
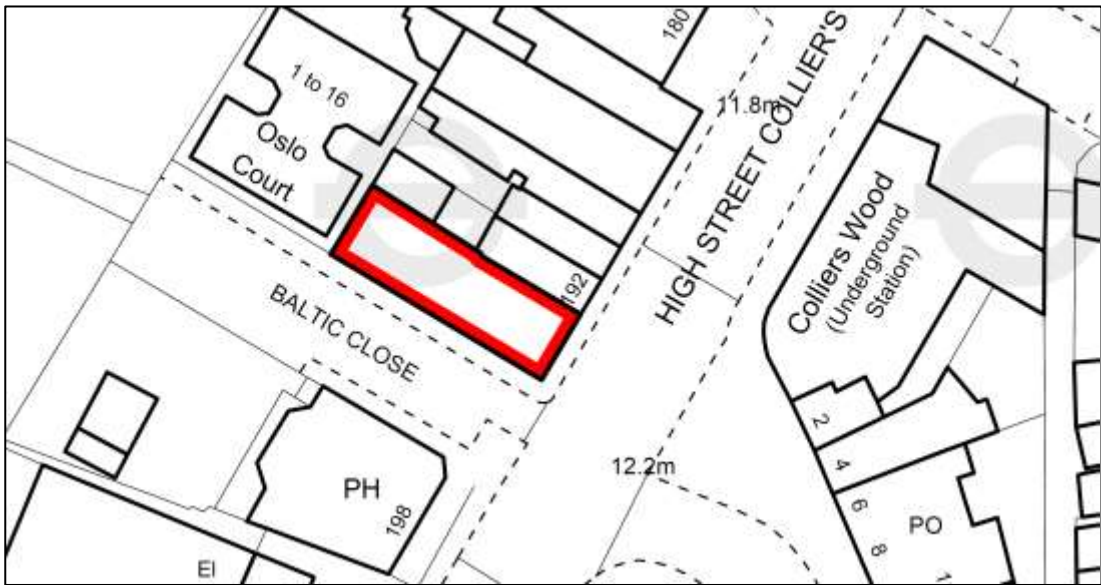


1. PROPERTY DETAILS	
Site Name & Address	Site opposite Colliers Wood Station, SW19 2BN
Unique Ref (PAR)	2546
Borough	Merton
Company	London Underground Ltd
Zone (TfL)	3
Site Area (acres)	Approx. 0.05 acres (208.67 sq. m)
Location and Site Plan	 
Existing Use	<ul style="list-style-type: none"> <li>- Hard standing (car park)</li> </ul>
2. TOWN PLANNING	
Planning Policy Documents	<ul style="list-style-type: none"> <li>- Adopted: London Plan (consolidated 2016), Core Planning Strategy (2011), Sites and Policies Plan and Policies Map (2014)</li> <li>- Emerging: Draft London Plan (2017)</li> </ul>
Site Allocations	<ul style="list-style-type: none"> <li>- The site is allocated for development within the Local Plan (Site allocation 59 - Corner Baltic Close and High Street Colliers Wood)</li> </ul>
Housing zone/OA	<ul style="list-style-type: none"> <li>- Currently, site is not within a Housing Zone or Opportunity Area, but is within Wimbledon and Colliers Wood Intensification Area, as designated under Policy 2.13 of the London Plan. The Draft London Plan (2017) proposes a new Opportunity Area for Wimbledon/Colliers Wood/South Wimbledon, of which this site would form part (Policy SD1).</li> </ul>
Heritage Designations	<ul style="list-style-type: none"> <li>- The site is within Wandle Valley Conservation Area. It is also opposite the Grade II listed Colliers Wood Station.</li> </ul>
Flood Zone	<ul style="list-style-type: none"> <li>- Yes, the majority of the site is within Flood Zone 2, with a small area to the north falling within Flood Zone 3</li> </ul>
Ecological Designations	<ul style="list-style-type: none"> <li>- No</li> </ul>
PTAL	<ul style="list-style-type: none"> <li>- 5</li> </ul>
Tall buildings	<ul style="list-style-type: none"> <li>- The Core Strategy identifies Town Centres and specifically Colliers Wood as an area appropriate for Tall</li> </ul>

permitted	Buildings. However, the context of the site, including the adjacent neighbouring properties and potential overlooking issues, as well as the setting of the Conservation Area, does not make this site appropriate for a tall building in line with Policy CS 1.			
Car parking standards	<ul style="list-style-type: none"> <li>The site would be an appropriate location for car free development in line with Policy CS 20. A car free development is expected to adhere to a legal agreement to ensure that future residents will not be able to obtain on street permits.</li> </ul>			
LPA affordable housing target	Threshold	Affordable Housing target (unit)	Affordable Housing Tenure Split	Provision Requirement
	10 units of more	40%	60% Social Rented and 40% Intermediate	On site
	9 units or less	20%	60% Social Rented and 40% Intermediate	Financial Contribution
Other	<ul style="list-style-type: none"> <li>Well located site, close to town centre amenities and immediately opposite Colliers Wood London Underground Station, which is served by the Northern Line.</li> <li>Adjacent buildings to the north and east have windows overlooking the site.</li> <li>Some landscaping work has recently been undertaken along the footway adjacent to the site</li> <li>The site is currently underutilised and results in an unattractive break in the streetscape. The site is identified as having a potential to improve the setting of the Conservation Area in the draft Wandle Valley Conservation Area Character Assessment.</li> </ul>			
Planning Policy Overview	<ul style="list-style-type: none"> <li>Any development will need to ensure the amenity, privacy and daylight and sunlight of the residential units to the north and North West are maintained (CS 14 and DM D2).</li> <li>Development will need to ensure that it is in keeping with the setting of the Conservation Area</li> <li>Site designation 59 notes that the following mix of uses would be considered appropriate on the site: retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or cafes (A3 uses), drinking establishments (A4 uses), hot food takeaway (A5 Use Class), offices (B1(a) use class) and residential (C3). Any residential development on the site should be on the upper floors.</li> <li>The emerging Draft London Plan (2017) is a material consideration which will increase in importance as it progresses through consultations and examination. Draft policy H2 (Small sites) recognises that small sites (between 1 and 25 homes) should play a much greater role in housing delivery and that boroughs should pro-actively support the provision of well-designed new homes on them. The draft policy requires boroughs to apply a presumption in favour of infill development on vacant or underused small sites, unless it can be demonstrated that the development would result in an unacceptable level of harm to residential privacy, designated heritage assets, biodiversity or a safeguarded land use that outweighs the benefits of additional housing provision.</li> </ul>			
Planning History	Date	Reference	Description	Status
	04/01/1995	94/ P0767	Consent granted for the use of the site as a car park for one year	Granted with conditions
	Not available	94/P1096	Consent granted for the removal of the condition to limit the use of the site for car parking to one year	Granted with conditions
Local Planning Authority Feedback	<ul style="list-style-type: none"> <li><b>Principle of development:</b> Established through the site allocation</li> <li><b>Preferred uses:</b> Retail use on ground floor, with residential or office development on upper floors. Active</li> </ul>			

Meeting with Paul  
Garrett of London  
Borough of Merton  
on 27/04/2017

frontage is needed on both the site boundaries at ground floor level so residential or office on the ground floor is not supported.

- **Transport:** The site should be car-free, but existing vehicle access could be maintained for servicing and access. There is one spare disabled parking bay on Baltic Close which could potentially be utilised by a residential development.
- **Other considerations:** Any proposal should ideally seek to include the existing pergola, although removal of benches would be considered. It is expected that the building line fronting Baltic Close is set back to accommodate an accessible footway between the building and the pergola (minimum required footway width is 1.2m). The council would support a building taller than those immediately around, but not a tall building (subject to meeting planning policy and a high quality design).