

London Borough of Merton

Draft Sites and Policies DPD

And draft Proposals Map

January 2012



Draft Sites and Policies DPD and draft Proposals Map

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Have your say on development proposals in Merton

Merton Council wants to hear your views on specific development proposals in Merton.

Using local research, responses from previous public consultations and considering changes to the national and regional planning system, the council has drafted a new guide for development proposals called the draft *Sites and Policies Development Plan Document (DPD)*. The guide includes a variety of specific sites in the borough. Some are owned by the council, some are owned by other public sector organisations such as the NHS and the London Fire Brigade. Sites owned by individuals and the private businesses are also included.

We have also drafted a map showing where changes may be made in Merton and which areas what should be protected.

This is the first draft of the draft *Sites and Policies DPD* and draft *Proposals Map*. The document has three sections:

Part 1 = draft detailed planning policies to guide planning decisions and assess new development proposals in Merton between 2013 and 2023.

Part 2 = potential sites around the borough which have been proposed for new uses to be created within the next 11 years.

Part 3 = draft Proposals Map of the borough which shows where specific policies or sites are represented on a map such as the town centre boundaries, protected neighbourhood shopping parades, green spaces and proposals for a new tram route.

We are asking you to get involved at an early stage and tell us what you think about the proposed uses for specific sites, the new detailed planning policies and the map that guides those policies so that Merton can remain economically vibrant and continue to provide local amenities to improve residents' quality of life.

Please respond to this consultation by writing to us at XXX or e-mailing XXX by XX March 2012.

1. The Development Plan for Merton

Development in Merton is currently guided by:

- Merton's Core Planning Strategy 2011
- The South London Waste Plan 2012
- The Mayor of London's London Plan 2011
- Merton's Unitary Development Plan 2003 and Proposals Map 2003

Merton's Core Planning Strategy (July 2011) sets the overall framework for regeneration and development in Merton. Specific areas it looks at include:

- Colliers Wood / South Wimbledon: creating a new town centre at the heart of the Wandle Valley;
- Mitcham: promoting well designed new homes and local businesses;
- Morden: creating a more distinctive town centre with new apartments that complements the surrounding neighbourhoods;
- Wimbledon: making the most of the Wimbledon "brand" to promote Wimbledon as a world famous, well-connected business location with excellent cultural and leisure facilities.

The Mayor's London Plan 2011 guides all London boroughs on issues for the benefit of the whole of London such as the number of new homes to be built in London, the size of town centres, and transport issues.

The **South London Waste Plan** is a joint Development Plan Document between Merton and three neighbouring boroughs, Kingston, Croydon and Sutton. It is due to be adopted in early 2012 and contains detailed planning policies to guide planning applications for waste facilities, and allocates specific areas as being suitable for new waste facilities.

Merton's Unitary Development Plan 2003 and adopted **Proposals Map 2003** contain detailed planning policies and allocate sites for specific uses.

- Some of the UDP policies have been superseded by Merton's Core Planning Strategy 2011, the South London Waste Plan and the London Plan 2011.
- The remaining will eventually be superseded by the final version of these new documents: the Sites and Policies DPD and draft Proposals Map.

We are asking you to have your say on the first draft of the Sites and Policies DPD and the Proposals Map,

2. Benefits of reviewing policies and site allocations now

The review is beneficial to the borough for the following reasons:

Appendix 1 – report on Sites and Policies DPD: Part 2 (January 2012)

- It enables us to plan proactively for services and facilities which need to be considered alongside development and to direct limited resources from the public and private sector towards where development might happen gradually over the next 11 years. This allows businesses and the public sector to plan in advance rather than react to change.
- It allows communities to get involved early on in considering how sites could be used effectively and realistically, rather than only at the later planning application stage.
- It enables us to make the most effective use of limited land available.
- It can encourage innovative ways of funding community services in the long-term, such as locating commercial or residential uses alongside community functions
- It allows Merton to make the best of national planning changes and can help with innovative ways of funding services, making Merton more resilient to economic change.
- It provides the research and background information to support any communities that want to create Neighbourhood Plans, while also providing certainty for communities across the borough which are not considering a Neighbourhood Plan for their area .

Considering sustainability and the environment

Sustainability appraisal

Government legislation requires development plan documents to be appraised for sustainability. The main role of the Sustainability Appraisal is to ensure that planning policies are developed to achieve the optimal balance of positive social, environmental and economic outcomes for residents.

In accordance with an EU Directive, councils are required to undertake Strategic Environmental Assessments of new plans. Government guidance allows both assessments to be combined. An assessment of Merton's Sites and Policies DPD has been conducted, which integrates both a Sustainability Appraisal and a Strategic Environmental Assessment and is referred to by the single term 'Sustainability Appraisal'.

Appendix 1 – report on Sites and Policies DPD: Part 2 (January 2012)

A summary of the appraisal results of each of the draft detailed policies is provided in this report. Merton's Sustainability Appraisal Report 2012 contains the full assessment of the draft detailed policies and the potential sites.

Ensuring equality

An Equalities Impact Assessment of the potential sites and draft policies has also been undertaken as required by the Race Relations Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2006. This examines the impact of policies on certain groups, to identify and combat discrimination and serve the needs of disadvantaged groups in the community. This can be found on [page YY](#)

Environmental assessment

There has also been an assessment of the impacts of implementing a draft policy or site allocation on the nearby internationally important habitats including Wimbledon Common and Richmond Park. This is known as a Habitats Regulations Assessment and is contained in Appendix D of Merton's Sustainability Appraisal Report 2012.

Let us know what you think?

Please have your say on Merton's Sustainability Report 2012 which accompanies the draft Sites and Policies DPD and draft Proposals Map

You can tell us what you think by writing xxx, e-mailing xxx by **XX March 2012**

Part I

Detailed planning policies (draft)

January 2012

Part 1 of the Sites and Policies DPD contains around 40 detailed planning policies which will help to determine planning applications in Merton. These policies are on specific issues, for example: protecting local shops, trees, hedges and landscape features, alterations and extensions of buildings and car parking issues.

These draft policies only contain specific details that are not already covered in earlier plans such as Merton’s Core Planning Strategy 2011, the South London Waste Plan or the London Plan 2011.

What has guided these draft detailed policies so far?

Local research, including feedback from residents and businesses, carried out by the public and private sector since 2009 has helped inform the draft detailed policies.

In 2011, the research that supported Merton’s Core Planning Strategy and South London Waste Plan passed examination by independent inspectors. We are making effective use of resources by using this research again to help guide the first draft of new detailed policies.

Merton’s UDP 2003 contained a large number of specific planning policies but since then, the planning system has moved towards shorter, more concise, realistic policies that cover all the issues relevant to Merton.

Government is changing the national planning system (for example, via the draft National Planning Policy Framework) and the Mayor’s new London Plan 2011 affects development in London. It is a good time for Merton to show how national and regional issues might be interpreted locally.

Have your say – your feedback is important to us

Please tell us what you think about the council’s preferred detailed planning policies by responding in writing by post or e-mail to the details [HERE](#)
XX

If you are part of a community group or business forum and would like someone to attend to explain any issues, please contact us by telephone at XXXX, by e-mail at XXXX or by post at XXXX and we will do our best to meet your request.

What will happen next?

Appendix 1 – report on Sites and Policies DPD: Part 2 (January 2012)

During summer 2012 we will publish a summary of all the feedback received and actions taken from it. Following your feedback, these policies will be amended and improved.

In autumn 2012 we will ask you what you think of the final version of the detailed policies, which will then be examined in public by an independent planning inspector.

Once adopted in 2013, the final detailed policies will replace the remaining policies in Merton's Unitary Development Plan (UDP) 2003.

Notes on the detailed planning policies:

- The proposals for new planning policies to manage development and the proposals for site allocations reflect the London Plan 2011 and Merton's Core Planning Strategy 2011.
- Merton's draft Sites and Policies DPD should be read as a whole. Any lists or criteria set out within the document should be considered equally and are not in priority order unless explicitly stated.

Appendix 1 – report on Sites and Policies DPD: Part 2 (January 2012)

[This section will contain the draft development management policies approved by Cabinet at their meeting of 28 November 2011]

[circa 25 pages]

Part 2

Potential sites for new uses

What's happened so far?

Between July and September 2011 we invited individuals and organisations to let us know about potential sites for redevelopment, this consultation was known as the “call for sites”. The potential sites were suggested by public and private sector landowners, community groups, residents and businesses to provide new uses.

From 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: 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.

Some of the sites that were initially suggested for redevelopment to provide new uses have not progressed to this round of public consultation at this time, for the following reasons:

- the site has been withdrawn by the person or organisation that originally suggested the site;
- the potential uses for the site are set out in other documents (e.g. Merton's Core Planning Strategy 2011) and redevelopment of the site is already in progress in conjunction with the local community through a planning brief;
- the site is already the subject of a live planning application;
- the site already has permission for its potential use so to allocate it for the same use would not provide any greater certainty or benefit than currently exists.

Have your say

Please tell us what you think about the potential sites for new uses by responding in the same way, in writing by post or e-mail to the details [HERE](#)
XX

If you are part of a community or business group and would like someone to attend to explain the site assessments, please contact us by telephone at XXXX, by e-mail at XXXX or by post at XXXX and we will do our best to meet your request.

What will happens next?

Appendix 1 – report on Sites and Policies DPD: Part 2 (January 2012)

During summer 2012 we will publish a summary of all the feedback received and actions taken from it. Following your feedback, these sites will be reassessed and more research may be carried out to see if they should be allocated in the final plan.

In autumn 2012 we will ask you what you think on the final list and assessment of sites, which will then be examined in public by an independent planning inspector.

Once adopted in 2013, the final sites will be allocated for their new uses.

Notes on site assessments

Starting on the next page, the site assessments summarise the issues raised from initial research carried out on the site.

Ensuring quality in Merton

Development proposals for all of the sites will be expected to be of **high quality design** that is appropriate to the scale and setting of its neighbourhood. Only where a design issue is unique – for example the site is particularly narrow - has it been mentioned in the summarised assessments.

All sites will have to meet the local and national standards for reducing energy consumption and **combating climate change** that is expected at the time of its development

All sites will have to be the subject of **planning applications**, involving further community engagement to determine the details of each development, for example the number of parking spaces, the number, size and tenure of any new homes, the delivery space for commercial developments etc.

In planning terms, the Use Class D1 or the phrase “**community uses**” generally refers to a wide range of potential use including healthcare, schools, colleges and adult education, youth centres, day care (children or adults), crèches and places of worship. Unless it is explicitly stated otherwise, when the term “Community use” is used in these site assessments, it refers to the full range of uses found in Use Class D1.

Some of the sites may have **restrictions** on their potential for redevelopment that are outside the planning system, such as legal covenants, hidden utilities infrastructure or land ownership issues. Where we are aware of restrictions these are mentioned in the site assessments and we welcome more information. However, as these are not matters that the planning system can manage, we will not assess the financial or legal impacts of these restrictions on the site’s potential for redevelopment.

To be included in the final plan, **each site must be deliverable for its proposed uses within the next 12 years** (by 2023). In other words there must be a person or organisation that is willing to fund and build the site for its potential use, either the landowner themselves or in conjunction with the landowner. If there is no evidence that the proposed use will realistically be funded and constructed during this time, the site will not be allocated in the final plan.

Site assessments

Each assessment addresses all the points in the table below and includes a map of the site suggested by the respondent at consultation, as well as a smaller map showing its setting in the borough.

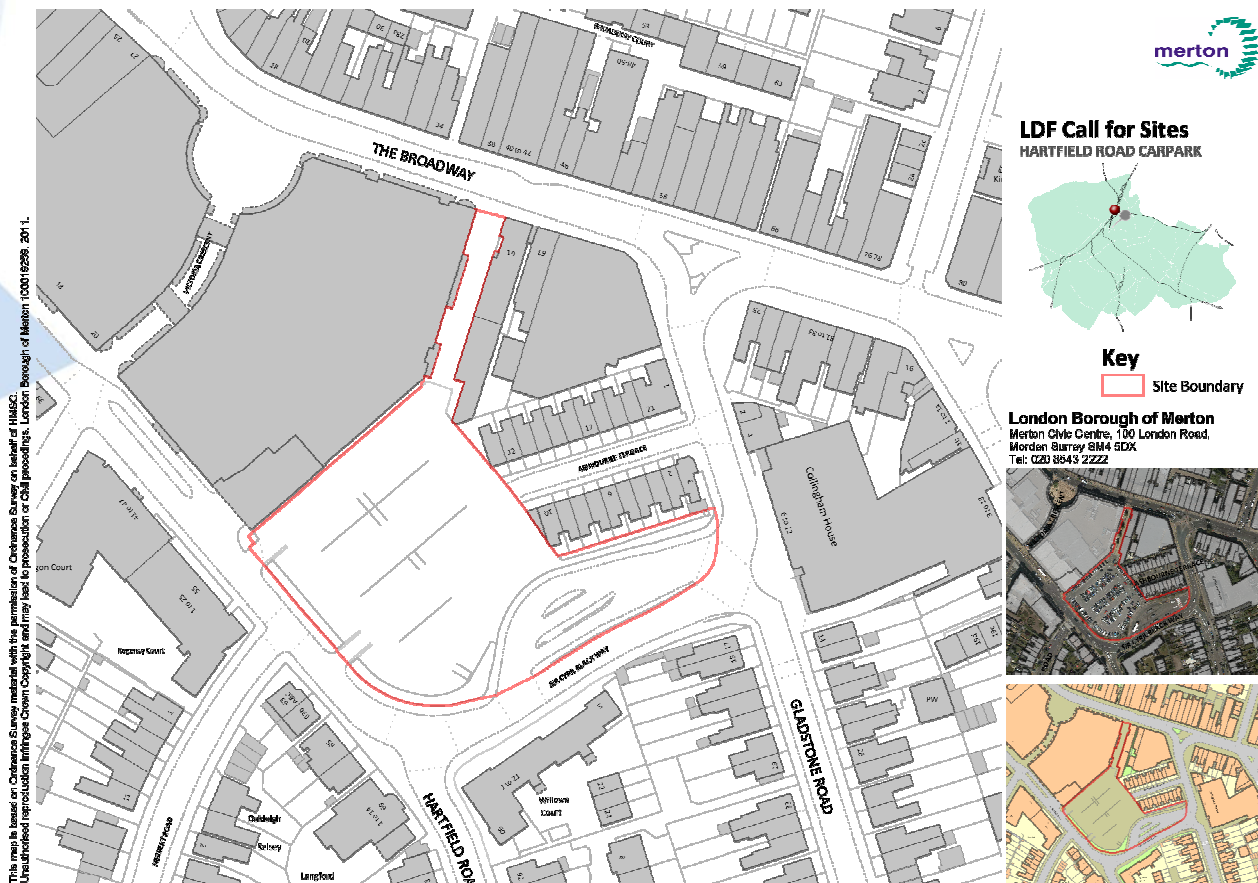
| | |
|------------------------------|---|
| Site description | Summarises the existing use of the site, the neighbouring uses and building heights in its immediate setting and its wider setting. |
| Strategic Planning Factors | Summarises the planning factors on-site, then a summary of any relevant factors in the wider area. The site's planning history is only included where it is very pertinent to the allocation. |
| Current use | Current use of the site, sometimes accompanied by the relevant Use Class in planning terms. |
| Use suggested / organisation | The suggested use for this site at the "call for sites" public consultation between July-September 2011, and the organisation / individual that proposed the site. |
| Council's preferred use | Following initial site assessment, the council's preferred option for the use of this site |
| Delivery | The years when a planning application is expected for the site, which would lead to construction starting. |
| Issues | A concise briefing of issues during the course of the council's assessment of the site. |

Appendix 1 – report on Sites and Policies DPD: Part 2 (January 2012)

[INSERT SITE ASSESSMENTS]

“P3” Hartfield Road Car Park

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



Site area 0.59ha

Site description This site comprises a car park and the Sir Cyril Black Way bus interchange. There is dual access to the car park from the Broadway and Sir Cyril Black Way.

To the north are retail units (including Morrison’s supermarket, TK Maxx and Robert Dyas) and residential units and nearby are a wide range of town centre type uses including commercial, office, café and restaurants, leisure and recreation, and residential uses.

The site is located within the Wimbledon town centre boundary and the surrounding buildings have a range of building heights, from tall buildings of the commercial premises to the north to the two-storey Ashbourne Terrace to the east

Strategic Planning Factors The site is located within the central shopping area of Wimbledon town centre and part of the site to the north falls within the Wimbledon Broadway Conservation Area. There are a range of building heights and designs immediately adjacent to the site.

The site is in an area with high accessibility to public transport services (PTAL 6a) Hartfield Road and Sir Cyril Black Way suffer from congestion. A small part of the southern corner of the site is within a Critical Drainage Area.

This site was allocated in Merton’s Unitary Development Plan 2003 for a mix of uses including arts, cultural, community, shopping and hotel.

| | |
|-------------------------------------|--|
| 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 and residential / hotel |
| Issues | Respecting the character and the views into and from the Conservation Areas. |

This site is located within close proximity to the central shopping area in Wimbledon and therefore would benefit from a mix of uses. It would need to provide an active street frontage and relate well to neighbouring sites.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

To improve public realm potential, permeability and legibility the council intends to review the possibility of removing the existing one-way system to better balance the allocation of road space in the town centre. Proposals should therefore not prevent the option of reintroducing two-way working on Hartfield Road.

To support economic vitality and local attractions, the cumulative impacts of any potential loss of publically available parking spaces needs to be considered against wider objectives. Potential traffic impacts necessitate parking and servicing is accommodated within site footprint. The level of parking provision should also consider the impacts of the potential redevelopment of The Broadway Car Park site.

Site access likely to be restricted to close to the existing entry/exit points.

Traffic management during and post construction need to be carefully controlled to limit adverse impacts on movement, congestion and road safety.

Existing bus stop/stand facilities need to be retained and upgraded to meet current standards/demands, including the provision of driver facilities. Bus operations will need to be maintained throughout construction.

Operational/legal constraints related to the provision of parking for the adjacent Morrison Store; and

Pedestrian permeability needs to be enhanced to the Broadway south (Hartfield Rd 63- 69) of site.

43-45 Palestine Grove

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



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Site area 0.02ha
Site description Site is occupied by a dilapidated storage/ warehouse building with high brick and timber fencing. Appears vacant.

Immediately east and adjoining the site is a similar sized property with a building being utilised by a manufacturing business (electric slotmeters London).

Residential uses – generally two / three storey terraced homes) predominate including opposite and rear of the site. To the immediate west of the site is a car park (approx. 10 spaces

Strategic Planning Factors Entire site is within medium risk of flooding (flood zone 2). The site is within an Archaeological Priority Zone

The site is within an area of low accessibility to public transport (PTAL 2)

Current use Vacant workshop

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Residential (C3)

Delivery timescale 2013-2018

Issues Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

Access arrangements to this site should continue via the Christchurch Road entrance of Palestine Grove.

Investigating the potential impact of any proposed development on archaeological heritage.

Bond Road Day Nursery

55 Bond Road, Mitcham, CR4 3HG



Site area 1,865 sq m

Site description The site consists of single storey building and backs into Bond Primary School’s recreation ground to the southeast. To the west is a public access lane adjoining a ‘school house’ and to the southwest is a nursery. All the adjacent buildings are 2 storeys in height but beyond the public access lane to the west of the site is a large three storey industrial building.

Strategic Planning Factors The site is within an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 3). Parts of the site are within a Critical Drainage Area.

Current use Community (D1- Family Centre)

Use suggested / organisation Mixed use community and residential or residential subject to service reprovision locally – London Borough of Merton

Council’s preferred use Mixed use community (D1) and residential (C3) or residential (C3), if the community service is provided elsewhere locally.

Delivery timescale Beyond 2018

Issues Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

To mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Colliers Wood Community Centre

64-72 High Street Collier's Wood, Colliers Wood, SW19 2BY



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Site area 0.13 ha

Site description Colliers Wood Community Centre is a detached mainly two storey building. It is located on the west side of High Street Colliers Wood and surrounded by terraced housing and mixed use residential and commercial buildings of two or three storey's in height. Immediately adjacent to the site is the Red Lion Public House.

Strategic Planning Factors The site is within an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 4). The eastern portion of the site is within the Colliers Wood Town Centre Boundary, a Medium Risk Flood Zone (2) and a Critical Drainage Area (CDA).

Current use Community Centre (D1)

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 – desirable to include a library) and residential (C3). Could also include commercial uses such as a café on street frontage.

Delivery timescale Beyond 2018

Issues This site is a deep site and has potential capacity for a library, community uses and some commercial uses (e.g. café) fronting the High Street. There is scope for residential development either on upper floors or to the rear of the site.

A mix of uses including community uses on lower floors and residential on upper floors will ensure the building is occupied over 24 hours; creating a more secure environment, helping to minimise vandalism.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the flood risk and the Critical Drainage Area.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Requirement to appropriately manage access arrangements, parking demand, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

Durnsford Road Corner

Land C/O Durnsford/ Gap Road, SW19 8JF



Site area 0.08ha

Site description The site is a corner site laid out as a park at the junction with Durnsford Road and Gap Road. Residential development (terraced housing) lies to the north and west of the site.

At the other side of Durnsford Road opposite the site is a large development of apartments up to six storeys on the corner (the former Wimbledon football ground).

Strategic Planning Factors The site is within an area of low accessibility to public transport (PTAL 2)

The site is a corner site on a busy road junction between Durnsford Road and Gap Road. A small portion of the north west of the site lies within a critical drainage area. Pavements along Durnsford Road are narrow.

Current use Corner site with bench

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Pocket park

Delivery timescale immediate

Issues The site is on a busy road junction and acts as an oasis for pedestrians.

Limiting traffic movements so as not to hinder traffic flow on the neither surrounding roads, nor cause safety concerns for other road and pavement users;

Gifford House

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



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Site area 0.26ha

Site description The site is a purpose built 1-2 storey development for council offices built around 1983/4. On site car parking to the south of the site adjoining the back gardens to properties in Arras Avenue.

The site is positioned in a predominantly residential location, accessible off St Helier Avenue in Connaught Gardens cul-de-sac. Surrounding residential area predominantly semi-detached houses or short terraces with gardens.

Strategic Planning Factors The site is in a residential area with moderate accessibility to public transport (PTAL 3)

The site is also within a critical drainage area and an Archaeological Priority Zone.

Current use Council offices

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Residential

Delivery timescale Beyond 2017

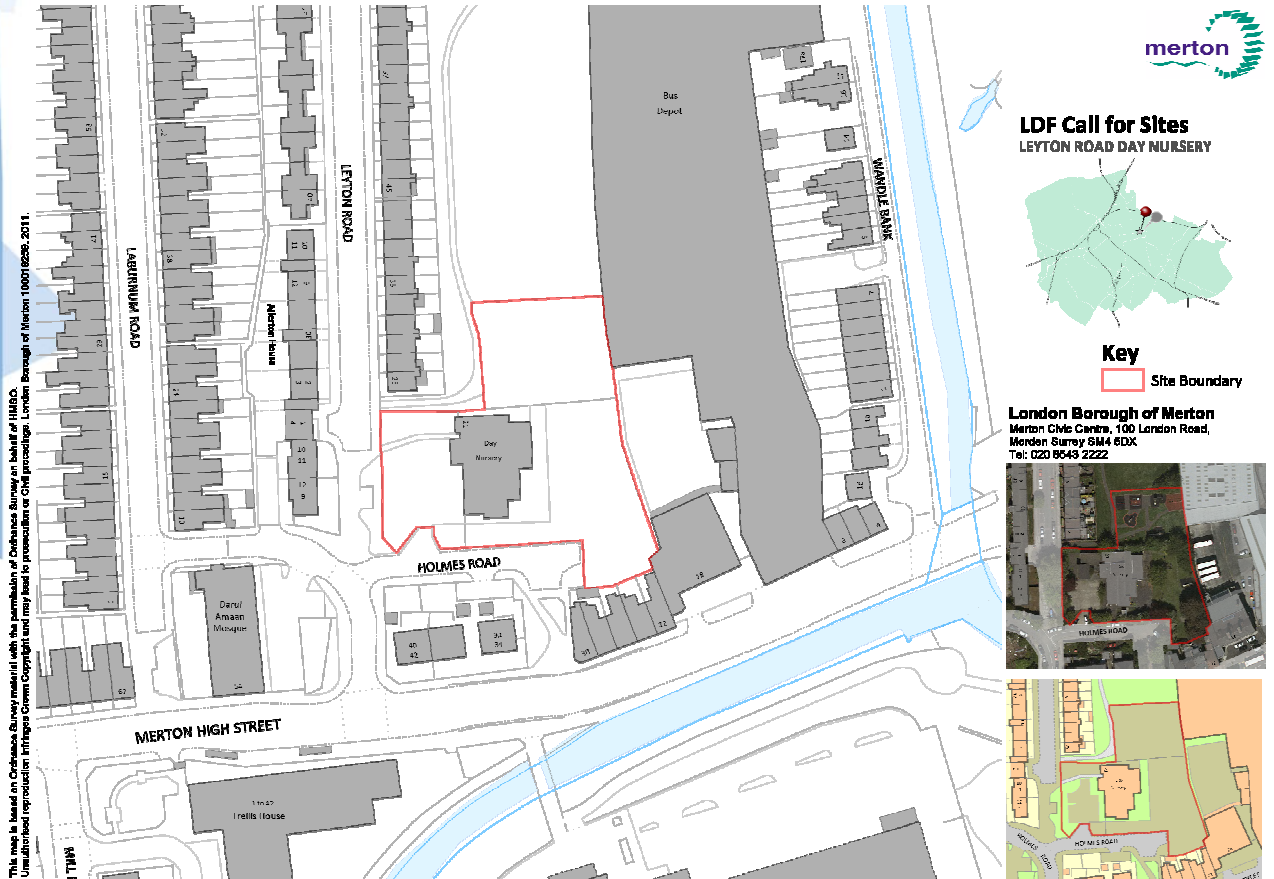
Issues Mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

Connaught Garden susceptible to surface water flooding. Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Leyton Road Centre

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



Site area 0.34 ha

Site description This single storey building has the three-storey Merton Bus Garage building to its east, All Saints Recreation Ground to the north and two-storey terraced housing to the west and south.

Strategic Planning Factors The site is within an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 3). A small part of the site is within a Critical Drainage Area.

The site is adjacent to Wandle Valley Conservation Area (along the southern and eastern boundaries), Open Space (All Saints Recreation Ground) and the Colliers Wood Town Centre boundary.

Current use Offices

Use suggested / organisation Consider a range of uses including community and residential – London Borough of Merton

Council's preferred use Mixed use community (D1: education / day centre etc) and residential or solely residential, if the community service is provided elsewhere locally.

Delivery timescale 2018-2023

Issues Potential for educational / day centre uses on this site

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Localised footpath improvements required to improve pedestrian access.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Respecting the character of the adjacent Conservation Area.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Mitcham Library

London Road, Mitcham, Surrey, CR4 2JB



Site area 1,487 sq m

Site description This site contains a two-storey library and community facility with a car park located to the east of the building. The site is surrounded by buildings ranging between two and five storeys in height that consist of blocks-of-flats and retail parades comprising of retail at ground floor level and flats above.

Strategic Planning Factors The site is located within the Mitcham Town Centre Boundary, an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 4). The original pitched roof library building is Locally Listed but not the more modern flat roofed side and rear extensions.

This site is identified in the adopted Mitcham SPD as Site E: Mitcham Library, London Road which is to be retained for community or education use (D1) followed by employment for office use (B1a). These proposals are dependant on the re-provision of a library elsewhere in Mitcham town centre.

Adjacent to the site are Secondary Shopping Areas.

Current use Library and other community facilities

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), retail (A1-A3), office (B1a) and residential (C3).

Delivery timescale 2018-2023

Issues Library to be retained and improved to service specifications. Service specifications increase customer floor area, provide more adaptable and suitable modern space.

If residential elements are considered, these should be located on upper floors.

Proposals need to respect the character of the locally listed building.

The strip of land at front of site to be retained to facilitate future tram aspirations.

Mitigate potential parking, traffic and road safety impacts on neighbouring street and local amenity. The provision of some on site parking would be desirable.

Investigating the potential impact of any proposed development on archaeological heritage.

Morden Assembly Hall

Tudor Drive, Morden, Surrey, SM4 4PG



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Site area 0.23 ha

Site description The site consists of part-single and part-two storey building with a parking area on the northern side and dual access from Tudor Drive and Lower Morden Lane. The site is located in a predominantly residential area with a church to the west and two-storey houses to the east.

Strategic Planning Factors The site is within an Archaeological Priority Zone and an area with low accessibility to public transport services (PTAL 2).

Lower Morden Road is part of a Green Chain which links Morden Park with the Sir John Fisher Nature Garden and Morden Cemetery.

Current use Community Hall

Use suggested / organisation Residential – London Borough of Merton

Council’s preferred use Mixed use community and residential or residential use subject to the community service being provided elsewhere

Delivery timescale 2013-2017

Issues Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential would facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

If this site and the neighbouring Baptist church site were to come forward for development, a large mixed use scheme could be developed which would make more effective use of both sites.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

Queens Road Car Park

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



Site area 0.47ha

Site description Queen's Road is a long narrow site which is approximately 3000m long, 9m wide at the narrowest point at the north-eastern end and 22m wide at the widest point at the south-western end. The site gains accessed from both Chadwick Avenue and via the Centre Court car park. At its narrowest point the Chadwick Avenue road reserve measures 7.5m.

To the north are railway lines, to the southwest is the Centre Court Shopping Centre and along the south-eastern boundary is a church and the back gardens of three-storey houses.

Strategic Planning Factors The site is in an area with good accessibility to public transport services (PTAL 6a) and the western part of the site is located within Wimbledon's Town Centre Boundary. Parts of the site are within Critical Drainage Areas.

The site is adjacent to the South Park Gardens Conservation Area along the south-eastern boundary and a Green Corridor and a Site of Importance for Nature Conservation along the north-western boundary.

Current use Car Park

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Any of the following uses or a suitable mix of: residential (C3), community (D1) and office (B1a), dependent on access and very sensitive design.

Issues The potential loss of town centre car parking spaces will need to be addressed.

The restrictive shape and access to the site might limit its development potential. Better use of the land could be made by this site being brought forward for development along with neighbouring sites.

Respecting the character and the views into and from the neighbouring Conservation Areas.

Respecting and enhancing the adjacent Nature Conservation Area.

Facilitating appropriate and safe access arrangements with Centre Court Car Park. Mitigating parking, traffic and road safety impacts on neighbouring streets and local amenity.

Limiting traffic movements so as not to hinder traffic flow on the surrounding roads or cause safety concerns for other road and pavement users.

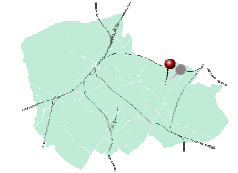
Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Land at Rose Avenue

Rose Avenue, Mitcham, CR4 3JX



LDF Call for Sites
LAND AT ROSE AVENUE



Key
 Site Boundary

London Borough of Merton
 Merton Civic Centre, 100 London Road,
 Morden Surrey SM4 6DX
 Tel: 020 8645 2222



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Site area 0.1ha

Site description This vacant site has a footpath crossing it diagonally which provides access to the allotments to its north and east. To the south of the site is an electrical substation and the surrounding area is characterised by two-storey terrace houses.

Strategic Planning Factors The site is within an area designated as 'Open Space' and with moderate accessibility to public transport services (PTAL 3).

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

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Residential

Delivery timescale 2013-2017

Issues This site was formerly occupied by a youth centre.

The site has a record of anti-social use.

The site is less than 5mins walk (400m) from large open spaces at Figg's Marsh and Lavender Park. In this instance, the benefit of the provision of suitable houses outweighs the impacts of the loss of this space.

A safe public access route to the allotments will need to be retained.

Any development should continue and complement the existing street pattern along Rose Avenue

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Taylor Road Day Centre

Wakefield Hall, Taylor Road, Mitcham, CR4 3JR



Site area 0.08ha

Site description The site consists of a single storey building that is surrounded by two-storey houses

Strategic Planning Factors The site is in an area with low accessibility to public transport services (PTAL 2).

Current use Day Centre

Use suggested / organisation Residential – London Borough of Merton

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

Delivery timescale 2013-2017

Issues Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.