



Proposed Changes to the Merton Sites and Policies Environmental Maps – Raynes Park

November 2020

This document provides details of the proposed boundary changes to the following maps currently designated in the Merton Sites and Policies Plan (2014) in the Raynes Park neighbourhood:

- Metropolitan Open Land (MOL)
- Open Space
- Green Corridors
- Sites of Importance for Nature Conservation (SINC)

Please note:

1. *The pages below show extracts of the proposed changes. Refer to the Merton Sites and Policies Plan (2014) webpage for a copy of the current adopted policy maps:*
<https://www2.merton.gov.uk/environment/planning/planningpolicy/localplan/sitesandpoliciesplan.htm>
2. *The following pages include the following:*
 - a. *A list of all the sites designated in the 2014 Sites and Policies Map and an indication of whether there is a proposed change for each site.*
 - b. *The individual maps showing the proposed change.*
 - c. *Supporting text from The Environment Partnership (labelled as TEP), or London Borough of Merton Future Merton team (labelled as LBM) explaining the reasons for the proposed change.*

Proposed Changes to the Environmental Policy Maps

These Open Spaces, Sites of Importance for Nature Conservation, Sites of Special Scientific Interest and Green Corridors are illustrated on the Policies Map and have been broken down by neighbourhood in the tables below.

Raynes Park

Metropolitan Open Land (MOL)

Site	Name	Proposed Boundary Change	Boundary Change Ref.	Area
1	Cannon Hill	Yes	LBM-45	Raynes Park
4	Beverly Brook/A3	Yes	TEP-06	Raynes Park
5	Copse Hill	Yes	TEP-04	Raynes Park

Open Space - Allotments and Farms

Site	Name	Proposed Boundary Change	Boundary Change Ref.	Area
A002	Martin Way East Allotments	No	N/A	Raynes Park
A012	Cannon Hill Common Allotments	No	N/A	Raynes Park
A013	Arthur Road Allotments	No	N/A	Raynes Park

Open Space - Education

Site	Name	Proposed Boundary Change	Boundary Change Ref.	Area
S008	Raynes Park High High School	Yes	TEP-38	Raynes Park
S023	Wimbledon College Sports	No	N/A	Raynes Park
S024	Bushey Playing Fields (now Goals Wimbledon)	No	N/A	Raynes Park
S025	St John Fisher School	Yes	LBM-61	Raynes Park

S027	Kings College School Sports Ground	No	N/A	Raynes Park
S043	West Wimbledon Primary	No	N/A	Raynes Park
S044	Emmanuel School Playing Fields	No	N/A	Raynes Park
S045	Oberon Playing Fields (now St Matthew's Church of England Primary School)	No	N/A	Raynes Park
S049	The Norwegian School Playing Fields	No	N/A	Raynes Park
S052	Ursuline High School	Yes	TEP-37	Raynes Park
S058	Sacred Heart Catholic Primary School	No	N/A	Raynes Park

Open Space - All Other Open Spaces

Site	Name	Proposed Boundary Change	Boundary Change Ref.	Area
CG001	Arthur Road Commercial Plant Nursery	No	N/A	Raynes Park
M013	Cottenham Park	No	N/A	Raynes Park
M022	Holland Gardens	No	N/A	Raynes Park
M046	Raynes Park Sports Ground	No	N/A	Raynes Park
M047	Cannon Hill Common	No	N/A	Raynes Park
M048	Sir Joseph Hood Memorial Playing fields	No	N/A	Raynes Park
M087	Bushey Court Park	No	N/A	Raynes Park
M091	Crossway Open Space	No	N/A	Raynes Park
M097	Haynt Walk Open Space	No	N/A	Raynes Park
P002	Raynes Park Playing Fields	Yes	TEP-34	Raynes Park
P004	Raynes Park High School Sports Ground	No	N/A	Raynes Park
P005	Malden Golf Course	No	N/A	Raynes Park
P006	LESSA Sports Ground, Meadowview Road	No	TEP-33	Raynes Park
P007	Playing Field Wimbledon College	No	N/A	Raynes Park

P014	Raynes Park Residents Open Space	No	N/A	Raynes Park
P018	Atkinson Morley's Hospital	Yes	TEP-04	Raynes Park
P020	Civil Service Sports Ground	Yes	TEP-06	Raynes Park
P021	Beverley Park Golf Range	No	N/A	Raynes Park
P024	Old Tenisonians Sports Ground	No	N/A	Raynes Park
P033	Morden Sports Ground	No	N/A	Raynes Park
P034	The David Lloyd Club	No	LBM-45	Raynes Park
P036	Former St Catherine's Playing Fields	No	TEP-14	Raynes Park
P038	Southey Bowling Club	No	N/A	Raynes Park
W007	Rookwood Open Space, Rookwood Avenue	Yes	LBM-43	Raynes Park

Sites of Local Importance for Nature Conservation

Site	Name	Proposed Boundary Change	Boundary Change Ref.	Area
19	Raynes Park Sports Ground Wildlife Area	No	N/A	Raynes Park

Sites of Borough (Grade 1) Importance for Nature Conservation

Site	Name	Proposed Boundary Change	Boundary Change Ref.	Area
07	Malden Golf Course and TWU Pipe Track	No	N/A	Raynes Park
09	Atkinson Morley's Hospital Woodland	Yes	TEP-04	Raynes Park
10	Cannon Hill Common	No	N/A	Raynes Park
05	Sir Joseph Hood Memorial Wood	No	N/A	Raynes Park

Sites of Borough (Grade 2) Importance for Nature Conservation

Site	Name	Proposed Boundary Change	Boundary Change Ref.	Area
13	Prince Georges Playing Field	No	N/A	Raynes Park

05	Beverly Brook in Merton	No	N/A	Raynes Park
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Local Nature Reserves

Site	Name	Proposed Boundary Change	Boundary Change Ref.	Area
02	Cannon Hill Common	No	N/A	Raynes Park
14	Sir Joseph Hood Memorial Wood	No	N/A	Raynes Park

Green Corridors

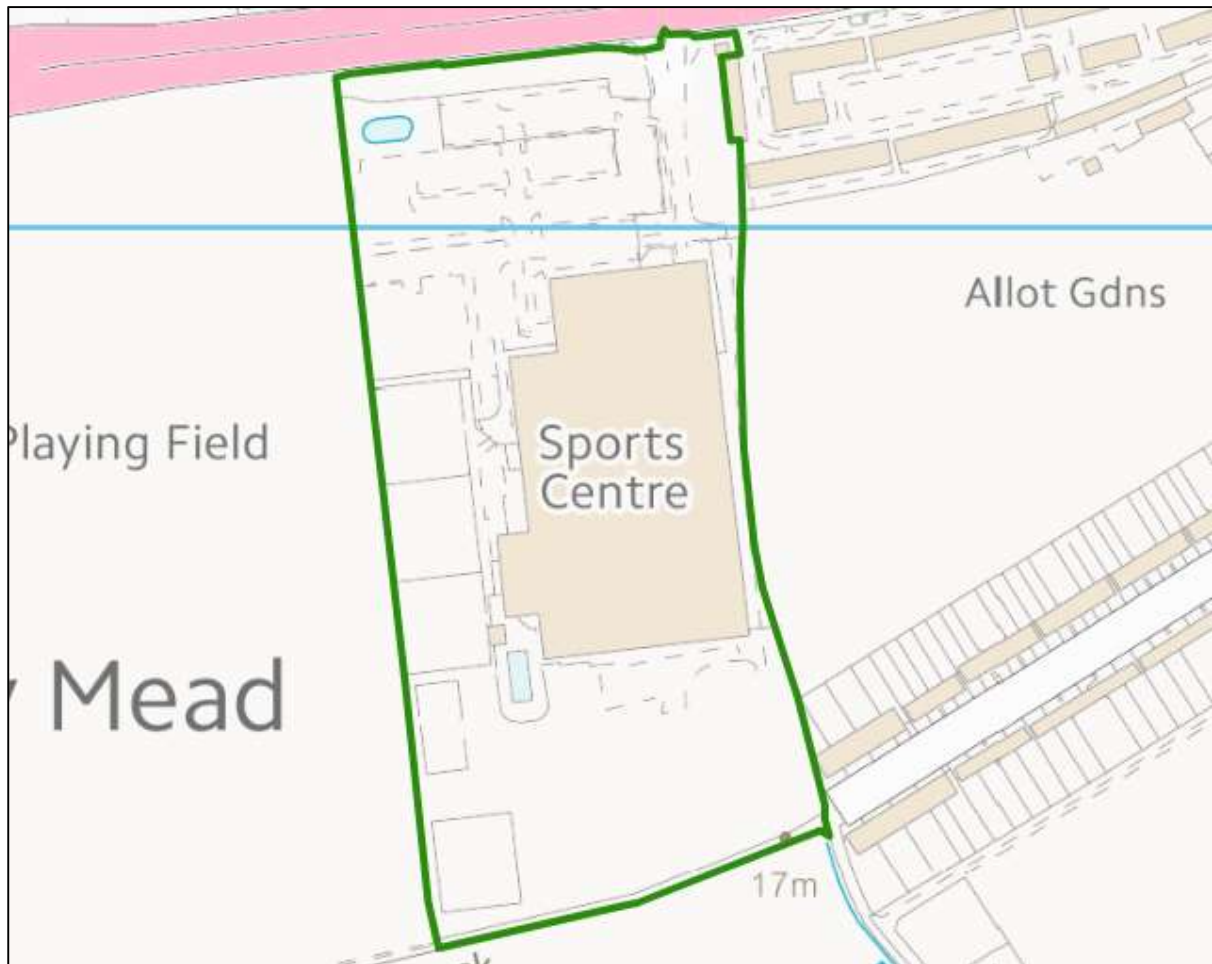
Site	Name	Proposed Boundary Change	Boundary Change Ref.	Area
GC01	Beverley Park	No	N/A	Raynes Park
GC15	Raynes Park High School	No	N/A	Raynes Park
GC16	Raynes Park Railsides	No	TEP-06	Raynes Park
GC17	Raynes Park Railsides to Motspur Park	No	N/A	Raynes Park

Site: LBM-45
Site Name: Cannon Hill and the David Lloyd Club
Area: Raynes Park

Open Space (P034)

This site contains the David Lloyd Raynes Park Club, which is a sports facility offering indoor and outdoor tennis and badminton racquet-based facilities, indoor and outdoor pools, gym, group exercise / spin studios, spa facilities, café/bar and restaurant, a pure gym sports physio/rehabilitation centre, crèche facilities, a small sports shop, car parking and a children’s play area. The whole of the site is currently designated as open space as the David Lloyd Club. A representation was received from David Lloyd in January 2019, requesting that the part of the site containing the building and hard standing external areas be removed from the designation.

The site currently provides sports and leisure facilities, through both indoor and outdoor facilities, which meets the criteria of the open space designation and the definition of open space, as set out in the draft Local Plan. It is recommended that no changes are made to the open space designation for this site.



KEY	
Removal of designation	
Addition of designation	
Open Space	
MOL	
Green Corridor	
SINC	

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Site: LBM-45
Site Name: Cannon Hill and the David Lloyd Club
Area: Raynes Park







MOL (MOL 01)

Part of this site is included in the Cannon Hill MOL, which is an expanse that also includes Canon Hill Common, Martin Way West Allotments, Joseph Hood Recreation Ground, Prince Georges Playing Fields and Messines Playing Fields. The current MOL boundary appears to have been drawn around the sports centre building and part way through the carpark.

A representation was received from David Lloyd in January 2019, requesting that the MOL boundary be redrawn around the tennis courts / car park and hard standing areas, to make the boundary less arbitrary. Upon review of the MOL criteria and the site, it is considered that a minor change should be made to the MOL boundary to capture all the parts of this site that are clearly distinguishable from the built-up area and contain open air facilities for leisure, recreation and sport. This would include the outdoor tennis courts, swimming pool and carpark areas, resulting in a minor change to the boundary and a small additional area of MOL. This boundary will need to also align with the approved planning application 19/P3979 dated 25/02/2020 for the extension of the existing building and other changes on site.

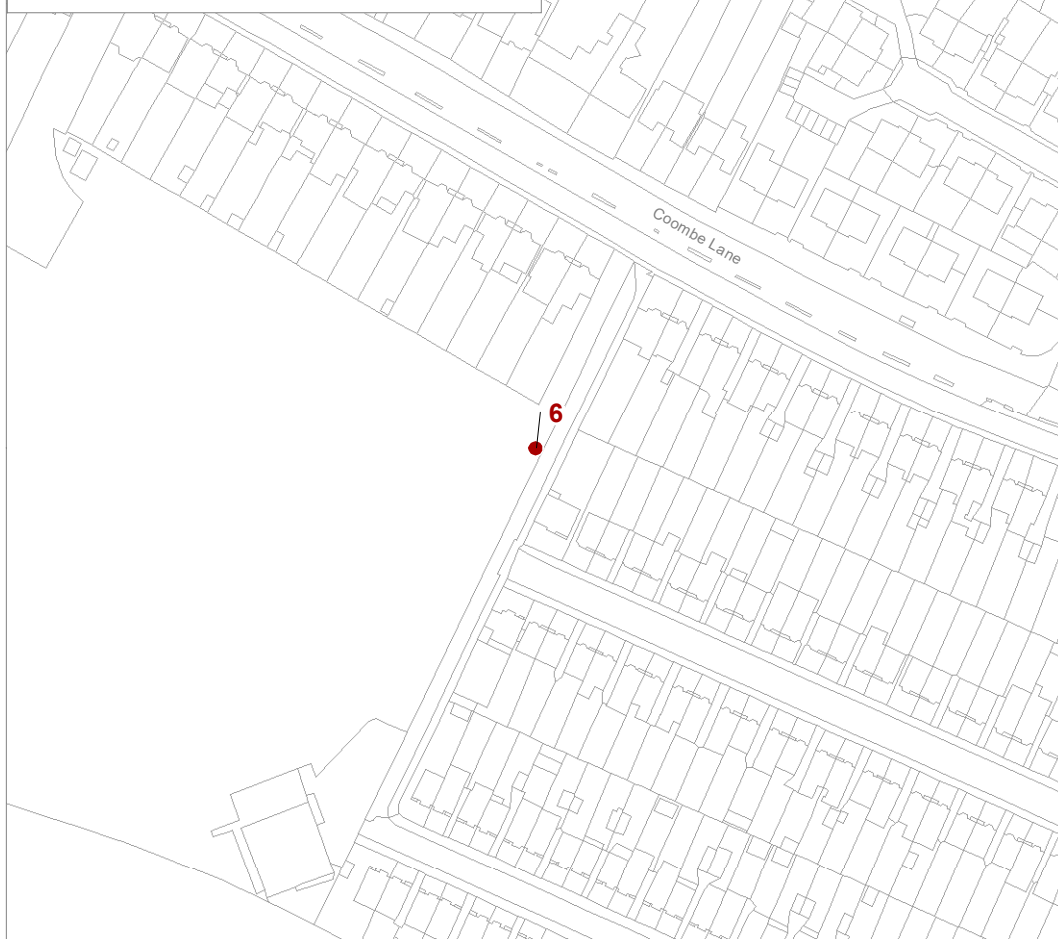
It is recommended that the MOL boundary be changed to align with application 19/P3979, to correct the current building line and to include the full car parking area at the front of the site.



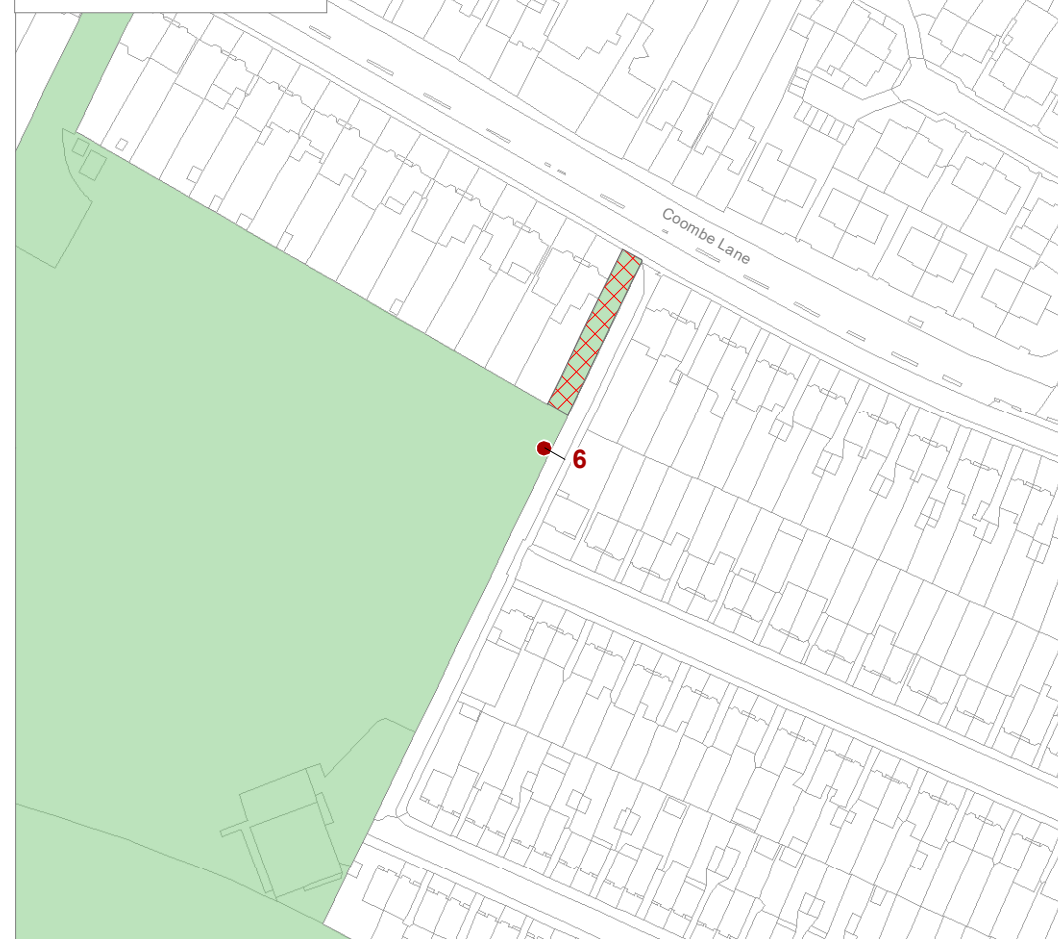
KEY	
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SINC	

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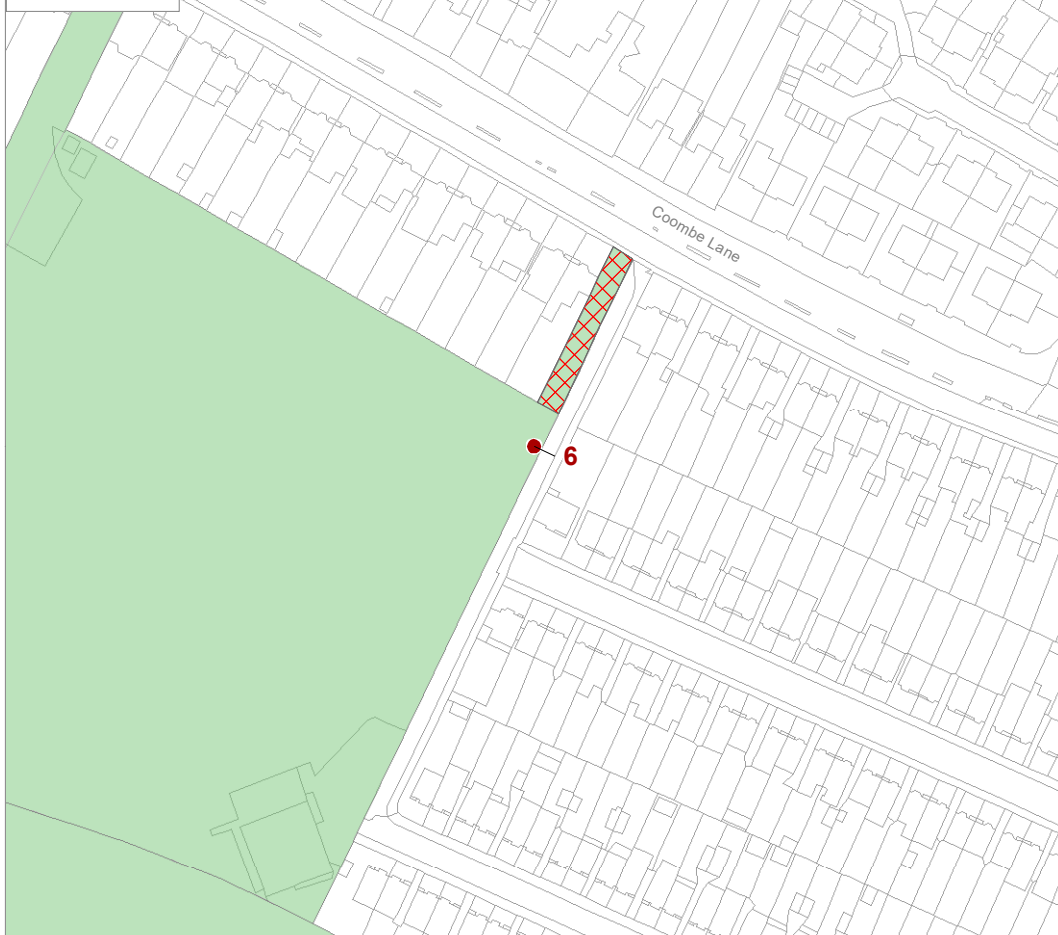
Site of Importance for Nature Conservation



Metropolitan Open Land



Open Space



Green Corridor

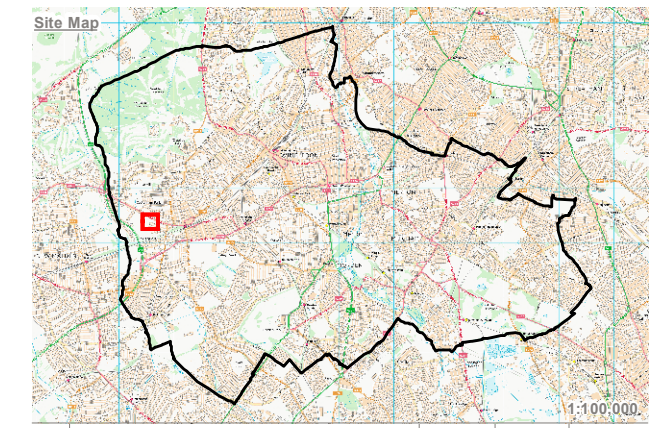


KEY

- London Borough of Merton
- Area of Site Identified for Boundary Review
- Designation Boundary
- Proposed Designation Changes**
- Proposed Addition to Designation
- Proposed Omission to Designation



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Rev	Description	Drawn	Approved	Date
B	Amendments to sites.	SA	AK	28/04/2020
A	Additional sites added.	SA	LS	05/03/2020

TEP | **THE ENVIRONMENT PARTNERSHIP**
 Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Merton GI, Biodiversity and Open Space Strategy

Title
Designation Boundary Review - 6 - Land adjacent to 111 Coombe Lane

Drawing Number
G7118.066B.6 Sheet 6 of 42

Drawn	Checked	Approved	Scale	Date
JO	RE	LS	1:2,000 @ A3	28/04/2020

Site: TEP-04
Site Name: Former Wolfson Hospital and Atkinson Morley Hospital, Raynes Park, SW20 0NN
Area: Raynes Park

MOL (MOL-05) and Open Space (P018)

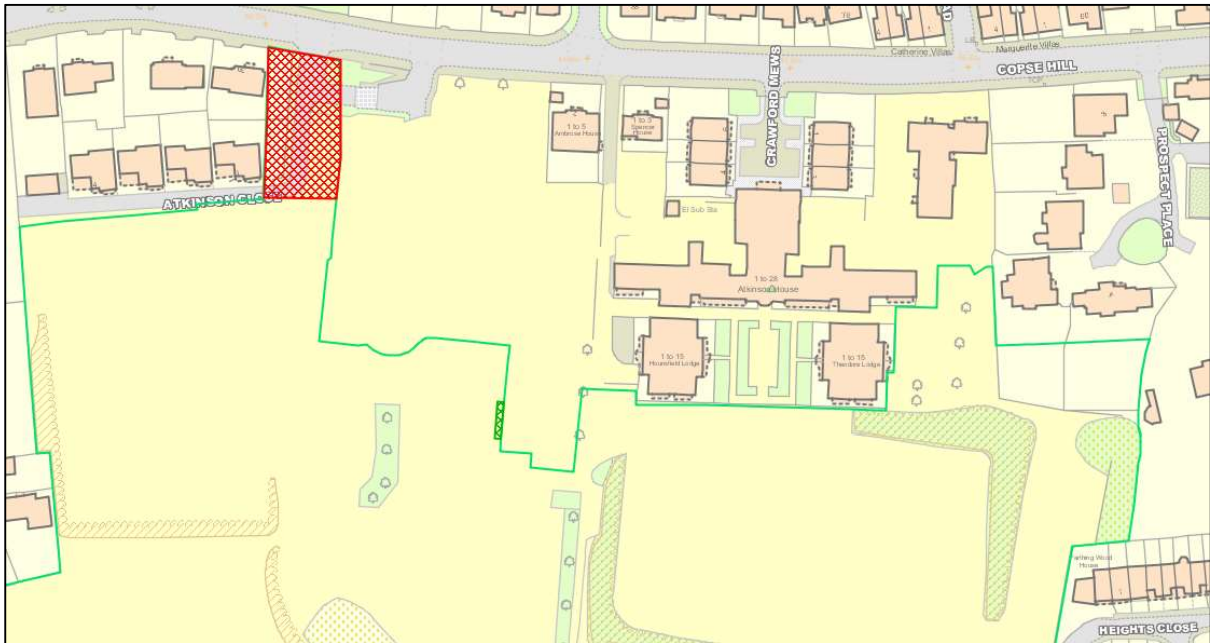
There has been substantial development of the site, which has impacted on parts of both the Open Space and MOL boundaries. Planning application 11/P0346 was approved for the demolition of existing hospital, outbuildings and residential accommodation. The demolition works enabled the provision of a 79 residential unit development, gym and car parking along with the resurfacing of existing 27 car parking spaces. Also approved under the planning application was the remodelling of the existing sports pitches, the refurbishment and extension of the existing scout hut, the replacement of the existing sports pavilion with a new changing room facility, the rebuilding and re-siting of the existing cottage, with landscaping, drainage and other associated works.

Planning application 16/P4853 was also approved for the erection of 75 residential units with associated arrangements including basement car parking and the provision of public and private landscaped spaces. Both these planning applications have been implemented and/or completed.

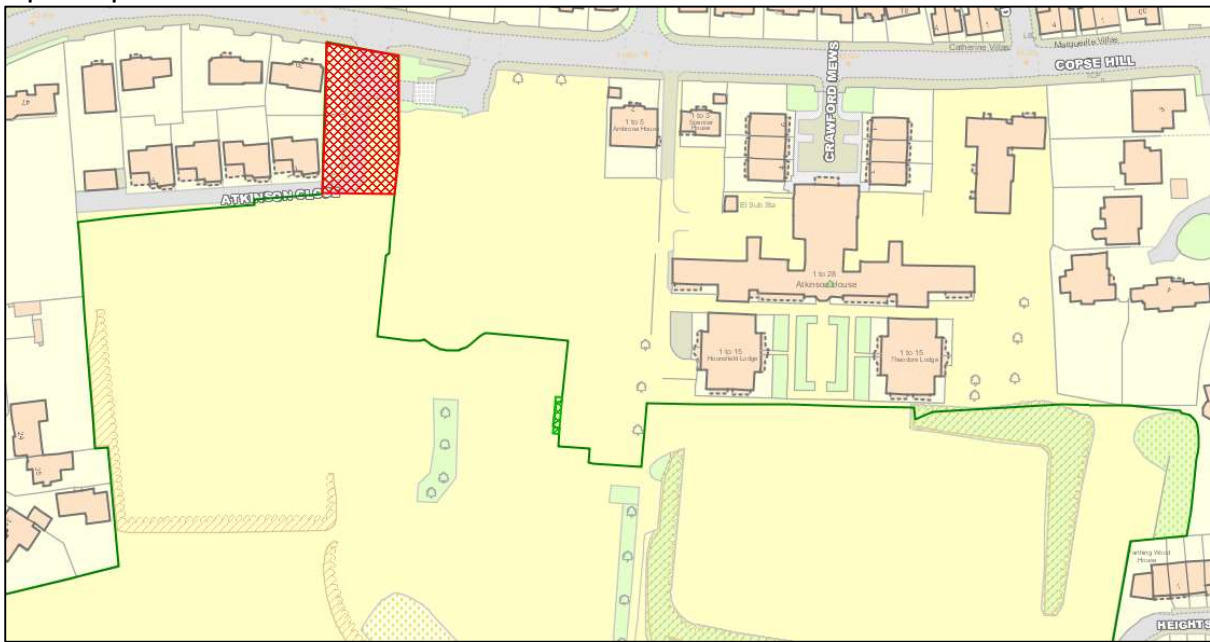
TEP recommends boundary amendments to Open Space and MOL as approved through the relevant planning applications on this site, in addition to the removal of an area of land to the north-west of the site from both the MOL and Open Space boundaries. This area forms the entrance to Atkinson Close, has approved buildings built on it and no longer meets MOL or Open Space criteria.

LBM also recommends a minor boundary change and increase in the MOL and Open Space, to align with the approved planning applications and S106 agreements / deeds of variations, which includes a small parcel of land to the south of the site which appears to have been missed in the previous Policies Map.

MOL:



Open Space:



KEY	
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MOL	
Green Corridor	
SINC	

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Site: TEP-04
Site Name: Former Wolfson Hospital and Atkinson Morley Hospital, Raynes Park, SW20 0NN
Area: Raynes Park

SINC (MeBI09)

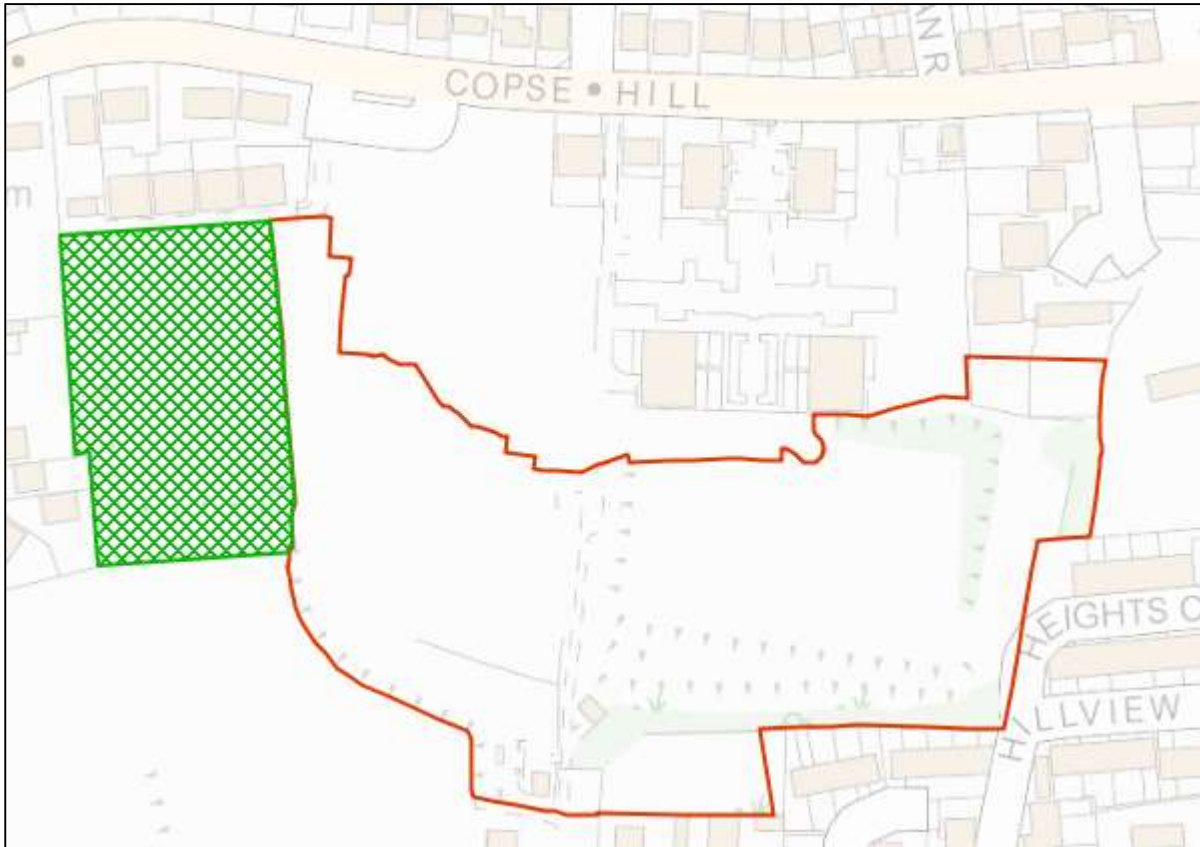
The SINC comprises an area of woodland, approximately 1.15ha in area. The woodland is located to north east of the recreational grassland associated with the 19th Wimbledon Scout Group, and to the west of the public footpath that connects Chambers Park Hill to Cottenham Park Road. The woodland comprises semi-natural broadleaved woodland, and contains a number of mature and semi-mature trees. The woodland is dominated by oak, Sycamore, birch species, ash, wych elm and Acer species are also present. The scrub layer is dominated by bramble and ivy. Other species include holly, ash and sycamore saplings, hawthorn, hedge bindweed and common nettle. A number of trees support potential bat roost features, including dense ivy growing up stems and branches, stag ends and broken branches. The woodland provides habitat for nesting and foraging birds, potential roost sites for bats, foraging habitat for bats, and potential habitat for badger sett creation.

TEP recommends the woodland should be retained within the SINC. It contributes to the Borough's ecology, provides opportunity to enjoy nature, is of value to local people, has mature trees, aesthetic appeal and is not easily re-creatable. TEP recommends no amendment is made for the woodland SINC.

A field is present adjacent to the western boundary of the SINC boundary. This comprises a modified neutral grassland field, which supports a diverse range of species including birds-foot trefoil. A pond is present which was dry at the time of survey. Rows of semi-mature trees, including oak, willow species, cherry species, hawthorn, blackthorn, dogwood, ash and Acer species delineate the field boundaries. Tree rows along the northern and southern site boundaries connect the field to the SINC. Common blue butterfly and large white butterfly were observed.

TEP recommends an amendment to the SINC boundary to include the modified neutral grassland field. The semi-mature trees, diverse grassland sward and pond contribute to the ecology of the area and the site provides an opportunity for the enjoyment of nature. The field was assessed as being of Borough Importance for Nature Conservation.

SINC:



KEY

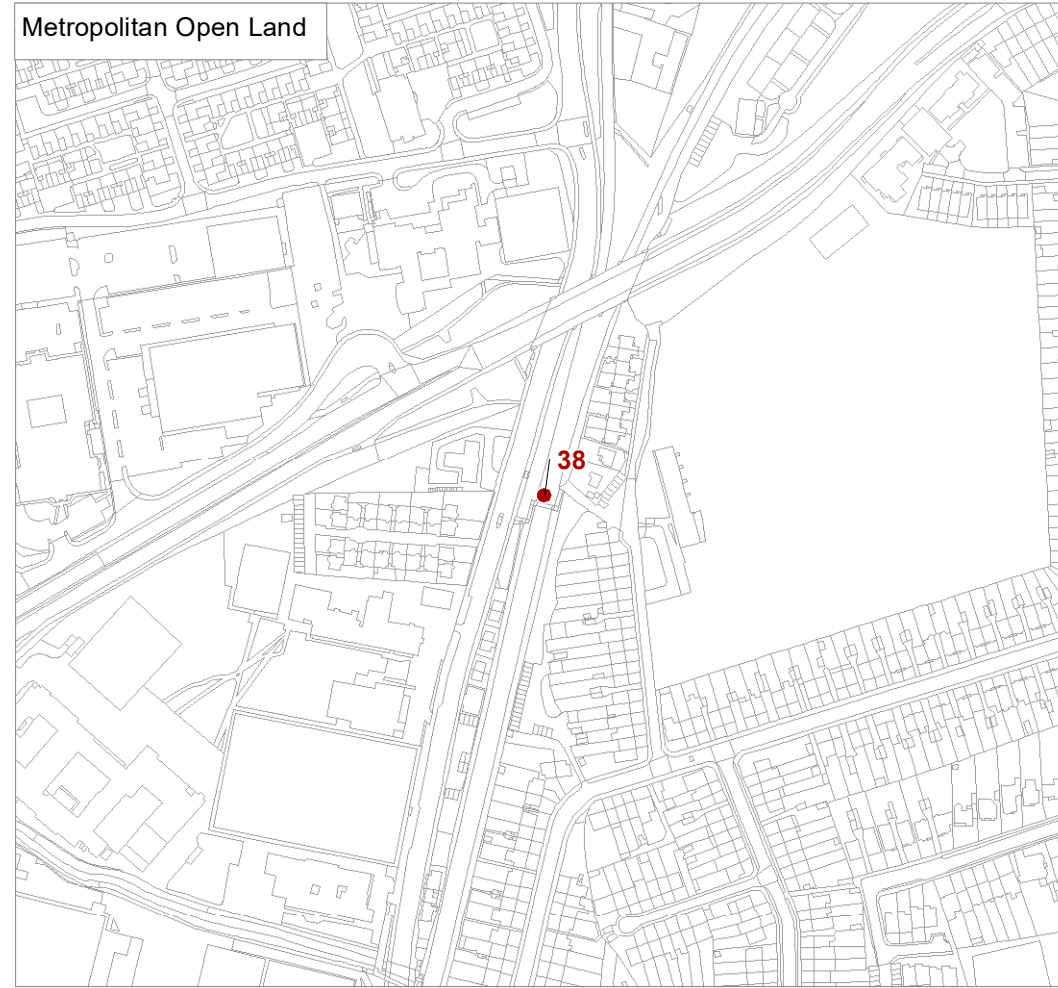
Removal of designation	
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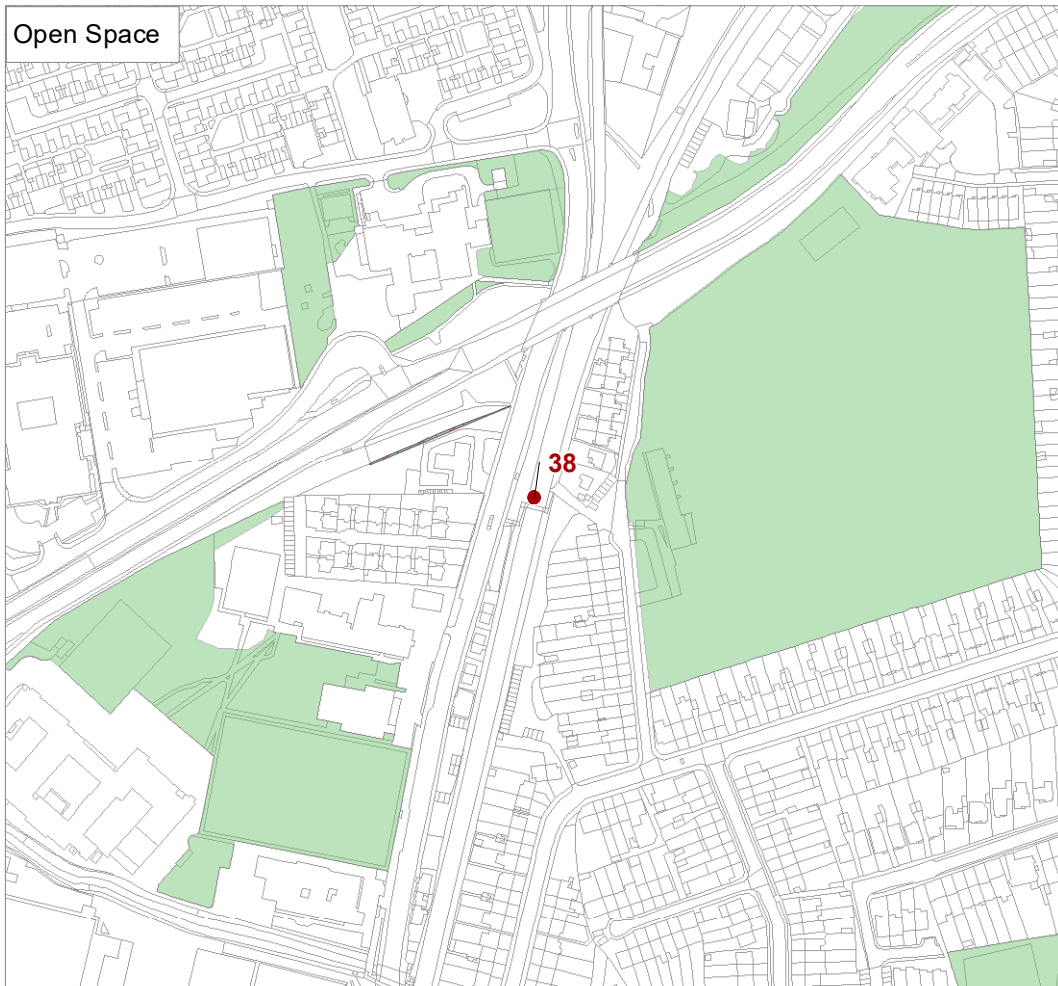
Site of Importance for Nature Conservation



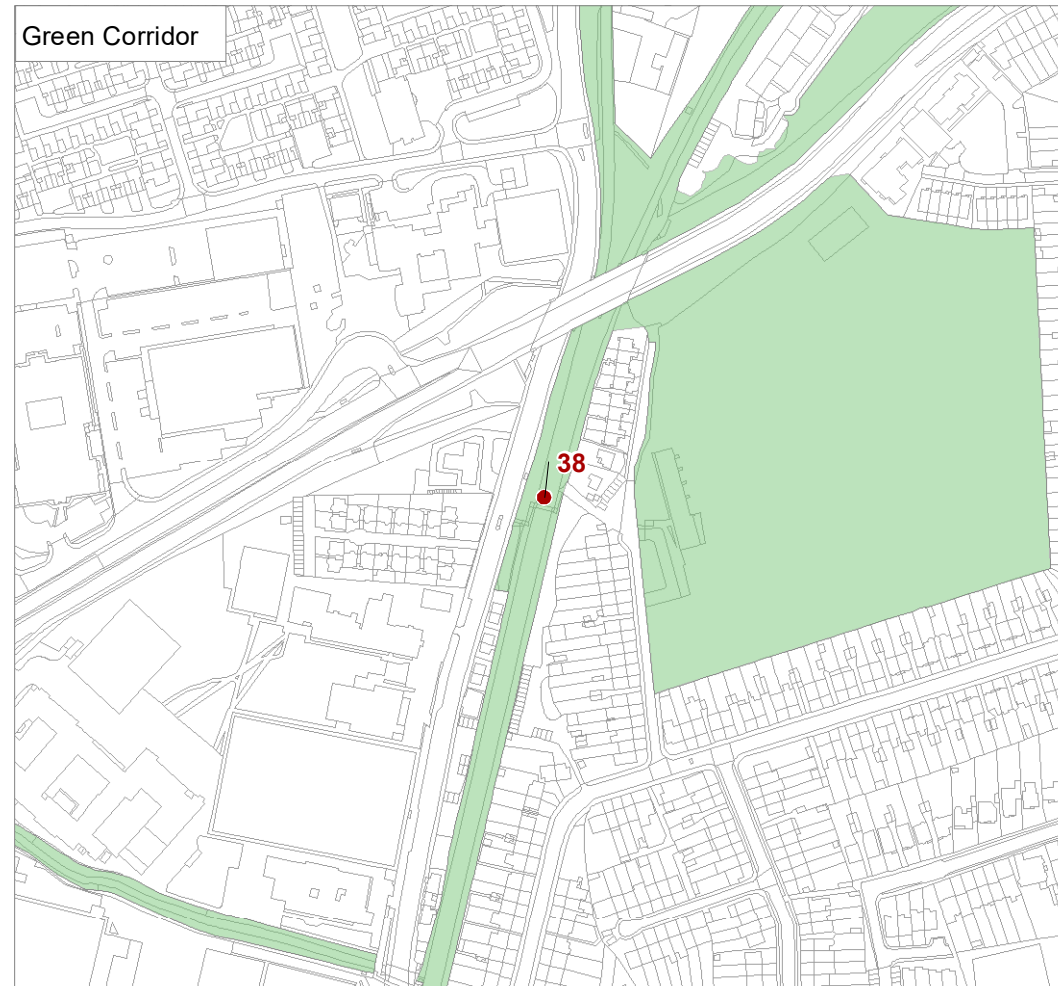
Metropolitan Open Land








Open Space



Green Corridor

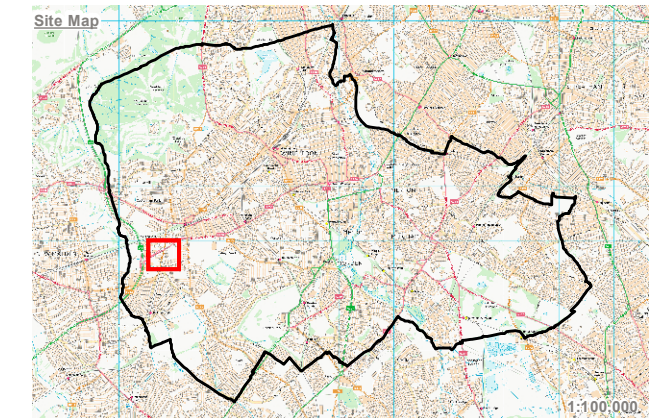


KEY

-  London Borough of Merton
-  Area of Site Identified for Boundary Review
-  Designation Boundary
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-  Proposed Addition to Designation
-  Proposed Omission to Designation



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B	Amendments to sites.	SA	AK	28/04/2020
A	Additional sites added.	SA	LS	05/03/2020
Rev	Description	Drawn	Approved	Date



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Project
 Merton GI, Biodiversity and Open Space Strategy

Title
 Designation Boundary Review - 38 - Raynes Park High School Bushey Road

Drawing Number
 G7118.066B.39 Sheet 39 of 42

Drawn	Checked	Approved	Scale	Date
JO	RE	LS	1:4,000 @ A3	28/04/2020

Site: LBM-61
Address: St John Fisher RC Primary School, Grand Drive Raynes Park
 SW20 9NA
Area: Raynes Park

Open Space (S025)

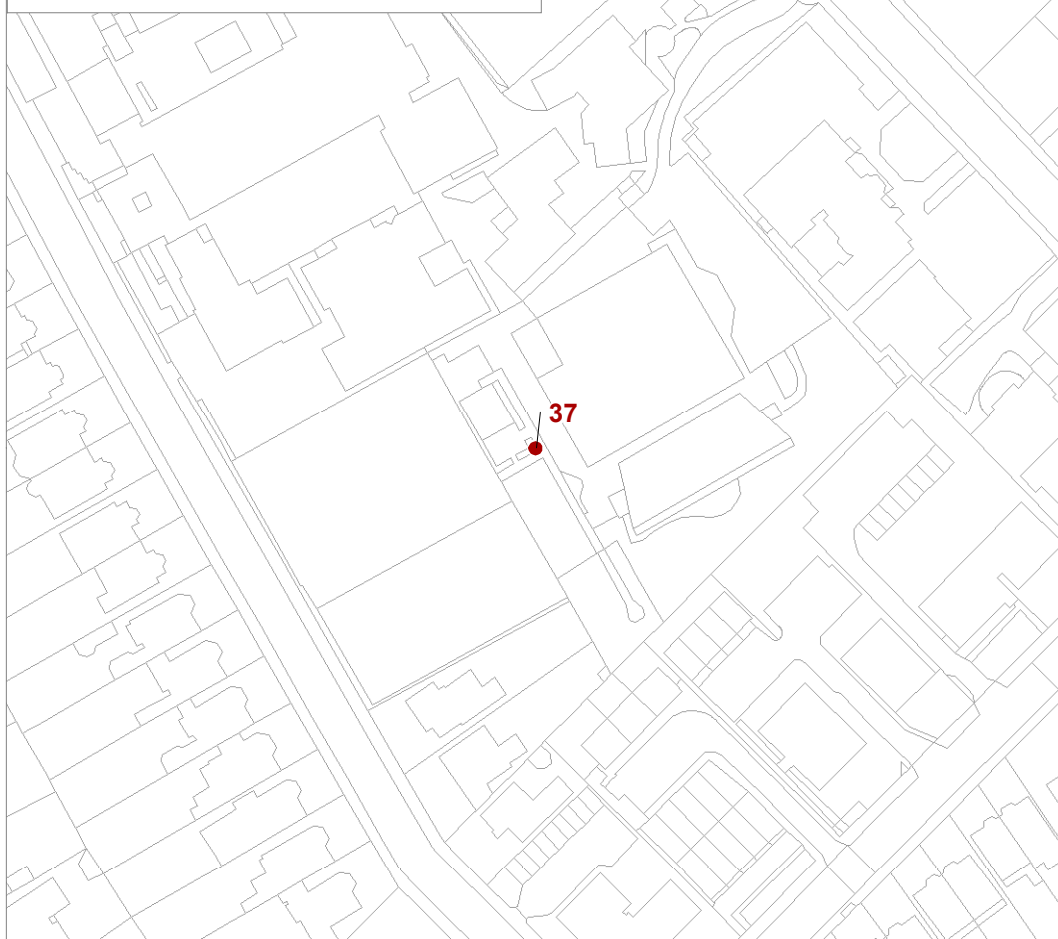
This site includes the school buildings and associated outdoor areas for St John Fisher RC Primary School. It is proposed to remove some areas from the open space boundary, which consist of a building, hardstanding areas and other small landscaped areas, as these don't meet the open space criteria. The large landscaped area to the south-east of the site will remain as designated open space, as this meets the criteria. These changes will ensure a consistent approach for open space across this site.



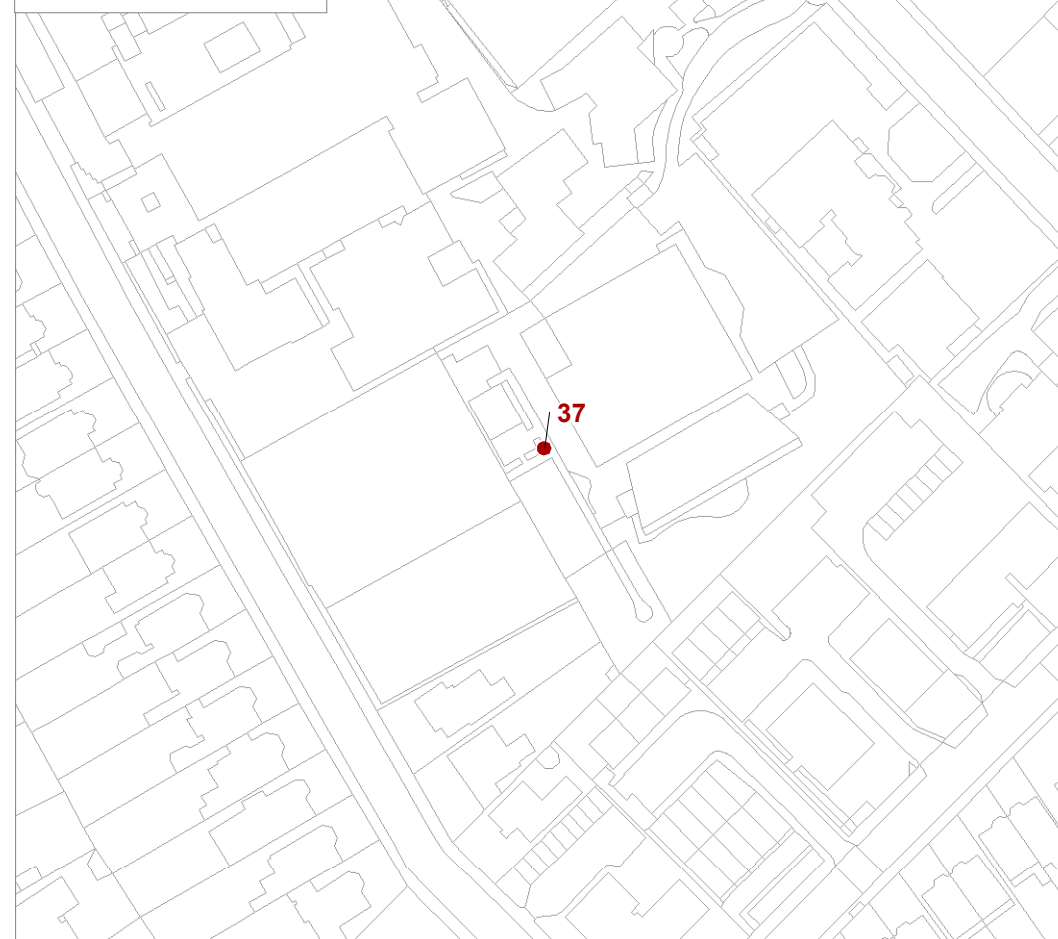
KEY	
Removal of designation	
Addition of designation	
Open Space	
MOL	
Green Corridor	
SINC	

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Site of Importance for Nature Conservation



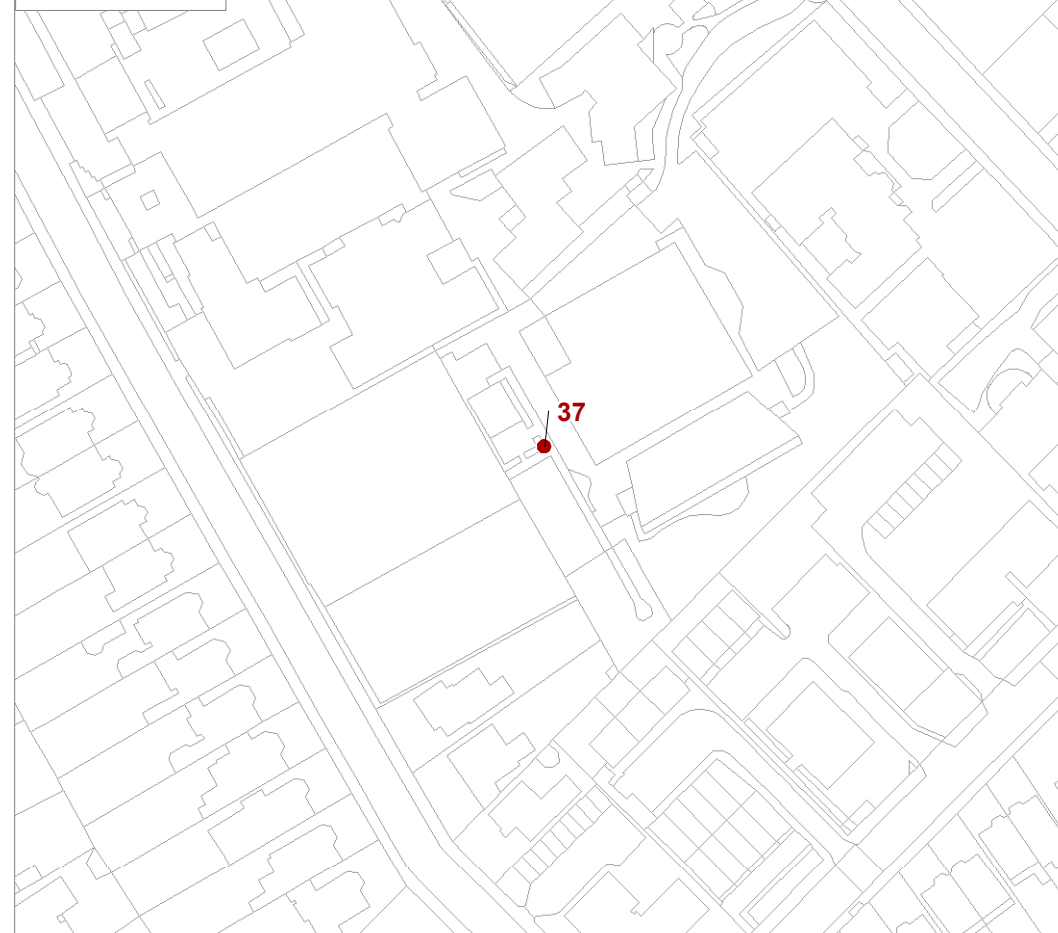
Metropolitan Open Land



Open Space



Green Corridor

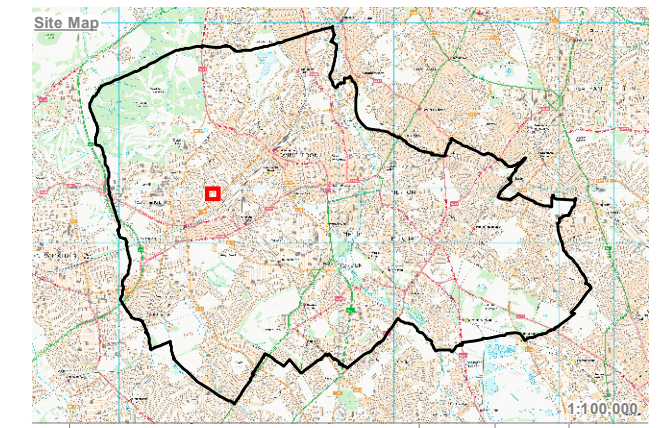


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Rev	Description	Drawn	Approved	Date
B	Amendments to sites.	SA	AK	28/04/2020
A	Additional sites added.	SA	LS	05/03/2020

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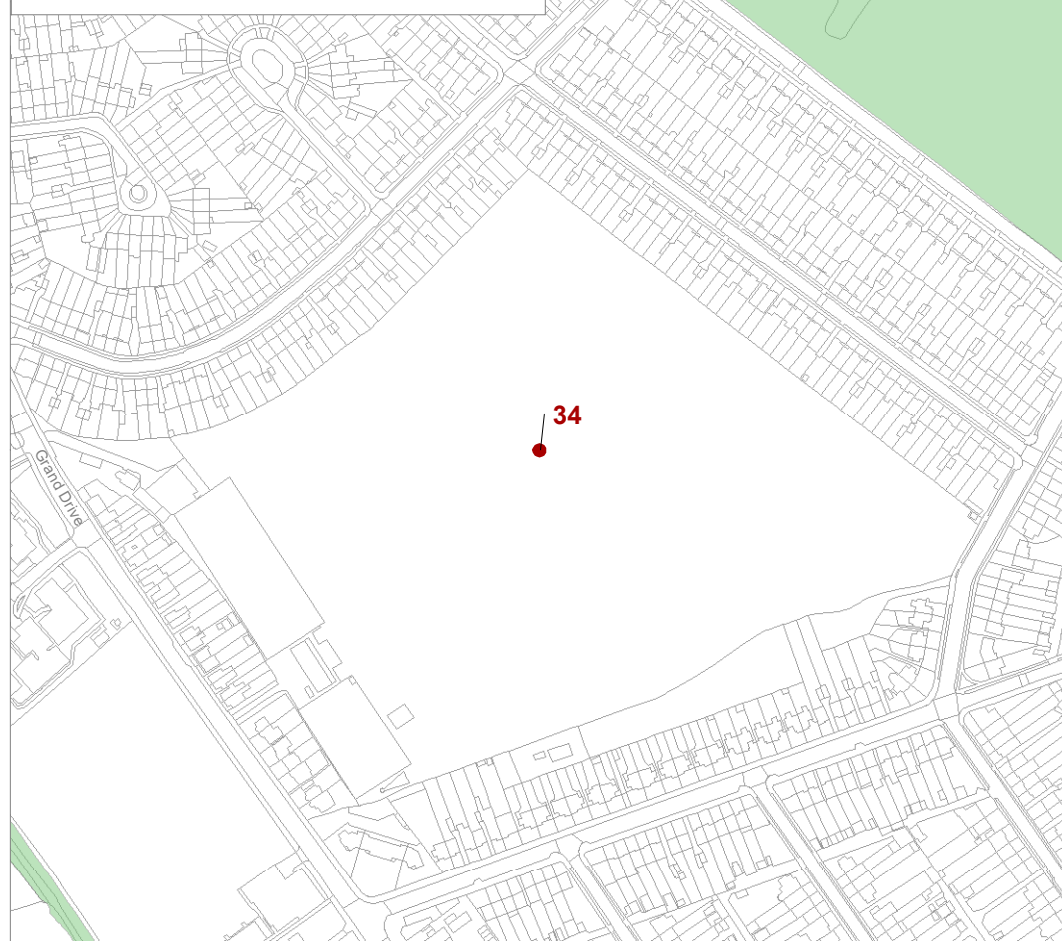
Project
Merton GI, Biodiversity and Open Space Strategy

Title
Designation Boundary Review - 37 - Ursuline High School

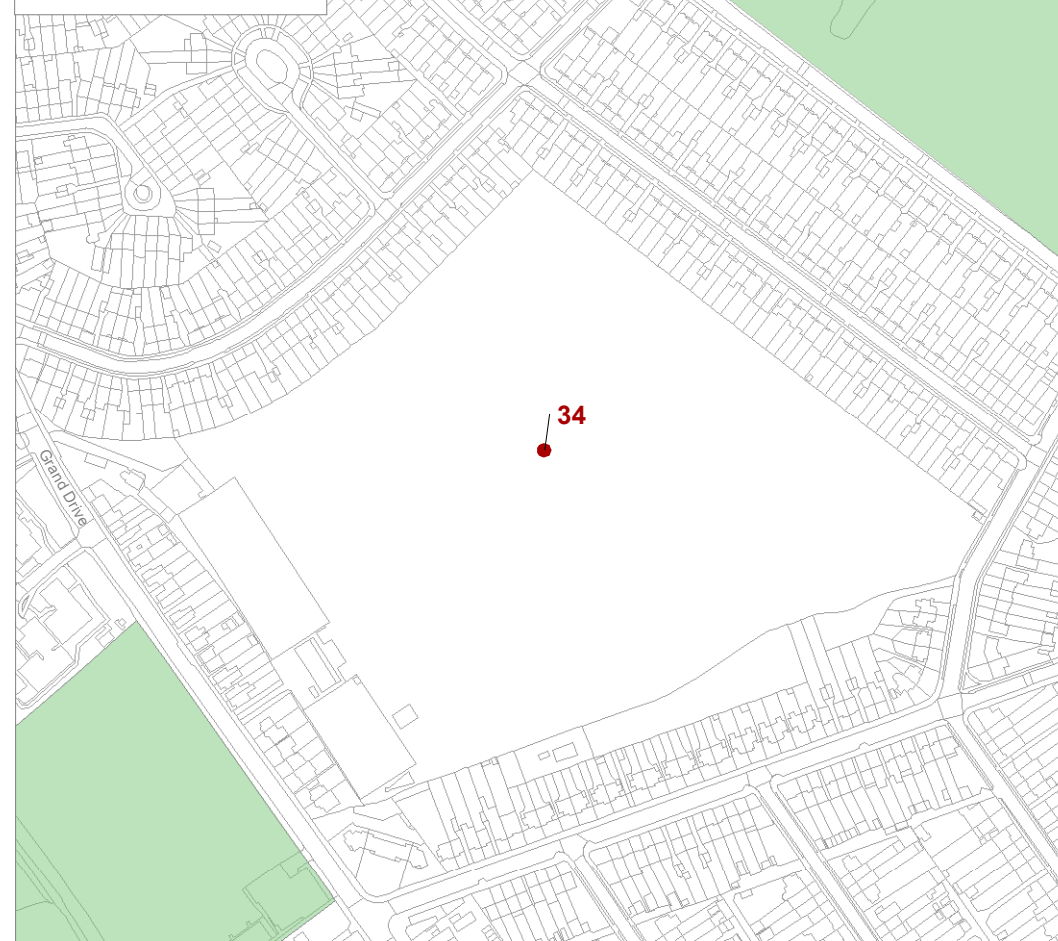
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Drawn	Checked	Approved	Scale	Date
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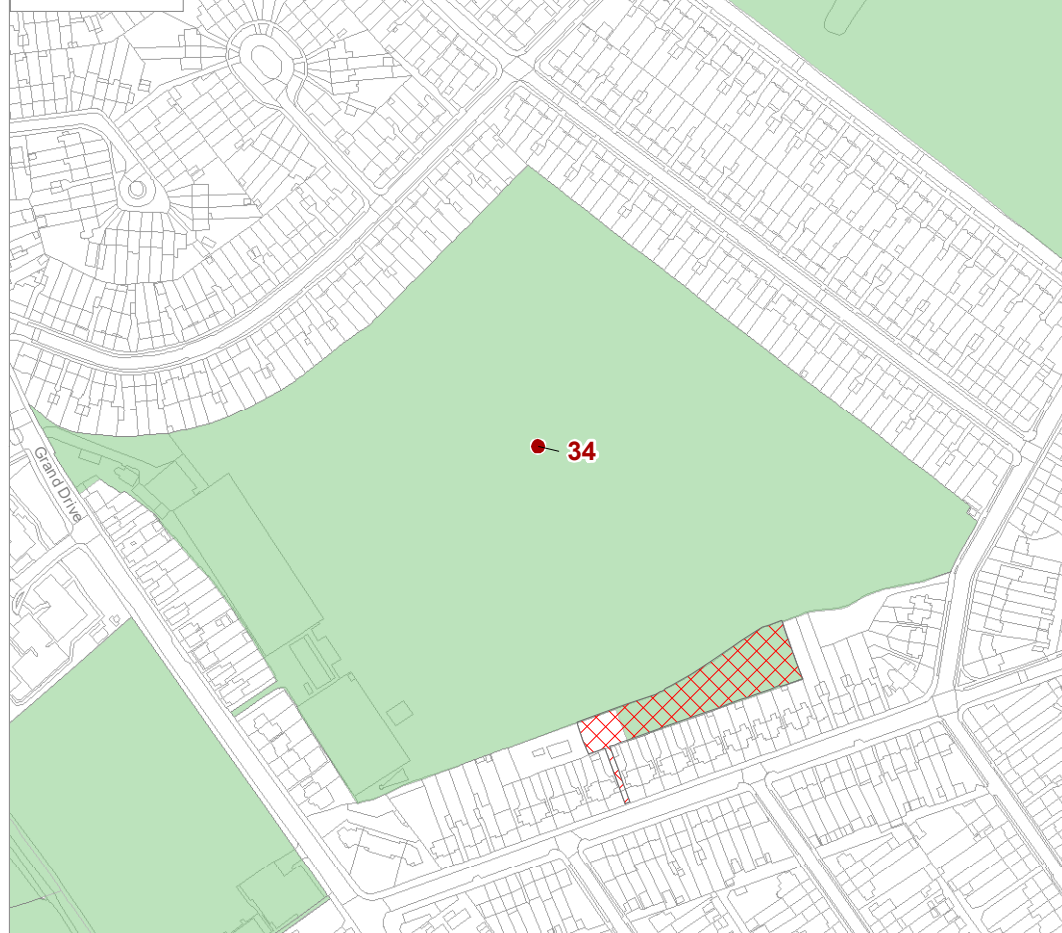
Site of Importance for Nature Conservation



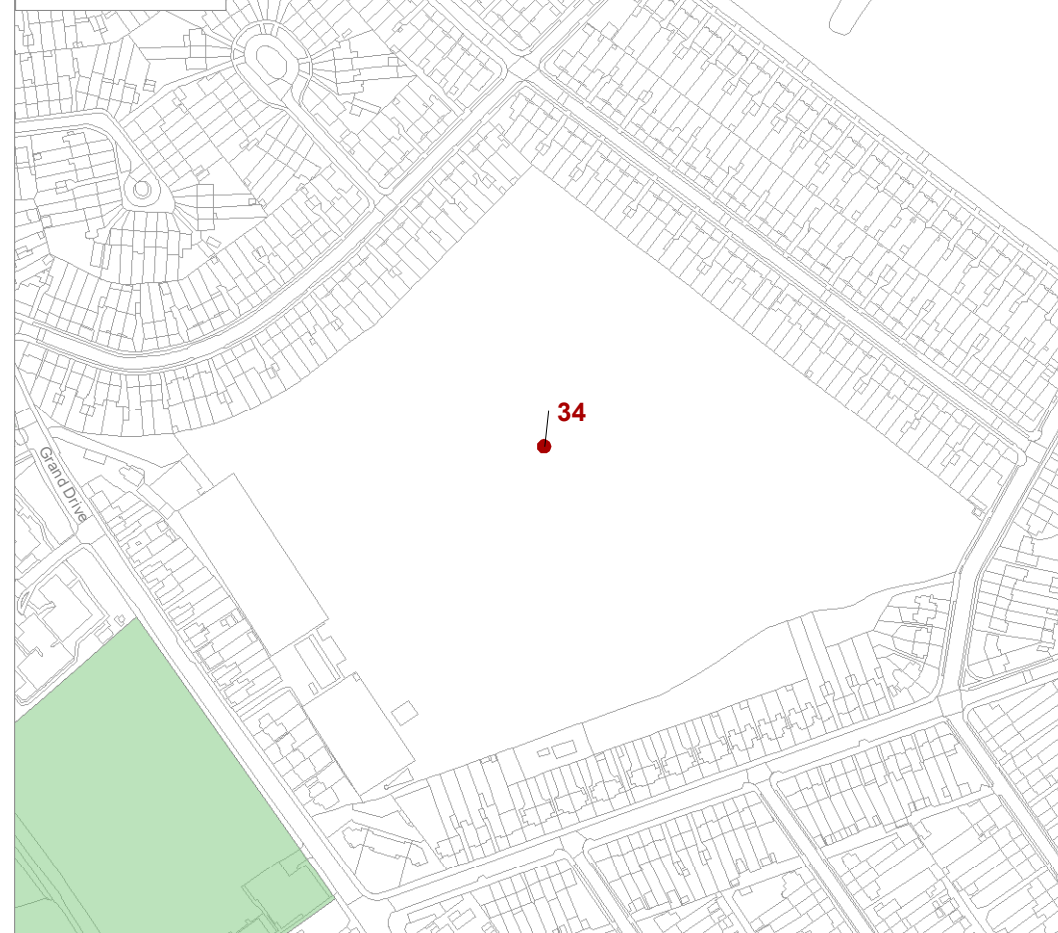
Metropolitan Open Land








Open Space



Green Corridor

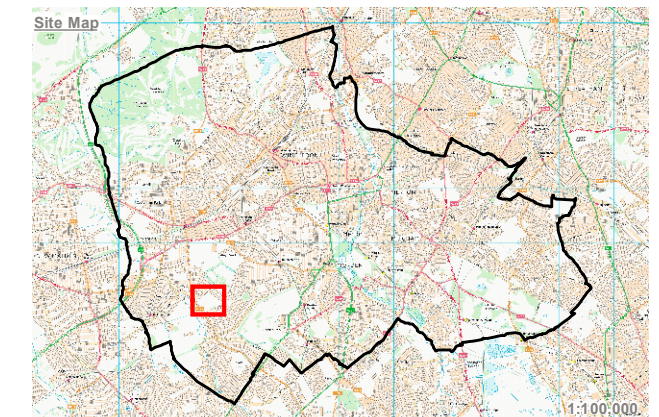


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B	Amendments to sites.	SA	AK	28/04/2020
A	Additional sites added.	SA	LS	05/03/2020



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Project
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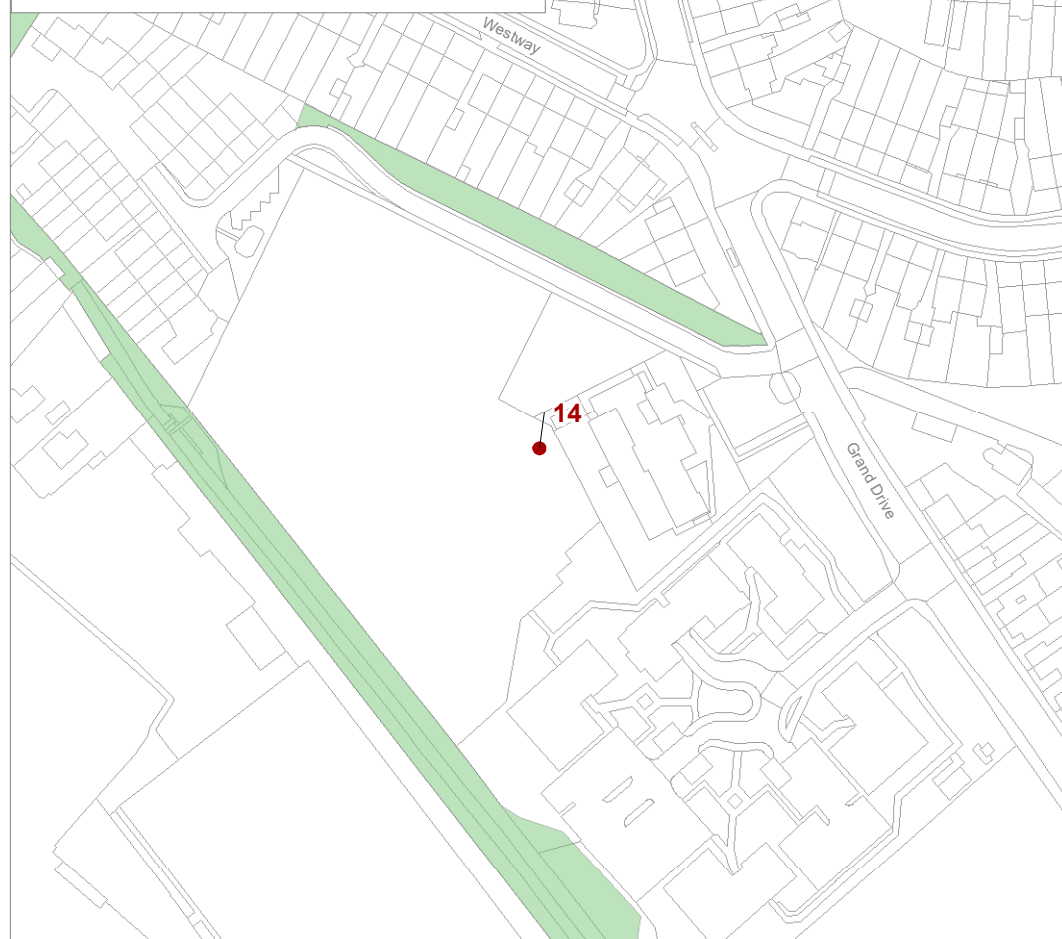
Title
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Raynes Park

Drawing Number
G7118.066B.35

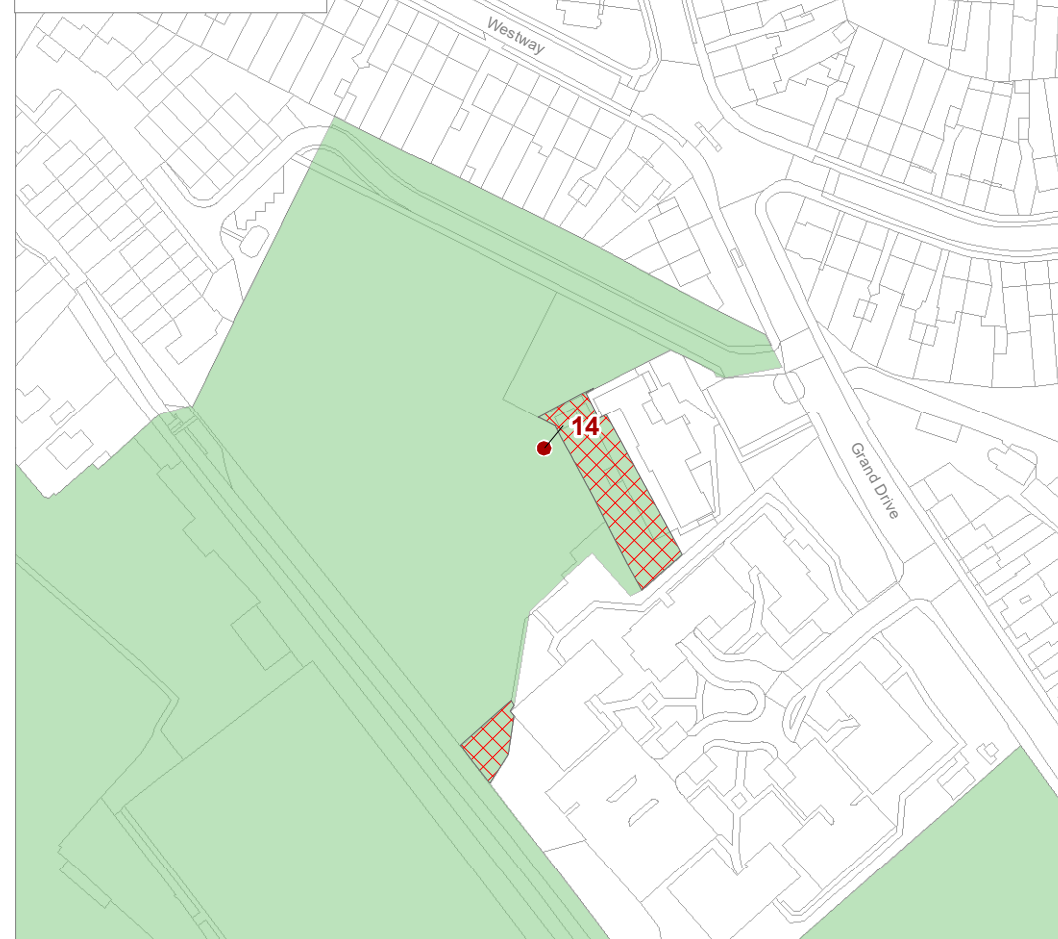
Sheet 35 of 42

Drawn	Checked	Approved	Scale	Date
JO	RE	LS	1:4,000 @ A3	28/04/2020

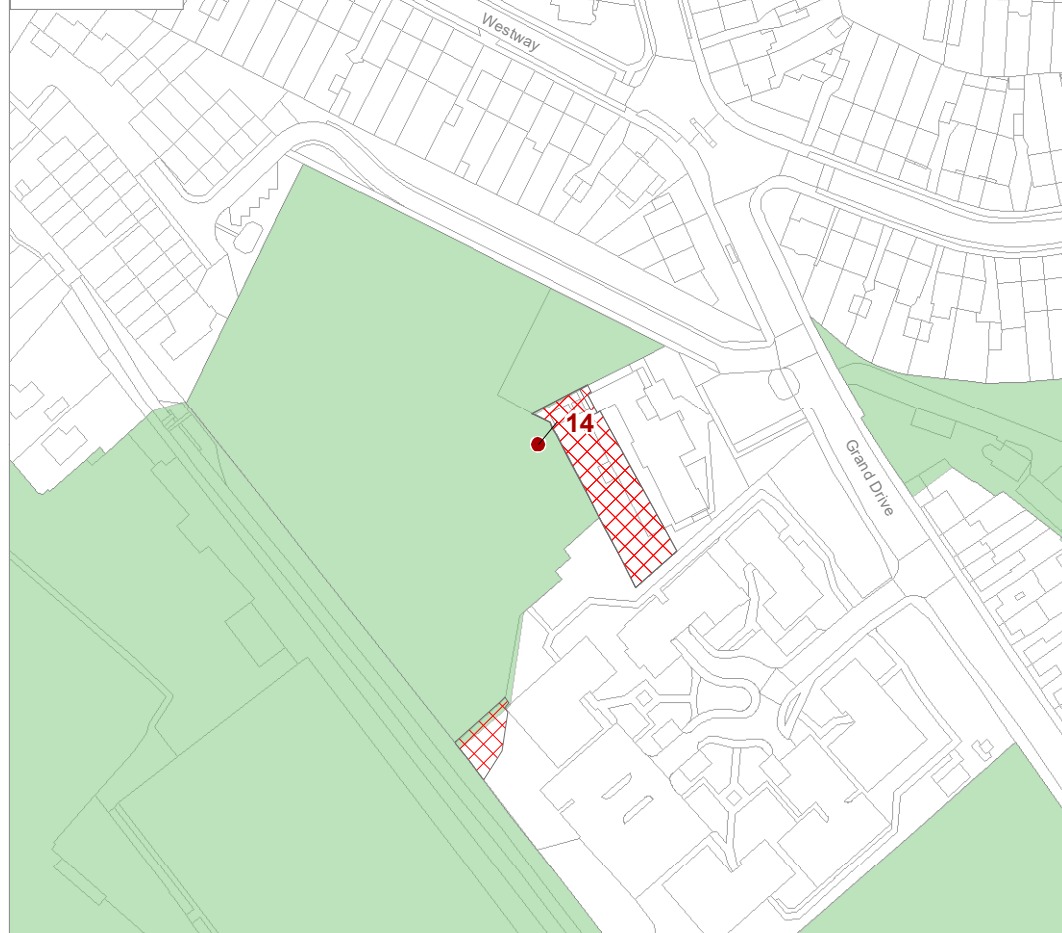
Site of Importance for Nature Conservation



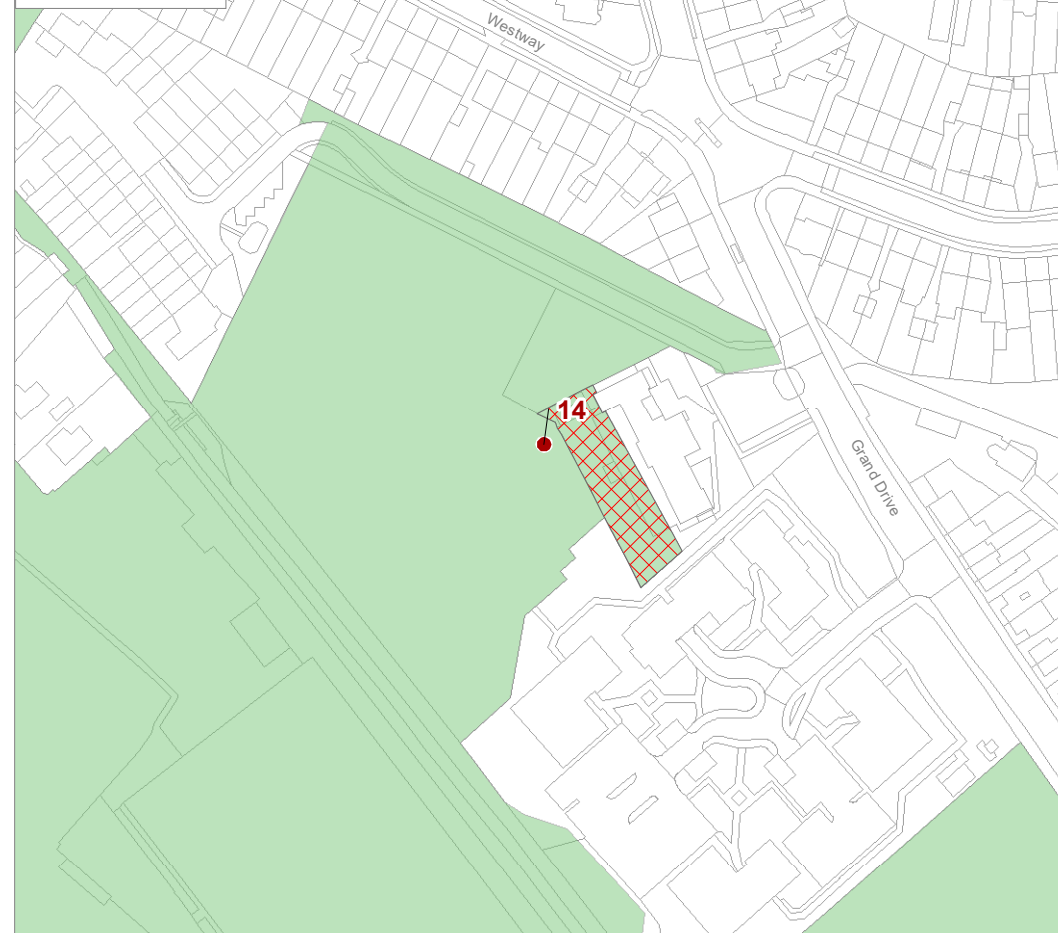
Metropolitan Open Land








Open Space



Green Corridor

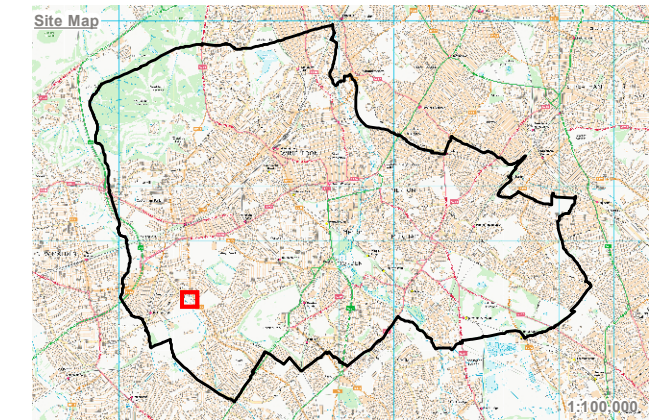


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Project
Merton GI, Biodiversity and Open Space Strategy

Title
Designation Boundary Review - 14 - Eveline Day Nursery School

Drawing Number
G7118.066B.14 Sheet 14 of 42

Drawn	Checked	Approved	Scale	Date
JO	RE	LS	1:2,000 @ A3	28/04/2020

Site: LBM-43
Site Name: Rookwood Avenue, New Malden KT3 4LT
Area: Raynes Park

Open Space (W007)

This site is a triangular piece of land at the end of Rookwood Avenue. Planning application 17/P3807 was approved with a Section 106 agreement on 25 April 2018, for 3 detached houses on this site, including amendments to the open space boundary. Confirmation has been received from Merton’s CIL team that the start on site date for works was 14th September 2020. It is recommended that this open space boundary be amended to align with the planning permission.



KEY	
Removal of designation	
Addition of designation	
Open Space	
MOL	
Green Corridor	
SINC	

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Site 1: Clockhouse Close, Parkside, Wimbledon

Green Corridor (GC22)

- 3.2 The area in question is predominantly residential, approximately 1.7ha in size. The area is dominated by buildings, including large residential properties and one commercial building, with associated hardstanding, amenity grassland, introduced scrub and scattered trees.
- 3.3 The front gardens of the properties comprise hardstanding and ornamental shrub. A small patch of closely mown amenity grassland with limited species diversity is present off Clockhouse Close. One semi-mature elm tree and one semi-mature willow tree are also present off Clockhouse Close. All other trees off Clockhouse Close are young. The back gardens of properties could not be accessed, but viewing over fences indicated no mature trees.

- 3.4 TEP recommends that Clockhouse Close, including all buildings, associated hardstanding, front and back gardens, and amenity grassland and scattered trees off Clockhouse Close are removed from the Green Corridor boundary as this area does not provide the necessary quality or continuity.

Site 2: Roads and dwellings off Camp Road, Wimbledon

Metropolitan Open Land (MOL 12 Wimbledon Common)

- 3.5 The area in question is a gated residential development, approximately 3.5ha in area. The development comprises large houses off Kinsella Gardens, Eversley Park and Cedar Park Gardens. It is within Wimbledon Common beside the golf course and nestled within woodland.
- 3.6 The development is of a considerable size, which would warrant removal from the MOL designation should it not meet the MOL criteria. However due to the setting and extent of semi-mature and mature trees (see review for Green Corridor GC22), the development is distinguishable from the built up areas surrounding the Common and appears to form part of the surrounding MOL. In addition the green infrastructure network remains largely uninterrupted. TEP recommends no boundary change to the MOL.

Green Corridor (GC22)

- 3.7 The residential community is gated so could not be accessed for assessment. Review has therefore been made through observations walking around the perimeter of the development, and through analysis of aerial imagery.
- 3.8 Review of aerial imagery and observations indicates that a number of semi-mature and mature trees remain within the site along the roads which all run north to south, and between the residential properties. These include mature Cedar trees, and semi-mature oak, poplar species and birch species. Mature trees are also present around the periphery of the development.
- 3.9 There are sufficient semi-mature and mature trees for the area to still function as a Green Corridor. The trees provide potential foraging and commuting habitat for bats and potential nesting and foraging habitat for birds.
- 3.10 TEP recommends no amendment to the Green Corridor boundary.

Site 3: All England Lawn Tennis & Croquet Club (AELTCC), Wimbledon

Metropolitan Open Land (MOL 2 Wimbledon Park)

- 3.11 The definition of MOL in the draft London Plan 2018 set out at paragraph 2.50 explains that it should apply to extensive tracts of land bound by urban development that fulfils a similar function to Green Belt and be protected by land use policies protecting it from inappropriate development. While the AELTCC site comprises a large area of land, it is not bound by urban development because its eastern boundary abuts Wimbledon Park's golf course. It is clear that much of this site comprises built form that is required to fulfil the sporting needs of the Wimbledon Championships.
- 3.12 The present MOL designation on this site includes the practice tennis courts in the north of the AELTCC site, north of the large Court 1 stadium, and the open space landscaping to the west of Court 1 and the open space used as temporary car parking. This part of the site, together with Wimbledon Park Golf Course and Wimbledon Park Lake comprises a significant area of land that is distinguishable from the built up area. This part of the site includes open air facilities for sport and recreation purposes that serve the people of London and are directly associated with the internationally recognised Wimbledon Championships. The northern part of this site is also designated as a Green Corridor, providing a link in the green infrastructure network.
- 3.13 TEP recommends that the present MOL designation applying to the AELTCC's northernmost portion is amended to remove the buildings, but retain the practice tennis courts and open space areas.

Open Space (P035)

- 3.14 The site is complex and contains an array of differing features and types of space. The great majority of the area contained within the present Open Space boundary is built form and hard standing with tennis courts as a very small proportion of the land area. For the large part, it cannot be described as 'open', even when the tennis courts are considered and it is inappropriate to apply the designation of Open Space to the full extent of the land.
- 3.15 There are pockets of land which are lawns, gardens or general open space and most of these are just within the north-western boundary. They are sufficient in size to consider meeting the Open Space boundary criteria as they are undeveloped and have public value. Access to these areas is restricted for the majority of the year, but they offer a significant amenity value to the public when tournaments are being hosted at the venue, as spaces to gather in and enjoy e.g. 'Murray Mound' (known by the AELTCC as Aorangi Terrace).
- 3.16 TEP recommends a boundary change to remove all parts of the site which are developed, including buildings and car parks, and to retain only the lawns, gardens and general open space in the northwest of the site (west of Court 1) in the Open Space designation.

Green Corridor (GC23)

- 3.17 The current Green Corridor boundary is along the north and north-west of the site. The area in question comprises a sports club building, hardstanding footpaths and access roads, lawn tennis courts, closely mown amenity grassland, hedgerow ornamental and native shrub and scattered trees. Trees and shrubs are planted along the lengths of the access roads and amongst areas of amenity grassland.
- 3.18 The amenity grassland, trees and shrubs within the site allow the area to function as a Green Corridor. The trees and shrubs provide potential foraging and nesting habitat for birds, and potential foraging and commuting habitat for bats.
- 3.19 TEP recommends an amendment to the Green Corridor boundary to remove the buildings, as these no longer form part of the open space corridor on the site.

Possible Specific AELTCC Policy

- 3.20 The AELTCC is a bespoke land use with an international profile and reputation. The value of the practice courts as part of a larger tract of land is described above. The public value of the other undeveloped areas of land comprising open space relate solely to the present use of the site as the AELTCC. The extent, locations and dispositions of the current open space may need to change if other development is required to maintain the overall function of the AELTCC. If the AELTCC site is to be subject of a bespoke policy addressing its form and function and how changes are managed, there would be little merit in identifying the current designations for protection in its present locations under an open space policy.

Site 4: Former Wolfson Hospital and Atkinson Morley Hospital, Wimbledon

Metropolitan Open Land (MOL 5 Copse Hill) & Open Space (P018)

- 3.21 There has been substantial development of the site, which has impacted on parts of the Open Space and MOL boundaries. Planning application 11/P0346 was approved for the demolition of existing hospital, outbuildings and residential accommodation. The demolition works will enable the provision of a 79 residential unit development, gym and car parking along with the resurfacing of existing 27 car parking spaces. Also approved under the planning application is the remodelling of the existing sports pitches, the refurbishment and extension of the existing scout hut, the replacement of the existing sports pavilion with a new changing room facility, the rebuilding and re-siting of the existing cottage, with landscaping, drainage and other associated works.
- 3.22 Planning application 16/P4853 was also approved for the erection of 75 residential units with associated arrangements including basement car parking and the provision of public and private landscaped spaces.
- 3.23 TEP recommends boundary amendments to Open Space and MOL as approved through the relevant planning applications on this site.

Site of Importance for Nature Conservation (SINC MeBI09)

- 3.24 The area in question comprises an area of woodland, approximately 1.15ha in area.
- 3.25 The woodland is located to north east of the recreational grassland associated with the 19th Wimbledon Scout Group, and to the west of the public footpath that connects Chambers Park Hill to Cottenham Park Road. The woodland comprises semi-natural broadleaved woodland, and contains a number of mature and semi-mature trees. The woodland is dominated by oak, Sycamore, birch species, ash, wych elm and *Acer* species are also present. The scrub layer is dominated by bramble and ivy. Other species include holly, ash and sycamore saplings, hawthorn, hedge bindweed and common nettle,
- 3.26 A number of trees support potential bat roost features, including dense ivy growing up stems and branches, stag ends and broken branches. The woodland provides habitat for nesting and foraging birds, potential roost sites for bats, foraging habitat for bats, and potential habitat for badger sett creation.
- 3.27 TEP recommends the woodland should be retained within the SINC. It contributes to the Borough's ecology, provides opportunity to enjoy nature, is of value to local people, has mature trees, aesthetic appeal and is not easily re-creatable.
- 3.28 TEP recommends no amendment is made for the woodland SINC.
- 3.29 A field is present adjacent to the western boundary of the SINC boundary. This comprises a modified neutral grassland field, which supports a diverse range of species including birds-foot trefoil. A pond is present which was dry at the time of survey. Rows of semi-mature trees, including oak, willow species, cherry species, hawthorn, blackthorn, dogwood, ash and *Acer* species delineate the field boundaries. Tree rows along the northern and southern site boundaries connect the field to the SINC. Common blue butterfly and large white butterfly were observed.
- 3.30 TEP recommends an amendment to the SINC boundary to include the modified neutral grassland field. The semi-mature trees, diverse grassland sward and pond contribute to the ecology of the area and the site provides an opportunity for the enjoyment of nature. The field was assessed as being of Borough Importance for Nature Conservation.

Site 5: 8A The Drive West, Wimbledon

Open Space (S050 Blossom House School Playing Fields)

- 3.31 The site consists mainly of development taking place in the wider area whereby works are in progress to demolish a school and erect 13 houses and the development boundary occupies most of the Open Space boundary (approved through planning application 15/P1750). The Open Space boundary also extends towards the rear gardens of residential properties on Durrington Park Road and contains a number of mature trees, which will be retained as part of the development. The area of open space remaining will total less than 0.09 ha of land, so will no longer meet the criteria of minimum 0.1 ha.

- 3.32 TEP recommends an amendment to the Open Space boundary to remove it in its entirety as a result of the approved planning application.

Site 6: Land adjacent to 111 Coombe Lane, Wimbledon

Metropolitan Open Land (MOL 4 Beverley Brook/A3) & Open Space (P020)

- 3.33 The section of land in question has been subject to a planning application for the demolition of a garage and the erection of a 4 bedroom house (14/P2600). Both the application and subsequent appeal have been refused. The land remains dominated by scrub and mature trees, some of which are subject to Tree Preservation Orders (TPOs).
- 3.34 The Planning Inspectorate Report (Appeal Ref: APP/T5720/W/15/3006352) dated 06/10/2015 provides evidence to dismiss the appeal based on, amongst other reasons, the impact on the MOL. The report also explicitly comments that;
- "Whether either this part of the site being included within the MOL is an anomaly or the boundary of the MOL should be altered are not matters for me to determine as part of this appeal".*
- 3.35 Through a review of this site, it is considered that this portion of land is not in keeping with the rest of the MOL site and does not meet any of the MOL criteria set out in the London Plan.
- 3.36 The area of MOL affected by the planning application boundary is owned privately by the applicant (owner of both 111 and 113, Coombe Lane). It does not offer sporting and leisure use, heritage value, and health benefits through encouraging walking, running and other physical activity, given its sylvan appearance.
- 3.37 The site also fails to meet the criteria for Open Space designation as it offers no sporting, visual or amenity value.
- 3.38 TEP recommends both the MOL and Open Space boundaries are amended to remove the MOL and Open Space designations for this site.

Green Corridor (GC16)

- 3.39 The area in question comprises a strip of scrub, approximately 7m wide, with semi-mature trees adjacent to 111 Coombe Lane. The area is enclosed by fencing. The scrub is dominated by bramble, with elm saplings, ash saplings, cow parsley and wood avens. Trees comprise one semi-mature elm and 6 semi-mature ash trees. Trees are up to 12m in height and many have ivy growing up the stems.
- 3.40 Adjacent to the fenced off strip is a footpath, adjacent to which are young to semi-mature trees, including holly, rowan, cherry and black poplar, and scrub including ivy, buddleja and cherry species.
- 3.41 The strip of vegetation provides a link from tree lines along Coombe Lane to the playing fields which comprises much of the Green Corridor.

- 3.42 TEP recommend no amendment to the Green Corridor boundary. The strip meets the criteria and potentially provides habitat for wildlife in the surrounding area.

Site 7: Land between Copper Mill Lane and Plough Lane, Wimbledon

Metropolitan Open Land (MOL 18 Wandle Valley) & Open Space (W003)

- 3.43 This section of land forms part of the River Wandle footpath network and consists of amenity grass with a mature hedge network running alongside the river Wandle. The eastern boundary of the MOL designation is the edge of the river, and the boundary of a car showroom.
- 3.44 The site meets the criteria for MOL as it forms part of a link in the network of green infrastructure and contributes to the physical structure of London by being clearly distinguishable from the built-up area. It also provides opportunities for leisure via the walking route.
- 3.45 The site meets the criteria for Open Space in its entirety as it is undeveloped, open to the public and has amenity value.
- 3.46 Additional open space to the west of the designated area forms part of the residential development, therefore is semi-private, and although accessible via a through route, is largely separated from the Wandle Valley footpath by fencing.
- 3.47 TEP recommends no boundary changes to the MOL and Open Space.

Site of Importance for Nature Conservation (SINC MeBI04) & Green Corridor (GC19)

- 3.48 The area comprises the River Wandle and banks. Species along the banks include crack willow, elder, bramble, pendulous sedge, nettle, blackthorn, Himalayan balsam, sycamore, hogweed, grey poplar, turkey oak, hawthorn, white poplar and ash. Commercial development is situated on the eastern side of the river, although this does not encroach into the corridor.
- 3.49 There are no gaps in connectivity along the river. TEP recommends no amendment for either SINC or Green Corridor.

Site 8: Haydon's Road Train Station, Caxton Road

Site of Importance for Nature Conservation (SINC MeBII01A) & Green Corridor (GC19)

- 3.50 The area in question comprises a block of flats and car park which were built in the SINC and Green Corridor (Planning application 10/P2827).
- 3.51 The northern boundary of the car park is delineated by a wall. Behind the wall is a 1m strip of bramble scrub. The scrub is separated by a fence from a 2m wide strip of amenity grassland on the platform.

- 3.52 TEP recommends a boundary amendment to remove the building and car park footprint from the SINC and Green Corridor, as there is no longer vegetation present to contribute to these designations.

Site 9: Wandle Valley Sewerage Disposal Works, Colliers Wood

Metropolitan Open Land (MOL 18 Wandle Valley)

- 3.53 The section of the MOL is located off Byegrove Road and comprises Wandle Valley Sewerage Works; a private residential property (Wandle Valley Cottage) on Byegrove Road; and the River Wandle corridor and footpath network.
- 3.54 The River Wandle corridor is part of the wider Wandle Valley network and should remain part of the designation as it meets all MOL designation criteria.
- 3.55 Wandle Valley Cottage is part of the site that is distinct from the built up area; it is a single detached property set amongst mature trees, which also provide a link in the network of green infrastructure.
- 3.56 The sewerage works are also distinct from the built up area, and the tanks in particular provide a link in the network of green infrastructure.
- 3.57 TEP recommends a boundary amendment to extend the MOL boundary to include the eastern part of the site, which is clearly distinguishable from the adjoining built up area and allows for continuity of the Wandle Valley. While this part of the site contains some built form, it is directly associated with the other parts of the site.

Open Space

- 3.58 There is a potential to designate a stretch of the River Wandle corridor and footpath network as Open Space. This would align to the site being a green corridor in the open space assessment categorisation (it is also a designated Green Corridor). This would be consistent with other sections of the Wandle Valley which are also categorised as green corridors and also designated as Open Space.

Site of Importance for Nature Conservation (SINC MeBI04) & Green Corridor (GC19)

- 3.59 A stream is located off the River Wandle, accessed via Byegrove Road. The stream is currently designated as SINC but not as Green Corridor.
- 3.60 The stream comprises the same habitat as the River Wandle, although is a narrower channel. No aquatic vegetation was observed. Bankside vegetation includes young and semi-mature sycamore and alder, privet, snowberry, cypress sedge, pendulous sedge, ivy, harts tongue fern and buddleja. The stream was surveyed from a distance so a full species list could not be compiled.
- 3.61 The stream flows around a building and then goes underground, under Byegrove Road. It is not obvious where the stream then emerges.

- 3.62 The stream should remain in the SINC. As the stream runs around the building and goes underground, a habitat link is also formed through the mature trees that run along the south of the site and towards Byegrove Road.
- 3.63 TEP recommends no amendment to the SINC corridor, but recommends that the Green Corridor boundary be extended to account for the habitat link through the mature trees that run above the stream and across Byegrove Road to connect with Wandle Park to the south.
- 3.64 TEP also recommend an omission to the Green Corridor boundary where it currently crosses Byegrove Road, as the exiting link is severed by a building and the road at this point.

Site 10: Pelham Primary School, Wimbledon

Open Space (S062)

- 3.65 The site currently consists primarily of buildings associated with the school and hardstanding areas for outdoor play. There are no natural greenspaces on site apart from a small number of semi-mature trees. A planning application (13/P2659) was approved to develop the school to erect an extension to existing school buildings, which will reduce some existing areas for outdoor play. There was no evidence on site that development has taken place to date.
- 3.66 TEP recommends a boundary amendment to remove this site from Open Space designation as it does not meet the criteria because the site is almost entirely buildings.

Site 11: Merton Hall Bowling Green, Wimbledon

Open Space (P016)

- 3.67 The site consists of a disused bowling green at the rear of a large building formerly known as the Manor Club. As a bowling green, the site met the Open Space criteria for sports field. The bowls green does not appear to have been used for some time and was classified in the Merton Playing Pitch Strategy (2019) as disused and no longer required for bowls. The site is privately owned and has been recently cleared, with no green space available for use. Development is currently underway directly to the north of the site boundary, but appears to have no impact on the boundary itself.
- A planning application has been submitted (19/P2120) for this site and the adjacent site to restore the Manor Club building and build a six storey residential block to provide 26 residential units. The application does not propose to build on the open space. At the time of writing, the application has not yet been decided.
- 3.68 TEP recommends that the Open Space designation is removed as it no longer meets the open space criteria.

Site 12: River Wandle, Priory Retail Park, Colliers Wood

Metropolitan Open Land (MOL 18 Wandle Valley) & Open Space (W002)

- 3.69 The site comprises the River Wandle and associated land along the river consisting of a network of footpaths and footbridges, and remains of historic structures associated with the former use of the area as a priory (the priory wall is part of a Scheduled Ancient Monument). Despite being in a built up area adjacent to a large retail park, the river and footpaths are distinguishable from the built up area and provide an alternative walking route to adjacent roads. The site links to the Wandle Valley Regional Park network to the north and south, providing recreation and leisure opportunities serving the wider area. The watercourse and paths forms part an important link in the network of green infrastructure. The Open Space is categorised²⁰ as a Green Corridor. The site is also designated as a Green Corridor and a SINC (Borough Grade 1).
- 3.70 TEP recommends a minor boundary amendment to the MOL to remove the retail properties which back onto Wandle Park, on the northern side of Merton High Street.
- 3.71 TEP recommends a minor addition to the Open Space boundary to include the footpath, which clearly forms part of the open space and appears to be an anomaly on the previous designation.

Site of Importance for Nature Conservation (SINC MeBI04) & Green Corridor (GC19)

- 3.72 The area comprises the River Wandle and banks which flows around the retail park. The banks are vegetation with amenity grassland, scrub, vegetation and semi-mature trees. Species include broadleaved dock, butterfly bush, common nettle, hazel, willow and bramble. A hardstanding footpath runs adjacent to the river corridor.
- 3.73 There are no gaps in connectivity along the river. TEP recommends no amendment for the SINC. A minor amendment to the Green Corridor boundary should be made to remove the retail properties which back onto Wandle Park, on the northern side of Merton High Street and align the Green Corridor with the SINC and MOL.

Site 13: Dwellings at the end of Rutlish Road

Site of Importance for Nature Conservation (SINC MeBII12) & Green Corridor (GC24)

- 3.74 The area in question is a collection of residential properties, hardstanding car park and a footpath built immediately east of a tram line. A vegetated area and footpath is present adjacent to the tram stop to the north of the residential development. The vegetation includes bramble scrub, closely mown amenity grassland, a sycamore tree, snowberry and privet hedge.

²⁰ <https://www.gigl.org.uk/open-spaces/open-space-categories/>

- 3.75 TEP recommends a boundary amendment to remove the vegetated area and footpath adjacent to the tram stop from the SINC. The area is of low ecological value, and does not contribute to the borough ecology or provide opportunity for enjoyment of nature.
- 3.76 TEP recommends a boundary amendment to remove the footprint of the residential properties, hardstanding car park and footpath from the Green Corridor.

Site 14: Eveline Day Nursery School

Metropolitan Open Land (MOL 3 Lower Morden) & Open Space (P036)

- 3.77 Meadowsweet Close leads off Grand Drive leading into the MOL boundary, with the majority of the MOL designation appearing to the south of Meadowsweet Close. There is a grass verge to the north of Meadowsweet Close. The land to the south is comprised mainly of scrub, unmanaged grassland and self-set trees. There are some examples of semi-mature trees running along a ditch across the site. Some sections of the day nursery buildings and associated hardstanding are within the MOL designation area.
- 3.78 TEP recommends a boundary amendment to remove any buildings and associated hardstanding which form part of the Nursery School from the MOL designation, as they are not distinguishable from the built up area.
- 3.79 The Open Space boundary does not include the Nursery School, therefore no boundary change is required.

Green Corridor (GC09)

- 3.80 The area in question comprises a children's play area associated with nursery buildings. The play area is dominated by hardstanding play surfaces, with closely mown amenity grassland and wooden sheds. There are no trees or shrubs within the area.
- 3.81 TEP recommends boundary amendment to remove the children's play area from Green Corridor. The hardstanding which dominates the area is not a natural surface so does not meet Green Corridor criteria. The closely mown amenity grassland is small in area and provides limited function for species foraging or ranging, with no trees or shrubs to provide connectivity.

Site 15: Morden Park Leisure Centre

Metropolitan Open Land (MOL 16 Morden Park) & Open Space (M050)

- 3.82 At the time of the site visit, the new leisure centre and associated parking and provisions were being developed, with the new footprint visible. The development is built in MOL, however the former leisure centre will be newly designated as MOL and Open Space as a land swap, agreed through the approved planning application (16/P0882). There will be a net gain of 749sqm of MOL.

- 3.83 TEP recommends a boundary amendment for both Open Space and MOL to accommodate the new location of the leisure centre footprint and subsequent loss and gain of Open Space and MOL. The associated carpark, Morden Park playground and Merton Registry Office should also be designated as MOL and Open Space as a slight extension to the MOL boundary.
- 3.84 The Open Space identified as Merton Technical College (S057) has been built over and forms part of the Merton College buildings and should be removed as an Open Space designation.

Site of Importance for Nature Conservation (SINC MeBI11) & Green Corridor (GC10)

- 3.85 The SINC boundary cuts through half of the neutral grassland field, so that a pond is included within the SINC. To the east of the pond the neutral grassland field continues, and is bordered by trees and hedgerow. This is the same grassland habitat as within the western portion of the field.
- 3.86 TEP recommends the SINC boundary be amended to include the eastern portion of the neutral grassland field.
- 3.87 The new leisure centre building extends in to a neutral grassland field. The neutral grassland field is within the Green Corridor but not within the SINC. The footprint of the building should be removed from the Green Corridor.
- 3.88 A complex of building and hardstanding is also present within the north west of the Green Corridor. This area is not in the SINC. This area should also be removed from the Green Corridor.

Site 16: Mostyn Park Scooter Park

Open Space (M051)

- 3.89 The Open Space boundary in its entirety includes the vast majority of Mostyn Gardens, which contains the community scooter park. The gardens have a wide range of features, both natural (specimen trees, lawns, playing fields) and man-made (outdoor gym, bowling greens, outdoor play). The community scooter park itself is a structure which is ancillary to the context of its surroundings i.e. an open space for public use and can be considered as forming part of the wider Mostyn Gardens.
- 3.90 TEP recommends no amendment to the Open Space boundary as there is no change to the use of the site as Open Space.

Green Corridor (GC12)

- 3.91 The area comprises a scooter park which has been built in the Green Corridor. The scooter park comprises a tarmac scooter track, amenity grassland, shrubs and semi-mature and mature trees.

- 3.92 Vegetation dominates the area. Shrubs include field rose, hazel, snowberry, ivy, elder, butterfly bush and bryony. Semi-mature to mature trees include alder, turkey oak, birch, purple sycamore, ash, yew, purple beech, hazel, large leaved lime, cherry and sycamore.
- 3.93 The tarmac scooter track is maximum 2m wide, and does not disrupt connectivity between patches of amenity grassland and semi-mature trees. The semi-mature to mature trees provide connectivity for birds and bats from the scooter park to the wider area of Mostyn Gardens Park.
- 3.94 TEP recommends no amendment to the Green Corridor boundary.

Site 17 & 18: Haig Housing Estate Hill Top & Rhodes Moorhouse Court, Morden

Open Space (M099 & M100)

- 3.95 Both sites are contained within a private, gated residential housing estate. The housing estate itself caters for ex-service personnel and appears to be a former barracks. Site reference M100 (point 17) consists of amenity grass with mature trees located around the boundaries and represents an area of open space for the housing estate.
- 3.96 Site reference M099 (point 18) is being developed via the demolition of garages and erection of 68 residential units off Rhodes Moorhouse Court (planning application 16/P1696). The development is underway and has resulted in the loss of Open Space (M099) through the approved planning application, but M100 is unaffected.
- 3.97 TEP recommends that Open Space M099 be removed from Open Space designation, given that the new development will be built on this area it will no longer meet the open space criteria. Open Space M100 still meets the criteria for Open Space designation.

Site of Importance for Nature Conservation (SINC MeL22)

- 3.98 The estate comprises veteran's housing, hardstanding roads and car parking, amenity grassland and mature trees, including oak, ash and yew.
- 3.99 Within the south west corner of the site, behind the car park, is an area of closely mown amenity grassland, ornamental shrub, scrub and young to semi-mature trees. Tree species include turkey oak, Lawson cypress, weeping willow, elm and eucalyptus. This area does not meet the criteria for the SINC, which was designated for its mature trees giving it the feel of an arboretum.
- 3.100 TEP recommend a boundary amendment to remove the amenity grass and ornamental shrubs area from the SINC.
- 3.101 Tennis courts are present surrounded by mature trees. TEP recommends an amendment of the SINC boundary to remove the tennis court footprint from SINC.

Site 19: Perseid Upper School, Morden

Open Space (S055)

- 3.102 The site consists of the outdoor sports provision and play associated with the school, including a multi-use surface for tennis and football, along with a generic playing field for students to use. The site is inaccessible for the public.
- 3.103 Planning application no. 17/P0148 has been granted subject to conditions. It will impact on the Open Space boundary at this site. The application is for the erection of a single storey north-west extension, a two storey rear central extension and two single storey south east extensions. The footprint of the development will result in the loss of a small area of land currently designated as Open Space.
- 3.104 TEP recommends a minor boundary change to accommodate the development footprint, in line with the open space criteria.

Site of Importance for Nature Conservation (SINC MeBII01F) & Green Corridor (GC10)

- 3.105 The site comprises land occupied by Perseid Upper School, including school buildings and associated hardstanding, amenity grassland, hedgerow and shrub planting, woodland, tree rows and scattered trees.
- 3.106 Extensions to the school, including new school buildings and hardstanding extend in to the Sutton Line South of Wimbledon SINC and Green Corridor.
- 3.107 TEP recommends boundary changes to the SINC and Green Corridor to reflect the extensions to the school. The new school buildings and hardstanding should be removed from the Green Corridor, as the area is now a man-made surface which does not meet the Green Corridor criteria of vegetation surface and connectivity. The buildings and hardstanding should also be removed from the SINC, as the habitats are not of ecological value.

Site 20: Morden Recreation Ground Spinney

Site of Importance for Nature Conservation (SINC MeL08) & Green Corridor (GC10)

- 3.108 The spinney comprises semi-natural broadleaved woodland, with young, semi-mature and mature trees. Tree species include English oak, ash, English elm, sycamore, elder, hawthorn, horse chestnut, hazel, field maple, London plane, Norway maple and holly. The scrub layer comprises hawthorn, bramble, ivy, snowberry, wood avens, butchers broom, cow parsley and nettle.
- 3.109 The spinney provides opportunities for local people to enjoy nature, is easily accessible, and is not easily re-creatable. Change in management e.g. being taken over by a local wildlife group will enhance the woodland.
- 3.110 TEP recommends no amendment for either the SINC or Green Corridor.

Site 21: 64-70 Ravensbury Grove, Ravensbury Garages

Metropolitan Open Land (MOL 18 Wandle Valley) & Open Space (M053)

- 3.111 The approved planning application (16/P1968) is to demolish existing garages and flats and redevelop the footprint into 21 residential units. The development includes the provision of 592.03sqm of open space, but will result in an overall net loss of designated Open Space. The planning decision was granted on the basis that new open space provision will be designated as Open Space at the next Local Plan review.
- 3.112 The proposed development does not encroach into the MOL boundary.
- 3.113 TEP recommends no amendment to the MOL boundary, and the Open Space boundary should be amended in accordance with the approved planning application, development footprint and the provision of new open space, which should be included as designated Open Space.

Site of Importance for Nature Conservation (SINC M091) & Green Corridor (GC14)

- 3.114 The area in question comprises a channelized stream which feeds in to the river Wandle (one of the finest chalk streams in London) in the north-west section of Ravensbury Park.
- 3.115 The channelized stream flows around the northern boundary of Ravensbury Park, linking to the River Wandle at two points. The stream has no aquatic flora. Semi-mature trees grow on the banks, including hawthorn, sycamore, ash, crack willow and poplar species. Many trees have ivy growing up them. The scrub layer and ground flora consists of bramble, sycamore, ivy, broadleaved dock, ash, cow parsley, brome species, nettle, elder, cherry, horse chestnut and dogwood. Ivy covers much of the ground.
- 3.116 The tributary flows in to a chalk stream, has bridges across it giving it urban character, is easily accessible to the public, and provides opportunity for enjoyment of nature and is of value to local people.
- 3.117 TEP recommends no amendment for either the SINC or Green Corridor.

Site 22: Tooting and Mitcham Hub, Morden

Metropolitan Open Land (MOL 18 Wandle Valley) & Open Space (P028)

- 3.118 The site comprises a sports stadium, artificial and grass football pitches / training facilities, access road, car parking and other associated buildings. Additionally, there is an area to the south of the stadium which consists of rough grassland and scattered scrub.
- 3.119 Both the Open Space and MOL boundary include all parts of the site.

- 3.120 TEP recommends that the stadium, pitches and associated facilities are retained as MOL. Despite the high density of built facilities, the purpose of the site is for leisure, recreation and sport, and as a hub with a range of facilities it serves a wide area. It also forms part of a link in the network of green infrastructure.
- 3.121 The grassland field to the south of the sports hub is distinguishable from the adjoining built up area (and the built facilities of the sports hub), and forms part of a link in the network of green infrastructure. It also forms part of a Green Corridor and contains features of nature conservation value and habitat interest (see GC14 below). TEP recommends that this area is retained as part of the MOL designation.
- 3.122 The whole site meets Open Space criteria as it is outdoor sports provision with ancillary buildings. The grassland is accessible from the sports facilities but does not form part of the sports use. TEP recommends that the stadium, pitches and associated facilities are retained as Open Space.

Green Corridor (GC14)

- 3.123 The area in question comprises the sports club building, access road, car park and artificial sports pitches, which were built in the Green Corridor.
- 3.124 To the south of the building complex is a modified neutral grassland field, bounded by scrub and scattered trees. Scrub and trees comprise bramble, field maple ash, weeping willow, nettle, broadleaved willowherb, hedge bindweed, hornbeam, hawthorn, dogwood and elm.
- 3.125 A strip of trees and modified neutral grassland, approximately 8m wide, is present to the north west of the sports complex. Trees include sycamore, ash, cherry species, English oak, elm, field maple and silver birch.
- 3.126 TEP recommends an amendment to remove the footprint of the stadium, car park, artificial sports pitches and access road from the Green Corridor because they no longer meet the Green Corridor criteria of vegetation surface and connectivity. The surrounding habitats comprising modified neutral grassland, scrub and trees should be retained.

Site 23: Cricket Green School, Mitcham

Open Space (S014)

- 3.127 The site consists of Open Space associated with the Cricket Green School, including woodland and sports pitch provision. Planning application 18/P0086 approved a proposal to construct a new two storey building and demolish the existing temporary modular building, as well as the construction of new hard play area and associated soft landscaping. The proposal also includes the erection of single storey extension on two blocks of the school. The development will negatively impact the amount of Open Space currently available as there will be a loss of two of the main areas of woodland within the site to either building extension or car parking, with proposed new areas of open space to be provided.

- 3.128 TEP recommends an amendment of the Open Space boundary to reflect the approved development footprint only, as the remaining land currently designated as Open Space will continue to meet the criteria.

Site 24 & 25: The Wilson Hospital

Metropolitan Open Land (MOL 14 Mitcham Common - site 25)

- 3.129 The Wilson Hospital site, including all buildings and associated hard standing are not within the MOL designation and are located just south of the boundary, which runs along the north of the A239 Cranmer Road. The site itself consists mainly of Hospital buildings and car parking with occasional pockets of amenity green space. Any future development of the buildings is unlikely to extend into the MOL designation.
- 3.130 TEP recommends no amendment to the MOL boundary.

Open Space (S006 - site 24)

- 3.131 The site in question is the Cranmer Primary School and could not be audited due to access being restricted/unavailable. However, the Open Space boundary appears to only include the large soft landscaped open spaces within school grounds, which does meet the criteria for Open Space.
- 3.132 TEP recommends no amendment to the Open Space boundary.

Green Corridor (GC05)

- 3.133 The areas in question are immediately to the north-west, south west and south east of the hospital building and car park.
- 3.134 To the north west of the car park is a row of semi-mature to mature trees, comprising white poplar, sycamore, field maple, elder, horse chestnut, birch species, English oak and large leaved lime.
- 3.135 To the south east of the car park is closely mown amenity grassland, a building, semi-mature to mature scattered trees with ivy growing up the trunks, and modified neutral grassland. Tree species include sycamore, English oak, birch and horse chestnut.
- 3.136 To the south west of the car park the area comprises closely mown amenity grassland and tree rows, including ash, white poplar, silver birch, poplar species, ivy, rose species, bramble and elder.
- 3.137 TEP recommends an amendment of the Green Corridor boundary to remove the building footprint from the Green Corridor designation with the other habitats retained.

Site 26 and 26a: The Ravensbury Arms and Miller & Carter Steakhouse, Mitcham

Metropolitan Open Land (MOL 14 Mitcham Common)

- 3.138 Both of these pubs/restaurants, including outdoor seating areas and car parks are situated within a larger MOL area and contribute to the provision of open air facilities, especially for leisure which serve the whole or significant parts of London. The wider MOL area also provides a significant amount of land which forms part a significant link in the network of green infrastructure. The Mill House Ecology Centre is also located adjacent to the Miller & Carter Steakhouse.
- 3.139 TEP recommends no amendment to the MOL boundary for either of these sites as the buildings and car parks do not detract from the wider area designated as MOL.

Open Space (M056)

- 3.140 TEP recommends a boundary amendment to remove the footprint of the restaurant buildings, car parks, beer garden and fenced off courtyards from the Open Space boundary as they are not ancillary to the open space use.
- 3.141 The Mill House Ecology Centre and associated car park are used by the Mitcham Common Conservators. As this is an ancillary use to the wider Mitcham Common, it is recommended that this part of the site remains designated as Open Space.

Site of Importance for Nature Conservation (SINC M093) & Green Corridor (GC05)

- 3.142 The area in question comprises the Ravensbury Arms pub, Miller & Carter Steakhouse and the Mill House Ecology Centre which were built within the SINC/Green Corridor.
- 3.143 These sites comprise pub/restaurant buildings, an ecology centre building, hardstanding car parks, beer gardens, and courtyards.
- 3.144 The hardstanding car park has 1 mature horse chestnut tree and 2 mature London plane trees in the centre. The beer garden comprises closely mown amenity grassland and ornamental shrubs. A row of mature London plane trees is present between the car park and the beer garden.
- 3.145 The fenced off courtyards comprise hardstanding with ephemeral/short perennial vegetation. One courtyard has a single story brick building, one has a storage tanker.
- 3.146 TEP recommends a boundary amendment to remove the footprint of the buildings, car parks, beer gardens and fenced off courtyards from the SINC and Green Corridor as they do not meet the habitat or continuity criteria.

Site 27: Former Westminster City Sports Ground, Mitcham

Open Space (P030)

- 3.147 The site is a former sports pitch which has fallen out of use and is now unmanaged. The boundaries are formed by a tree belt and apart from one small road off Tamworth Lane, there is no access to the site. The site currently meets the criteria for Open Space because, despite being out of use as a sports pitch, it remains predominantly undeveloped and continues to have the potential to offer public value as an amenity area.
- 3.148 In planning terms, should an application be submitted for an extension of the cemetery, or the site be brought back into use as a playing pitch it would not result in the requirement for an amendment to the Open Space boundary.
- 3.149 Considering all aspects of the site at the current time, TEP recommends no amendment to the Open Space boundary.

Site 28: Allotments behind 13 – 45 Hill Road, Mitcham

Open Space (A009)

- 3.150 TEP recommends no amendment to the Open Space boundary as the area continues to offer amenity value to the public as an allotment.
- 3.151 There is potentially an encroachment issue if the land which appears to be allotments to the rear of the properties at 13-29 Hill Road is actually an encroachment of adjacent properties, or there needs to be a change of designation boundary if the land is privately owned by the adjacent properties. This will require land registry search or direct contact with these land owners to ascertain this.

Green Corridor (GC19)

- 3.152 The area in question comprises allotments, including vegetable patches, amenity grassland, bare ground paths, scattered trees, shrubs and wooden sheds.
- 3.153 The allotments were observed from the gate which was padlocked. Species observed include ash, hazel, hawthorn, ivy, privet, annual meadow grass, broadleaved dock, cow parsley, bramble, knotgrass, cherry species, sycamore and apple trees. Large white butterfly was also seen.
- 3.154 TEP recommends no amendment to the Green Corridor boundary. The area provides a habitat link for bats, birds, insects and mammals.

Site 29: Harris Academy Merton (Tamworth Manor High School), Mitcham

Open Space (S032)

- 3.155 The site consists of a school, including associated buildings and outdoor sports and play provision (artificial surface, hard standing and grass). The north and east boundaries of the site are shared with the rear gardens of houses and the south boundary backs onto a park. The west boundary is shared with the B272 Wide Way.
- 3.156 Planning application no 16/P1487 has been granted subject to conditions for the construction of a new two storey classroom block comprising 6no. general teaching classrooms, 2no. ICT suites, staff room, offices and other auxiliary spaces to existing secondary school.
- 3.157 The new classroom block has been constructed and has impacted on the Open Space boundary, creating a loss of grass playing field.
- 3.158 TEP recommends the boundary be changed to reflect the approved planning application, including the building footprint and other ancillary uses.

Site 30: Former Natwest Sports Ground, Streatham

Open Space (P001a)

- 3.159 The site comprises a former sports ground, which is now used by the Hope Ministries London. The site is currently managed as rough grassland with occasional pockets of scrub and individual mature trees along the east and north boundaries. The site does not appear to have an active use for the public and access is restricted.
- 3.160 The site continues to meet the open space criteria. Although it doesn't appear to be in use as a sports facility, there has been no formal change of use of the site. The grassland remains open, and the car park and buildings are ancillary to the open space.
- 3.161 TEP recommends no amendment to the Open Space boundary.

Site 31: Donnelly Green, Pollards Hill Estate, Mitcham

Open Space (M014)

- 3.162 The area in question is being redeveloped following planning application ref.15/P4305 being granted for the erection of 90 residential units, involving the demolition of 24 existing residential units and the construction of new estate access road with associated parking courts and car/cycle spaces. Pre-development, the area was already a housing estate with a high proportion of green space, the vast majority of which is designated as Open Space. New landscaping and waste storage facilities are also included in the development to complement green spaces already existing within the housing estate.

- 3.163 Redevelopment will impact on Donnelly's Green (Open Space within the development footprint) with the loss of 1.2ha of designated Open Space. However, development does include the provision of a grass pitch and an area of nature play elements and there is no adverse impact on protected species and/or biodiversity. The planning committee reports states the proposals provide an opportunity overall to enhance tree planting.
- 3.164 TEP recommends an amendment to the Open Space boundary to designate the configuration of open space on site as approved and developed through the planning application.

Site 32: Hollymount School, Cambridge Road, Raynes Park

Open Space (S051)

- 3.165 This site contains predominantly school buildings and hard standing areas, some of which contain dedicated play spaces. The western part of the site contains some soft landscaping areas. As these do not meet the criteria for Open Space, the current designation should be removed in its entirety.

Site 33: Former Lessa Sports Ground, Meadowview Road, Raynes Park

Open Space (P006)

- 3.166 The boundaries of this site are formed by residential terrace houses on three sides, residential units to the north separated by a hardstanding access way, with some mature trees and shrubs around the edges.
- 3.167 The site comprises three parts. The majority of the site is rough grassland, which appears to be maintained and is fenced off, with no public access and no active use. There is also a securely gated play space which is accessible only to the residents of the Meadowview Road development. To the north of the site, there is a public footpath which connects Grand Drive to Westway and 5 tennis courts which are managed by the Raynes Park Residents Lawn Tennis Club, in addition to an area of amenity space.
- 3.168 The southern area of the site has previously been identified as a sports pitch and is currently referred to in the Merton Playing Pitch Strategy (2019). As such, the site continues to meet the open space criteria as it remains predominantly undeveloped and continues to have the potential to offer public value as an amenity area. Although it is not currently in use as a sports facility, there has been no formal change of use of the site. The tennis courts and ancillary buildings to the north of the site continue to meet the Open Space criteria, as does the playground.
- 3.169 No amendments are recommended to the Open Space boundary.

Site 34: 274-312 Cannon Hill Lane, Raynes Park

Open Space (P002)

- 3.170 This site is located at the rear of six residential properties along Cannon Hill Lane. It is privately owned and is accessible only via a shared and gated driveway in between 320 and 322 Cannon Hill Lane. The All England Community Sports Ground lies directly adjacent to the north and the land to the west is currently unused (formerly a Scout Hall). The site is approximately 0.2 hectares in size and contains overgrown vegetation and some larger trees.
- 3.171 The site does not form part of the adjacent site known as Raynes Park Playing Fields, however it has been given the same designation. Given that it is landlocked, the site does not offer any public accessibility or visual amenity and is not designated as a Green Corridor or SINC.
- 3.172 It is recommended that the Open Space designation be removed for this parcel of land as it does not meet the Open Space criteria.

Site 35: Stanford Primary School, Streatham

Open Space (S020)

- 3.173 This site contains predominantly school buildings and hard standing areas, some of which contain dedicated play spaces. The south western part of the site contains soft landscaping areas. As these do not meet the criteria for Open Space, the current designation should be removed.

Site 36: St. Mary's Primary School, Wimbledon

Open Space (S065)

- 3.174 This site contains school buildings and hard standing areas, some of which contain dedicated play spaces. There are some trees to the east of the site, however these form a very small area in size. The Open Space designation should be removed as it does not meet the criteria because the site is almost entirely buildings and hard standing areas.

Site 37: Ursuline High School, Crescent Road, Wimbledon

Open Space (S052)

- 3.175 This site contains school buildings and hard standing areas, some of which contain dedicated play spaces. The Open Space designation should be removed as it does not meet the criteria because the site is almost entirely buildings and hard standing areas.

Site 38: Raynes Park High School, Bushey Road, Raynes Park

Open Space (S008)

- 3.176 This is an anomaly that is being rectified through this open space review. While Open Space S008 will remain designated for the school, the sliver of land shown on the map should be removed as it does not form part of the school land.

Site 39: Mary Tate Almshouses, Mitcham

- 3.177 This site forms the rear of the Mary Tates Cottages. The site is not publically accessible, is 0.11 hectares in size and is currently utilised as allotments, offering an amenity value through community gardening which should be protected.
- 3.178 It is recommended that this area be designated as new Open Space, under the Allotments, Community Gardens and City Farms Open Space category, subject to a site visit to confirm the current use.

Site 40: Part of Ravensbury Park, Ravensbury Estate, Mitcham

Open Space (M053)

- 3.179 This parcel of land was identified through the Estates Local Plan process for de-designation. It is simply being identified here to ensure that its removal is included in the updated Local Plan maps.

Site 41: Links Primary School, Tooting

Open Space (S059)

- 3.180 This site contains school buildings and hard standing areas, some of which contain dedicated play spaces. The Open Space designation should be removed as it does not meet the criteria because the site is almost entirely buildings and hard standing areas.