencement of the installements policy upon adoption of CIL;</li> <li>-b) the number of instalments that can be made by</li> </ul> </li> </ul>



	<p>development size (£ amount and square metre amount);</p> <p>-c) the timing of payments post commencement - based on build out rates;</p> <p>-d) the minimum development threshold which instalments would not apply (we suggest that this be set as low as possible).</p> <p>Regarding instalments, smaller schemes should have set timescales whereas larger schemes should accord with build out rates and not to set timescales. Larger applications are in any case required to submit phasing plans with planning applications showing build rates and approximate timescales.</p> <ul style="list-style-type: none"> <li>• The CLG CIL Charge Setting and Charging Schedule Guidance outlines that the Government 'strongly encourages' reviews to ensure that CIL responds to market conditions - therefore suggest to review the CIL Charging Schedule within 12 - 24 months.</li> <li>• Support that the Mayor's CIL taken into account by the viability assessment.</li> <li>• Argues that the consideration of abnormal costs requires greater attention as part of the drafting of the schedule - notes that abnormal costs are not included in our viability study.</li> </ul>
<p>St James Group Ltd (part of the Berkeley Group).</p>	<ul style="list-style-type: none"> <li>• Build costs: <ul style="list-style-type: none"> <li>- a) not sure if the costs included took into account exceptional (abnormal) development costs often associated with brownfield development - as the build costs are so low it appears that this was not considered.</li> <li>-b) have not taken into consideration uplift in specification required for properties in areas expected to achieve in higher sales revenues (such as Wimbledon).</li> <li>-c) should take into consideration additional costs associated with achieving Code Level 4.</li> </ul> </li> <li>• Professional fees: limited to 8% of the overall development though unclear if this covers both pre and post planning costs which combined could rise to 15%.</li> <li>• Profit: Should the developer margin to be 17% of GDV, 6% of development costs rather than 20% of development costs?</li> <li>• Affordable Housing Rents: have rents up to 65% being considered as there are issues with affordability in high value areas.</li> <li>• Given the potential shortfalls in data used in the Viability Assessment, the CIL charged in the schedule</li> </ul>

	<p>could potentially have a significant impact upon development. Furthermore, if sales revenues were to reduce, this should also have an impact on viability.</p> <ul style="list-style-type: none"> <li>• Issue with double counting re S278 works and CIL - will developers be reimbursed if this happens.</li> <li>• Has the council determined how it intends to spend CIL locally; consequently how will this impact on the Council's Regulation 123 list and relationship with S106 requirements?</li> <li>• Will the Council allow the payment of CIL via instalments or phasing arrangements?</li> <li>• Suggest that in line with the proposed Mayoral charge, we should review the CIL charge every 2 - 3 years.</li> </ul>
Thames Water Property Services	<ul style="list-style-type: none"> <li>• Thames Water provide essential infrastructure required to support growth and deliver environmental improvements such as new buildings (sewage pumping station or water treatment building) and thus have no impact on other forms of infrastructure requirements (such as schools, open space and libraries) thus should be exempt from payment of CIL, for two reasons: <ul style="list-style-type: none"> <li>- a) CIL was not included in the business plan for 2010 to 2015 submitted to Ofwat;</li> <li>- b)if required to pay CIL would impact on delivery of water and wastewater infrastructure needed to support growth and water infrastructure which have no impact on infrastructure provision.</li> </ul> </li> <li>• Suggest that we consider using CIL contributions for enhancements to the sewerage network beyond that covered by the Water Industry Act and sewerage undertakers for instance by providing greater levels of protection for surface water flooding schemes. Sewage undertakers are currently only funding for 1:30 flood event.</li> </ul>
Tony O' Conner on behalf of MOAT	<ul style="list-style-type: none"> <li>• Supports the proposal for a differential tariff across Merton, particularly the lower tariff rate in Mitcham and Morden.</li> <li>• Recommends that there further guidance is required to show how CIL will be treated in the context of wider estate renewal - replacing existing affordable housing in continuous occupation. They believe that the relief for social housing needs to be applied more widely in instances of estate renewal.</li> <li>• Although they have not read the viability assessment in detail, the study does seem to address the core issue as to whether the CIL charge will adversely affect development and what margin should be within the</li> </ul>

	<p>tariff rate.</p> <ul style="list-style-type: none"> <li>• They note the viability studies reference to 'social rent' and highlight that this has since been superseded by 'affordable rent'.</li> <li>• High CIL rates in Wimbledon may effect levels of development however highlight that this will subsidise development in the poorer parts of Merton.</li> <li>• Further guidance has to provide clarity explaining a simple process of claiming CIL relief. There should be no ambiguity in terms of timing and payment, which is particularly relevant on Section 106 sites and estate renewal schemes.</li> </ul>
Wimbledon Society	<ul style="list-style-type: none"> <li>• What effect will charges have on future development (e.g. make it less dense, lower, smaller units)?</li> <li>• Would money collected through CIL be spent locally or in the Borough generally?</li> <li>• What level of involvement would the public have in CIL spending decisions?</li> <li>• How were the costs for Green Spaces of £22.4million calculated?</li> <li>• Will all green space now be well maintained and safe from development?</li> <li>• Where is the costing for decentralized energy systems, for example CHP?</li> <li>• Could Code 6 housing be given financial rebate (costing circa £35K per dwelling extra pre 2016)?</li> <li>• And ditto for BREEAM excellent?</li> <li>• How will S.106 payments for affordable housing be organised?</li> </ul>



## 8 Summary of responses on the Borough character study

8.1 This section gives a summary of the responses received for Merton's Borough character study

8.2 In the tables below are the summarised comments received; therefore, the comments should be read as such, for full detailed comments can be viewed on the council website at:

[http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites\\_policies\\_dpd/sites\\_policies\\_consultation.htm](http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sites_policies_dpd/sites_policies_consultation.htm)

Borough Character Study (Phase 1) : Consultation Responses:	
<b>Wimbledon Society</b>	<p>The method of scoring is not fully explained. Is there weighting given to good buildings versus traffic congestion</p> <p>Is there any virtue in having an area scoring system in a local plan where detailed decisions are needed on individual site developments?</p> <p>What is the purpose of the scoring system?</p> <p>Instead of a scoring system, why not record the positive and negative characteristics of each area. This would give developers an overview of the urban design characteristics of their sites.</p> <p>The current approach does not take account of existing conservation area assessment work. Will there be two sets of documents to refer to; The Borough Character Study and the Conservation Area Appraisals? All the information needs to be combined into a single source document.</p>



**Borough Character Study (Phase 1) : Consultation Responses:**

<b>Natural England</b>	The preservation of existing open space is welcomed, but the Council should consider the potential for increasing and enhancing open space provision.
<b>Wimbledon East Hillside Residents Association</b>	The report excludes the Wimbledon Hill Road Conservation Area.
<b>Raynes Park and West Barnes Residents Association</b>	The Grand Drive Local Neighbourhood is generally supported but should be should be amended to take account of the following issues; traffic fumes and pollution, retention of grass verges, protection of open space

### Borough Character Study (Phase 1) : Consultation Responses:

<b>Environment Agency</b>	<p>Sustainable design is a key aspect of local character. Successful places are more likely to be physically and socially connected to the surrounding built environment and landscape. The Character Study is welcomed and should be used to guide development whilst maintaining local distinctiveness.</p>
<b>Liberal Democrat Group</b>	<p>The study focuses on the appearance of streets and open spaces, but ignores views out from properties.</p> <p>Does the Council have powers to prevent residents from making changes where planning permission is not required?</p>
<b>English Heritage</b>	<p>The Borough Character Study is welcomed and is a useful evidence base for planning policy and decision making. The assessment tables are commended. The document could be strengthened by identifying heritage assets in each local neighbourhood on a plan. This would allow for cross reference with existing character area appraisals where they exist. Heritage assets that have a significant contribution to local character should be highlighted.</p> <p>The existing building heights in each character area should be identified and a cross reference to the Tall Buildings Background Paper (2010) should be included</p> <p>The definition of neighbourhoods on page 4 should be re organised to clarify that physical characteristics of an area give rise to local associations.</p> <p>Expand list of defining features for character areas to include architectural style, detailing and materials.</p>





**Borough Character Study (Phase 1) : Consultation Responses:**

**English Heritage**

A reference to English Heritage’s “Understanding Place” should be included in the background to the methodology.

The scoring system is welcomed, however, the current wording of the categories implies that areas of a score of 55 or above do not merit enhancement.

Will the guidance contained in the document be given further weight within the planning system through adoption as an SPD?

## 9 Appendix 1 - Who was consulted?

### Statutory consultees

British Gas Plc	Metropolitan Police Service
CPRE London	Metropolitan Police Authority
Department for Culture, Media and Sport (DCMS)	Mobile Operators Association (MOA)
Department for Business Innovation and Skills	c/o Mono Consulting Ltd
Department for Energy and Climate Change	Natural England
Department Environment Food Rural Affairs	Network Rail
Department for Work and Pensions (DWP)	National Grid
English Heritage	NHS London Healthy Urban Development Unit
EDF Energy Properties	Planning Inspectorate
Environment Agency	Powergen Plc
Greater London Authority	Royal Borough of Richmond
Highways Agency	Royal Borough of Kingston upon Thames
London Ambulance Service	Sutton and Merton Primary Care Trust
London Borough of Croydon	South West London NHS Support Services Partnership
London Borough of Wandsworth	South London Partnership
London Borough of Sutton	The Coal Authority
London Borough of Kingston	Transport for London
London Energy	Thames Water Utilities Ltd
London Fire and Emergency Planning Authority	Transport for London - Borough Partnerships
Local Government Association	Virgin Mobile
Merton Priory Homes	

### Residents associations, groups, organisations and Civic organisations

Abbey MAG (Multi-Agency Group)	Graham, Hartfield and Herbert Roads RA (GHHRA)
Amity Grove Residents Association	Grange Residents Association
Apostles Residents' Association	Harland Estate Residents Association (HERA)
Arthur Road Association	Hillcross Community Action
Colliers Wood Community Association	Homefield Road Residents Association
Colliers Wood Residents' Association	Lambton Road CA
Cottenham Park Allotments	Lavender MAG (Multi-Agency Group)
Community of Woodside Area Residents' Association (CWARA)	Lower Edge Hill and Darlaston Road Residents Association
Drax Avenue Road Committee	
Garth Residents' Association	



Merton Park Ward Residents Association  
Merton Allotments and Gardens Association  
Mitcham Society  
Mitcham Working Group  
North West Wimbledon Residents Association  
Phipps Bridge and New Close Residents Group  
Phipps Bridge MAG (Multi-Agency Group)  
Princes, Dudley and Kings Road Association  
Ravensbury Lanes and Avenues Residents Association  
Raynes Park Association  
Raynes Park and West BARNES Residents Association  
South Mitcham Community Association

South Park Estate Residents' Association (SPERA)  
South Ridgway Residents Association  
The Raynes Park Association  
The Wimbledon Society  
Treasurer Belvedere Estate Residents Association  
Village Residents Association (Mitcham)  
West Wimbledon Residents' Association  
Willow Lane Action Group  
Wimbledon Park Residents Association  
Wimbledon East Hillside RA  
Wimbledon Union of Res Ass (WURA)  
Wimbledon Common West Residents Association  
Wilmore End Residents Association  
Wimbledon Civic Forum  
Wimbledon E Hillside Residents' Association (WEHRA)

### **Ethnic Minority groups and organisations**

Abaana Bantu  
African Community Involvement Association  
African Culture Promotions  
African Educational Cultural and Health Organisation (A.E.C.H.O)  
African Refugees Project  
Ahmadiyya Muslim Women's Association  
Asian Elderly Group of Merton  
Asian Women Feeling Good Group  
Asian Youth Association  
Asylum Welcome  
Baha'i Community of Merton  
Bangladeshi Association of Merton  
Bengali Association of Merton  
Black Ethnic Cultural & Welfare Organisation (BECWO)  
BME TVFM Charitable Foundation  
Breaking Free  
Ethnic Minority Centre

Ethnic Minority Drugs Awareness Project and Merton African Organisation  
London Oriel Cultural & Social Club  
London South West Chinese Community Association  
MeMu (Merton Multicultural Cooperative Ltd)  
Merton & Wandsworth Asylum Welcome  
Merton Racial Equality Partnership  
Merton Sickle Cell and Thalassaemia Group  
Merton Somali Community (MESCO)  
Merton Unity Network  
Pakistan Cultural Association - Merton & Wandsworth  
Pakistan Welfare Association  
Pearl of Africa Foundation (PAF)  
Polish Family Association  
Somali Support Solutions



South London African Kloten  
Organisation (SLAKIO)  
South London Irish Welfare Society  
South London Refugee Association  
South London Somali Community  
Association  
South London Tamil Welfare Group  
Sutton and Merton Traveller  
Education Service

The Gypsy Council  
The Migrant and Refugee  
Communities Forum  
The School of Oriental and African  
Studies (SOAS)  
Travellers/Gypsies Advisor  
World Tamil Organisation (UK)

### **Residents**

A total of 526 emails and letters were sent to Merton residents.

### **General bodies**

Merton Chamber of Commerce  
Morden Town Centre Partnership  
Chartered Institute of Personnel and Development  
South Wimbledon Business Area Group  
Sutton Business Centre

### **Businesses**

AHC Associates  
Aubergine Art & Picture Framing Ltd  
Barclays Bank plc  
BERA  
B & D Clays & Chemicals Ltd  
B G Transco  
BSKYB  
Cantium (Beddington House) Ltd  
Centre Court Shopping Centre  
Chris Thomas Ltd  
Dignity Funerals Ltd  
Director AT. s.coop.v  
Ecotricity  
Ferncombe Properties  
Functional Intelligent Training  
Gala Coral  
Gerald Eve  
Gina's Nannies  
GRA Acquisition  
Herrington Consulting Ltd  
HH Technology T/A Art of Computing  
Hutchinson 3G  
Killoughery Group  
Landsdale Florists

Lafarge Aggregates Ltd  
L&M Materials  
London Interspace Ltd  
Luxury Estates Limited  
McDonalds (Mitcham)  
Meganexus Limited  
Mono Consultants  
Navalmar (UK) Ltd  
PAG Limited  
Pavnel's Agents  
Royal Mail Group Limited  
Rule Financial  
Sita UK (South East)  
South London Crematorium  
Sterling Insurance Group  
Stewart Ross Associates  
TG21 plc  
The Mill House Brewers Fayre  
T-Mobile  
The Watershed  
UK Asset Managers Ltd  
Up-Town Dance Club and Learning  
Centre  
Utilita Services Limited



Vodafone Ltd  
Windsor Stebbing Marsh  
Workspace Group Plc

### **General consultees**

a2 Dominion  
a2hg  
Abbotsbury Primary School  
Aberdeen Asset Management  
Ability Housing  
Aegon UI Property Fund Ltd  
Affinity Sutton  
Ahmadiyya Muslim Association (EMC)  
All England Lawn Tennis Club  
All Nations Revival Church  
All Saints CE Primary School  
All Saints Church, South Wimbledon  
Alliance Property Developments Ltd  
Amazon Properties plc  
Amicus Horizon Group  
Anchor  
Antler Homes Southern Plc  
Aragon Primary School  
Armchair London South (Buses)  
Arriva London South Ltd  
Arup  
Ashill Developments  
ATIS Real Weatheralls  
Audichya Gadhia Brahma Samaj  
Society (AGBSS)  
Axa Real Estate  
B E Manji & S B Manji  
Baker Associates  
Balham Sport and Social Club  
Barnfield Construction (UK) Ltd  
Barratt Homes  
Barton Willmore Planning  
Beecholme Primary School  
Bellway Homes  
Benedict Primary School  
Bentley-Leek Properties Ltd  
Berkeley Homes (Urban Renaissance  
Ltd)  
Bewley Homes  
BFL Management Ltd  
Bishop Gilpin CE Primary School

Wrenshaw Court Freeholders  
YRM Architects

Bishopsford Community  
Blackrock (owners of Plough Lane)  
Blossom House School  
Blossom House Special School  
Blue Sky Planning  
Bond Primary School  
Bree Day Partnership  
Brian Madge  
British Motorcyclists Federation  
British Muslim Association of Merton  
Brixton Plc  
Broomleigh Housing Association  
Burgess Mean Architects  
Bus Priority Team  
CABE  
Cadugan Developments Ltd  
Cappagh Group  
Carers Support Merton  
Carpenter Planning Consultants  
Casson Conder Partnership  
Catholic Children Society  
CDC2020  
Central and Cecil Housing  
CGMS Consulting  
Chase Hospice Care For Children  
Cherwell Land and Homes Ltd  
Children and Parents Carnival  
Association  
Christopher St James PLC  
Church Commissioners  
City Bridge Trust  
Civil Aviation Authority  
Cluttons LLP  
CMA Planning  
Colliers Wood Youth and Play Working  
Party  
Colliersbridge Properties Ltd  
Collins Planning Services Ltd  
Commonside Trust  
Community Home Care Provider  
Connexions Prospects

Conrad Phoenix London Ltd  
Costco Wholesales UK Ltd  
Countryside Properties PLC  
Cranbourne Ltd  
Cranmer Primary School  
Cricket Green Medical Centre  
Cricket Green Special School  
Crown  
Croydon Churches Housing  
Association  
Date Valley  
Design for London  
Development Planning Partnership  
Dialogue  
Director Hese-UK  
Disability Alliance Merton (DAM)  
Dominion  
Donhead Preparatory School  
Dons Trust Board  
DP9  
DPP  
Drakesfield Management Ltd  
Drivers Jonas Deloitte  
Drivers Jonas LLP  
DTZ PIEDA Consulting  
Dundonald Congregational Church  
Dundonald Primary School  
Dunward Properties Ltd  
Eagle House School Special School  
East Thames Buses  
Edco Design  
Ekaya  
Elim Pentecostal Church  
Elliott Wood Partnership  
Empire Estates (GB) Ltd  
English Churches  
English Sports Council  
Epsom Coaches  
ESA Planning  
Ethnic Minority Housing Strategy  
Team  
Euroworld Developments Ltd  
Fabric Warehouse  
Faith in Action Homelessness Project  
Faithfull Architects  
Family Housing Association  
Family Mosaic

Farm Road Church  
First Capital Connect (Thameslink)  
Firstplan  
Firstplus Planning  
Floyd Slaski Partnership  
FND Group  
Freight Transport Association  
Friends of Cottenham Park  
Friends of Dundonald Park  
Friends of Durnsford Recreation  
Ground  
Friends of Haydons Road Recreation  
Friends of Holland Gardens  
Friends of Phipps Bridge (FOPB)  
Friends of Ravensbury Park  
Friends of Sir Joseph Hood MPF  
Friends of South Park Gardens  
Friends of Tamworth Farm  
Garden Primary School  
Genesis  
GHG  
Girl Guides Wimbledon Division  
GL Hearn  
Glenroy Estates Ltd  
Go Forum  
Goldcrest Homes (Colliers Wood) Ltd  
Goodman Property Investors  
Gorringe Park Primary School  
GP Mitcham Medical Centre  
Gregory Gray Associate  
Grenfell Housing Association  
GVA Grimley Ltd  
Gypsies and Travellers  
H Patel  
Haig Homes  
Hall School  
Harris Academy Merton  
Haslemere Primary School  
Hatfeild Primary School  
Hepher Dixon - Planning and  
Regeneration  
Hermes Real Estate  
Hi-Dra Consultants Ltd  
Hillcross Primary School  
Hollymount Primary School  
Holy Trinity CE Primary School  
Home Builders Federation Ltd



Home Group  
Housing 21  
HOW Planning  
Humphreys & Co solicitors  
Hyde Housing Association  
Ignis Real Estate  
Indigo Planning  
Inland Waterways Association  
Insight  
Institute of Cancer Research  
International Properties (Wimbledon)  
J.G. Land Estates  
Jenner Jones Surveyors  
JKL Architects and Town Planners Ltd  
JL Planning  
JMP  
John Sharkey & Co  
Jones Lang LaSalle  
Joseph Hood Primary School  
Kelsey Housing Association Ltd  
Kender Homes  
Kennet Properties Ltd  
Key London Alliance  
King Sturge LLP  
Kings College  
Kirkwells  
Knight Frank LLP  
Kossway  
L&Q Tower  
Lakebird Properties Ltd  
Lavender Fields Surgery  
Leander (Wimbledon) Ltd  
Lennon Planning Limited  
Lewis and Hickey Architects  
Liberty Primary School  
Lichfield Planning  
Lidil UK GmbH  
Links Primary School  
Linkwood Consultants Ltd  
Little League Mitcham  
Little League Wimbledon  
London and Quadrant Housing  
The John Innes Society  
Trust  
London Borough of Westminster  
London Buses  
London Cycling Campaign

London Fire and Emergency Planning  
Authority  
London General (Buses)  
London Genral Transport Services Ltd  
London Housing Federation  
London Property Holdings Ltd  
London Travel Watch  
London Underground  
London United Busways  
Lonesome Primary School  
LQ Group  
M & M Architectural Services  
Majorlink Ltd  
Malcolm Scott Consultants Ltd  
Malmesbury Primary School  
Marcus Beale Architects Ltd  
Mary Tate Almshouses  
Maurice Cox  
Mayer Brown Limited  
McCarthy & Stone (Developments) Ltd  
Melrose Special School  
Merton Abbey Primary School  
Merton Carers Partnership  
Merton Cycling Campaign  
Merton Design Review Panel  
Members  
Merton Development Officer Contact  
a Family Sutton and Merton  
Merton Executive Committee  
Merton Hall FC  
Merton Hard of Hearing Group  
Merton Mental Health Users Forum  
Merton Park Primary School  
Merton Pre-School Learning Alliance  
Merton Priory Homes  
Merton Youth Awareness Programme  
Merton Youth Forum  
Merton Youth Parliament  
Metrobus Ltd  
Metropolis Planning and Design  
Metropolitan Housing Trust  
Metropolitan Public Gardens  
Association  
Millat Asian Housing Association  
Mitcham Baptist Church  
Mitcham Congregation of Jehovah's  
Witnesses



Mitcham Cricket Green Community & Heritage Trust  
Mitcham Parish Church  
MOAT  
Morden Cricket Club  
Morden Little League  
Morden Park Baptist Church  
Morden Park Playing Fields Association (MPPFA)  
Morden Primary School  
Motorcycle Action Group  
Nathaniel Litchfield and Partners  
Neighbourhood & Primary Care Development  
Network Rail asset management  
New Life Assembly Worship (SMCA)  
Newridge Trading Limited  
NHP Group  
Norman Road Haulage (Wimbledon) Ltd  
Notting Hill Housing Group  
Orbit  
Palace Gate Properties Ltd  
Parsons Brinckerhoff  
Pathway  
Paul Brookes Architects  
Paul Dickinson & Associates  
Peabody  
Peacock and Smith  
Pelham Primary School  
Peter Pendleton & Associates Ltd  
Phoenix Logistics Limited  
Planning & Regeneration Ltd  
Planning Perspectives  
Planning Potential Ltd  
Planning Works Ltd  
Poplar Primary School  
Port of London Authority  
Possfund Custodian Trustee Ltd  
Presentation Housing Association  
Priory CE Primary School  
Project Design Partnership  
Quality Line  
Quod Planning  
R P S Planning  
Ramblers' Association  
Rapleys LLP

Raynes Park Secondary School  
Renaissance Planning  
RIBA  
Ricards Lodge Secondary School  
Riverside  
Road Haulage Association  
Robert Turley Associates  
Robinson Escott Planning  
Roger Miles Planning Ltd  
Roger Tym & Partners  
Rolfe Judd Planning  
Roman Catholic Church (SMCA)  
Rowans Surgery  
Royal Marsden NHS Foundation Trust  
RPS Planning (West London office)  
Rutlish Secondary School  
Ryhurst Limited  
Sacred Heart RC Primary School  
Sainsbury's Supermarkets Ltd  
Salvation Army Wimbledon Corp  
Sanctuary  
Savills (Wimbledon office)  
Savills Commercial Ltd  
Savills/Schroders Team  
Scott Wilson  
Scout Association- Wimbledon and Wandle District  
Service Improvement Manager  
Seventh Day Adventist Church (SMCA)  
SHA Estates - London  
Shauket Hussein and Amtul W Hussien  
Sherwood Primary School  
Shire Consulting Ltd  
Shree Ghanapathy Hindu Temple  
Signet Planning  
Simon Charles Hanks  
Singlegate Primary School  
Smart Centre  
Somerfield Stores  
South London Freight Partnership  
South Thames College Merton Campus  
South West London Health Partnership  
South West Trains  
Southern (Railway)  
Spacia (Network rail)  
Squirrels (CSS)

SS Peter and Paul Primary School  
St Ann's Special School  
St Barnabas Church - Mitcham  
St Christopher Fellowship  
St George's Healthcare - Voluntary Services Dept  
St Helier Congregational Church  
St Heliers Methodist Church  
St Marks Church of England Academy  
St. John Fisher RC Primary School  
St. Mark's Primary School  
St. Mary's RC Primary School  
St. Matthews CE Primary School  
St. Peter & St Paul RC Primary School  
St. Teresa's RC Primary School  
St. Thomas of Canterbury RC Primary School  
Stanford Primary School  
Star Planning & Development  
Strategic Perspectives LLP  
Study Preparatory School  
Superdrug Stores plc  
Sustrans  
Sutton & Merton Primary Care Trust  
Sutton and Merton PCT  
Tamil Housing  
Taylor Wimpey UK Ltd  
TCL (Tramstrack Croydon)  
Terry Pawson Architects  
Tesco Stores Limited  
Tetlow King Planning  
Thames Valley Housing Association  
Thames Water  
The Barton Willmore Planning Partnership  
The Diocese of Southwark  
The Dons Trust  
The Hards Partnership  
The Harris Academy Merton  
The Hon. Soc. of the Inner Temple  
The John Innes Society  
The Lawn Tennis Association  
The London School of Economics and Political Science  
The Norwegian School  
The Planning Bureau Limited  
The Rowans School

Threshold Housing Association  
Tibbalds Planning and Urban Design Ltd  
Tooting & Mitcham Sports and Leisure Ltd  
Tower Homes  
Transport and Travel Research Ltd  
Transport for London (TfL)  
Travel London  
Travis Perkins Plc  
Tribal M J P  
Trinity Church Wimbledon  
Turley Associates  
TVHA  
United Response  
URS Scott Wilson  
Ursuline Preparatory School  
Ursuline RC Secondary School  
Viridian Housing  
Viscount Cricket Club  
Waitrose  
Wandle Housing Association  
Warden  
Wardens Surgery  
West Wimbledon Primary School  
White Young Green  
William Morris Primary School  
Willington School  
Wilmot Dixon  
Wimbledon Chase Primary School  
Wimbledon College RC Secondary School  
Wimbledon Common Preparatory School (Squirrels)  
Wimbledon High School  
Wimbledon International 7th Day Adventist Church  
Wimbledon Jewish Reform Synagogue  
Wimbledon Library  
Wimbledon Park Heritage Group  
Wimbledon Park Primary School  
Wimbledon Taxi Drivers  
Wisepress Ltd  
WM Morrison Supermarkets PLC  
WS Atkins plc  
YMCA (Wimbledon)  
Youth Culture Television (YCTV)

