

Committee: Children and Young People Overview and Scrutiny Panel

Date: 15th January 2013

Agenda item: 6

Wards:

Subject: Primary School Places – New School Site Search

Lead officer: Yvette Stanley

Lead member: Councillor Martin Whelton

Forward Plan reference number: N/A

Contact officers: Paul Ballatt/Tom Procter

Recommendations:

- A.** Members of the panel note the findings of the Capita options appraisal report on providing additional school places in Wimbledon and provide comments to be considered in the further implementation of Merton's primary school places strategy.

1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1. The report updates the Children and Young People Overview and Scrutiny Panel on the latest position regarding the growth in demand for primary school places in Merton. In this context, and as agreed by the lead member for education, attached is the report provided by Capita on the results of the Wimbledon school provision site search commissioned by officers following a Cabinet decision in July 2012.
- 1.2. The Capita report was designed to support the council's options appraisal of possible solutions to meet the need to provide additional primary school places, particularly in the Wimbledon area of the borough. Work behind the report included reviewing sites identified previously in a 2010 site search, identifying further sites both in the ownership of the council and third parties, establishing a short list and providing a viability assessment of these shortlisted sites.
- 1.3. The Capita report confirms that there are no quick and easy solutions to provide additional school places around Wimbledon town centre. However, a number of new sites in the Raynes Park and Morden areas are identified, the Queens Road and Dairy Crest sites are again identified and the report confirms that expansion or further expansion of existing school sites in the Wimbledon area remains feasible.

2 DETAILS

a. Updated pupil roll projections

- 2.1. Various school places reports have been considered by Cabinet over the past three years. A report on 6 February 2012 outlined in detail the likely

demand for primary, secondary and special school places over the next 5 to 10 years.

2.2. Since this time the following has occurred:

- The Greater London Authority (GLA) has provided updated population and school projection forecasts. These forecasts show demand for school places in reception year is likely to continue to rise beyond 2015, with the peak being in 2018/19, before a very moderate fall, with levels still approximately four forms of entry higher than the present level by 2027/28
- Demand for reception places in Merton's primary schools for September 2012 has been slightly lower than expected following the experience of last year. There are currently 98 vacancies (3.5% of total reception roll). The reduction can be attributed to the retention rate from birth to reception roll falling from 81.6% in the previous year to 79.3%.

2.3. The table below shows the surplus in 2012/13 and the growth in places required based on:

- Live birth figures corresponding to reception year up to 2015/16
- GLA forecast live birth figures for reception year 2016/17 and beyond
- a retention rate of 79.7%
- a 1.5% contingency.

FORECAST ROLL NUMBERS AND REQUIRED GROWTH BASED ON 1.5% CONTINGENCY

Year	Year R forecast	Plus 1.5% minimum contingency	PAN 2012	Deficit after 1.5% contingency if no further increase in PAN	Cumulative extra required from 2008 baseline
Forecast 2012-13	2,632	2671	2730	-59 (current surplus)	21FE
Forecast 2013-14	2,723	2763	2730	33	23FE
Forecast 2014-15	2,796	2838	2730	108	25FE
Forecast 2015-16	2,815	2857	2730	127	26FE
Forecast 2016-17	2,875	2918	2730	188	28FE
Forecast 2017-18	2,910	2954	2730	224	29FE
Forecast 2018-19	2,918	2962	2730	232	29FE
Forecast 2019-20	2,903	2947	2730	217	29FE
Forecast 2020-21	2,886	2930	2730	200	28FE
Forecast 2021-22	2,874	2918	2730	188	28FE
Forecast 2022-23	2,849	2892	2730	162	27FE
Forecast 2023-24	2,833	2875	2730	145	26FE
Forecast 2024-25	2,824	2867	2730	137	26FE
Forecast 2025-26	2,815	2857	2730	127	26FE
Forecast 2026-27	2,803	2845	2730	115	25FE

Forecast 2027-28	2,791	2832	2730	102	25FE
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** Expansion required based on actual birth rates then forecast birth rates, 79.7% retention rate and 1.5% surplus rounded-up.

Note: retention rate rose from 77% to a peak of 81.6% in 2011/12 but is currently 79.3% for 2012/13

- 2.4. In view of the current year's surplus, the need to control cost of the school expansion programme and on the basis that primary schools, not unreasonably, wish to minimise vacancies, officers have agreed with the lead member and with primary headteachers that we will seek to avoid any additional expansions in reception year commencing September 2013. However, there is little contingency so it may be necessary to make a late decision to open a class, as occurred in September 2011 at Merton Abbey.
- 2.5. Nevertheless, based on actual birth data, further expansion up to 2015/16 is inevitable, and based on GLA forecast data, more expansion above this will be required up to 2017/18, with the forecast peak being 29 additional forms of entry compared to 2007/08 levels.

b. Current capital funding position

- 2.6. The existing 2012-16 capital programme provides sufficient funding for 22 forms of entry, including the purchase and adaptation of the Jamia School building for Singlegate Primary School to enable the school to provide 630 pupil places, rather than the 420 originally planned. This was agreed following a business case demonstrating that this option of purchase, adaptation and minor new build constituted a lower cost option than a new build school expansion for the same number of places on an existing site.
- 2.7. On 22 October 2012 Cabinet agreed the provisional capital programme. This included funding for three further permanent school expansions, and funding for temporary provision to further provide for the 29 forms of entry forecast to be required by 2017/18.
- 2.8. Therefore any further school expansions would need to be contained within this envelope, or funded from other sources.
- 2.9. Officers are ensuring that cost is challenged at all stages in the design and construction of an expansion project with a view to reducing expenditure wherever possible, while recognising that there are planning policies that need to be adhered to and other site specific considerations.

c. Site search report in Wimbledon

- 2.10. While almost half of the 21 school expansions to date have been in central or eastern wards of the borough, much of the publicity regarding our strategy to provide sufficient places has been focused on the Wimbledon area – at least partly due to some residents' resistance to school expansion in their community e.g. Dundonald.
- 2.11. Nevertheless, the February 2012 Cabinet report recognised that there was a particular problem in providing sufficient school places in the Wimbledon area due to the limited number of sites – existing schools and other sites already identified - that could be utilised. Cabinet in July 2012 agreed that a specific options appraisal be commissioned on the most appropriate way forward for the Wimbledon area.

- 2.12. Following a competitive procurement exercise, Capita were appointed to undertake this work. The main report is attached as **appendix 2**.
- 2.13. The report outlined that, in addition to the 22 schools either already expanded or with existing plans for expansion already in place, there remain a number of schools in the Wimbledon area or generally west of the borough which the council could again consider for expansion - collectively potentially providing 6 additional FEs. These are: Bishop Gilpin CE, St. Matthews CE, West Wimbledon, Hillcross (to 4 FE rather than the planned 3FE), , The Priory CE and Wimbledon Chase (further expansion to 4FE)
- 2.14. Some of these have not been brought forward for permanent expansion as they have previously faced barriers due to planning or playing field issues, the nature of the site or buildings, or concerns of the governing bodies. Thus far, no plans have been considered for 4FE schools. The council will therefore need to compare these barriers and issues with the risks and challenges of the best new site options in considering plans for the increased provision needed for the future.
- 2.15. The short list of non school sites identified in the Capita report are as follows:
- Car Park, Kenley Road, Merton Park, SW19 3HZ
 - Kingston Road, Raynes Park (former Manoplastics factory site)
 - 21 Leyton Road, Colliers Wood, SW19 1DJ (linked to All Saints Primary by backland green space)
 - Trinitarian Bible Society (TBS), City Court and Army Cadet Force sites, Merton Road, SW19 3NN
 - Whatley Centre, Whatley Avenue, SW20 9NS
 - Dairy Crest site + no. 59 Gap Road
 - Queens Road car park + Wimbledon New Baptist Church, 30 Queens Road SW19 8LR
- 2.16. Of the seven sites, with the exception of the previously identified Gap Road and Queen's Road sites, none of these are in the Wimbledon town centre area or to the north/east of the town centre as desired. Two are within the freehold of LB Merton (21 Leyton Road and Whatley Centre), and none owned by third parties are currently on the market.
- 2.17. Should one of the sites identified in the Capita report become available, significant capital expenditure would be required to build a new 2FE school. Since there is only capital for a further 3FE of permanent expansion across the whole borough, this would commit most of our capital resources to a single scheme. In this context it should be acknowledged that, while all areas are forecast to increase over the next five years, the greatest area of increase is likely to be seen in planning area 5 (Mitcham and Colliers Wood) rather than in the Wimbledon and Raynes Park areas.

3 ALTERNATIVE OPTIONS

- 3.1 The purpose of the Capita report was to consider all possible options to provide sufficient primary school places in the Wimbledon area.

4 CONSULTATION UNDERTAKEN OR PROPOSED

- 4.1 In addition to the specific item on the CYP Overview and Scrutiny Panel agenda – to which members of the Overview and Scrutiny Commission have been invited - the Capita report has been circulated to all elected members and has been placed on the council's website for public access.

5 TIMETABLE

- 5.1 The findings of the Capita report have been considered at Leader's Strategy Group and will contribute to the planning for the additional primary school places expected to be required through to 2019-20.

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 6.1 See section 2b on the current capital funding position.
- 6.2 Funding for Merton's primary places expansion strategy has been, and is likely to be in the medium term, a very significant call on the council's capital and revenue budgets as only part of the expenditure required is met through central government grant. The council's financial commitment to providing sufficient primary school places is primarily funded by capital borrowing to fund the costs and then charging the assets to revenue over their lifespan. In the current financial circumstances faced by the council, these increased revenue costs are adding to the pressures on budgets and to the savings required to achieve a balanced budget. Any further injection of funds will require the identification of further revenue savings to balance the budget.
- 6.3 In this context it is important to recognise that it will be very difficult to increase expenditure on the primary school expansion programme. It is important that investment is focussed on areas of maximum demand for places.
- 6.4 The report indicates that the demand for places may peak in 2019 and then decline. In this context it is important to ensure that expensive investment is not made in permanent expansion that will only be required in the short term.

7 LEGAL AND STATUTORY IMPLICATIONS

- 7.1 Under the 1996 Education Act the council has a statutory duty to secure that sufficient schools are available for its area.
- 7.2 A school building on a new site could either become part of an existing school, or be established as a new school.
- 7.3 The legislation on new schools has been amended with effect from 1 February 2012 by the Education Act 2011. There is now a presumption that new publicly funded schools will be academies or free schools. New maintained schools can only be proposed without Secretary of State consent and outside of competition if they are infant/junior school amalgamations, new nursery schools, replacement faith schools or new voluntary aided schools.
- 7.4 Under the new provisions, if a local authority thinks that a new school needs to be established in its area, it must seek proposals for the establishment of an Academy. The Secretary of State will then decide whether to enter into arrangements for an academy with any of the proposers who come forward.

The capital cost of the school and the site will need to be provided by the local authority. If an academy is not established as a result of these arrangements, the Secretary of State will authorise the local authority to publish a competition notice seeking bids for either an academy or a voluntary school to be provided. The Secretary of State will first then consider whether to approve any resulting academy proposals, and if no academy is created, the local authority considers whether to approve any proposals for voluntary school. The local authority will only be able to publish proposals for a new community school if proposals have been invited under a competition notice and no proposals have been received, or proposals that have been made have not been approved

- 7.5 However there is a separate mechanism for funding 'Free Schools' which, when established are the same legal entity as Academies. A free school provider would make a direct application to the DfE. Should it be approved the DfE would fund the free school from its central resources, including site acquisition. It should be noted that bids for free school funding are normally considered on an annual basis, funding for free schools is heavily over subscribed and the DfE seek to fund low cost options. An applicant does not need to establish that there is a 'basic need' for places (i.e. a shortfall of places in the overall area), only that there is parental demand for the school.
- 7.6 The Council has power under section 16 of the Education Act 1996 to establish schools and assist any primary or secondary school which is not maintained by it and could if appropriate provide assistance to a successful bidder for a free school. If assistance consisted of provision of a site for the school, consent may be required for the disposal of the land. Generally, the Authority may dispose of land in any manner it sees fit under section 123 of the Local Government Act, but other than short tenancies, may not dispose of land for a consideration less than the best that can reasonably be obtained except with the consent of the Secretary of State. Under the General Disposal Consent (England) 2003, a local authority may dispose of land without specific consent if the purpose is likely to contribute to the promotion of improvement of economic, social or environmental well-being in respect of the Authority's area and the difference between the unrestricted value of the land to be disposed of and the consideration for the disposal does not exceed two million pounds.
- 7.7 In supporting a free school bid, the Council would need to be clear whether it considered that there was a basic need for a school on the site. If the Council reached a conclusion that there was such a basic need, this may trigger the requirement to seek academy proposals for the site under section 6A of the Education and Inspections Act 2006 (as amended) if the free school bid is unsuccessful.

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 8.1 The expansion of schools is necessary to ensure the council provides access to school places for all residents who want them.

9 CRIME AND DISORDER IMPLICATIONS

- 9.1 No specific implications

10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

10.1 The expansion or development of schools are major undertakings often with a series of financial, planning and political risks attached. Extensive construction work is usually required which needs careful management of health and safety risks.

10.2 Although LB Merton has been relatively accurate in forecasting the demand for school places on a yearly basis, the exact level of demand cannot be forecast with certainty - this was demonstrated by the need to provide more primary places than originally planned in 2011/12. To reduce capital cost and the revenue risk of schools not filling to efficient class numbers the forecasts are on the basis of a very low level of surplus. With officers planning on the basis of a medium demand scenario there is a risk that the expansion requirements outlined in this report could be greater or lesser. The risk will continue to be managed by regular reviews.

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

- Appendix 1 – Tables detailing increasing birth rate, changing retention rates and reception year surplus, and schools expanded or planned for expansion
- Appendix 2 – Capita report + appendices

12 BACKGROUND PAPERS

- School Places Cabinet paper 20 February 2012
- School Places Cabinet paper 2 July 2012

APPENDIX 1

LB MERTON RISING BIRTH RATE, RETENTION AND EXPANSION PROGRAMME

Rising birth rate:

Academic year of birth	Year children entering reception class	Birth figure	Rise from 2007/08 reception cohort
2002/03	2007/08	2,612	
2003/04	2008/09	2,785	173
2004/05	2009/10	2,893	281
2005/06	2010/11	2,972	360
2006/07	2011/12	3,250	638
2007/08	2012/13	3,320	708
2008/09	2013/14	3,419	807
2009/10	2014/15	3,502	890
2010/11	2015/16	3,533	921
2011/12 *	2016/17	3,606	994
2012/13 *	2017/18	3,650	1,038
2013/14 *	2018/19	3,661	1,049

* GLA forecast births – all others live birth data

Retention rate:

Year children entering reception class	Corresponding Birth figure (Office for National Statistics)	Retention rate from birth	Reception Places	Reception year surplus	Reception year percentage surplus
2007/08	2,612	73.70%	2100	174	8.3%
2008/09	2,785	76.80%	2190 (3FE)	50	2.3%
2009/10	2,893	77.00%	2280 (6FE)	51	2.2%
2010/11	2,972	76.90%	2370 (9FE)	85	3.6%
2011/12	3,250	81.57%	2670 (19FE)	19	0.7%
2012/13	3,320	79.28%	2730 (21FE)	*98	3.5%

* From admissions 2/1/13

Expansions agreed and required

Academic Year	Current admission N°s & projected	Cumulative FE (increase on previous year)	Schools providing an additional reception year class with a view to permanent expansion unless stated
2007/08	2100		
2008/09	2190	3FE	Wimbledon Chase, Holy Trinity and St. Thomas of Canterbury
2009/10	2280	6FE	Benedict, Hollymount and Joseph Hood
2010/11	2370	9FE	Bishop Gilpin* (1 year bulge only), Aragon , and Cranmer
2011/12	2670	19FE	All Saints CE, Gorrington Park, Liberty, St. Marys RC, Singlegate, William Morris, Wimbledon Park, Dundonald (1 year bulge only), Hillcross, The Priory (1 year bulge only), Merton Abbey
2012/13	2730	21FE	4 new schools: Beecholme, Pelham, Poplar and Garfield (extra 2 year bulge only)
2013/14	2790	23FE **	
2014/15	2850	25FE **	Dundonald and Singlegate 3FE
2015/16	2880	26FE **	
2016/17	2940	28FE **	
2017/18	2970	29FE **	
2018/19	2970	29FE **	
TOTAL		29FE **	

** Expansion required based on actual birth rates then forecast birth rates, 79.7% retention rate and 1.5% surplus rounded-up

Bold = Legal process for permanent expansion completed

LB MERTON DfE SCHOOL CAPACITY RETURN AUGUST 2012 - SUMMARY OF PUPIL PROJECTIONS BY SCHOOL PLACES PLANNING AREA

Planning Area 1: Hillside, Raynes Park and Village wards

Planning Area 2: Cannon Hill, Lower Morden and West Barnes wards

Planning Area 3: Abbey, Dundonald, Merton Park, Trinity and Wimbledon Park

Planning Area 4: Ravensbury and St. Helier wards

Planning Area 5: Colliers Wood, Cricket Green, Figge's Marsh, Graveney and Lavender Fields wards

Planning Area 6: Longthornton and Pollards Hill wards

NOR = Number on roll

PANs = Published Admission Numbers

Planning Area Title/Descriptor	NOR 2011-12						
	R	1	2	3	4	5	6
Planning Area 1	204	230	208	160	177	158	147
Planning Area 2	408	365	326	314	288	304	292
Planning Area 3	750	566	552	527	460	441	433

Planning Area 4	210	204	208	207	191	184	191
Planning Area 5	771	684	652	616	553	511	561
Planning Area 6	303	266	273	260	246	221	211
Total	2,646	2,315	2,219	2,084	1,915	1,819	1,835

Forecast 2012-13							
Planning Area Title/Descriptor	R	1	2	3	4	5	6
Planning Area 1	227	211	230	202	160	163	156
Planning Area 2	403	413	349	323	307	283	308
Planning Area 3	696	751	562	543	527	451	432
Planning Area 4	209	211	198	210	206	199	186
Planning Area 5	790	774	683	654	627	549	517
Planning Area 6	305	308	277	271	252	244	211
Total	2,631	2,668	2,299	2,204	2,080	1,888	1,810

Forecast 2013-14							
Planning Area Title/Descriptor	R	1	2	3	4	5	6
Planning Area 1	233	228	211	223	200	153	157
Planning Area 2	409	410	400	346	320	306	286
Planning Area 3	742	698	742	549	535	518	439
Planning Area 4	224	212	209	200	210	212	204
Planning Area 5	830	789	778	685	658	623	556
Planning Area 6	285	314	313	274	265	255	242
Total	2,723	2,650	2,653	2,276	2,190	2,068	1,883

Forecast 2014-15							
Planning Area Title/Descriptor	R	1	2	3	4	5	6
Planning Area 1	234	233	227	204	221	191	147
Planning Area 2	417	416	397	397	343	319	309
Planning Area 3	758	744	690	725	542	527	504
Planning Area 4	236	226	211	211	199	217	218
Planning Area 5	848	830	793	779	689	654	632
Planning Area 6	303	294	320	311	269	268	253
Total	2,796	2,744	2,637	2,626	2,263	2,176	2,063

Forecast 2015-16							
Planning Area Title/Descriptor	R	1	2	3	4	5	6
Planning Area 1	234	235	233	220	202	211	184
Planning Area 2	425	424	403	394	394	341	322
Planning Area 3	768	761	735	674	716	533	513
Planning Area 4	234	239	225	212	210	206	222
Planning Area 5	851	847	834	793	784	685	663
Planning Area 6	304	312	300	317	304	272	267
Total	2,815	2,817	2,729	2,611	2,610	2,249	2,170

Forecast 2016-17							
Planning Area Title/Descriptor	R	1	2	3	4	5	6
Planning Area 1	239	234	234	225	218	194	203
Planning Area 2	432	431	410	400	391	392	345
Planning Area 3	778	770	751	718	665	704	520
Planning Area 4	242	236	238	227	212	218	211
Planning Area 5	869	851	851	834	798	779	694
Planning Area 6	315	313	318	297	311	308	270
Total	2,875	2,836	2,802	2,702	2,595	2,594	2,243

INCREASE 2011/12 NOR TO 2016-17 FORECAST							
Planning Area Title/Descriptor	R	1	2	3	4	5	6
Planning Area 1	35	4	26	65	41	36	56
Planning Area 2	24	66	84	86	103	88	53
Planning Area 3	28	204	199	191	205	263	87
Planning Area 4	32	32	30	20	21	34	20
Planning Area 5	98	167	199	218	245	268	133
Planning Area 6	12	47	45	37	65	87	59
Total	229	521	583	618	680	775	408

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CAPITA SYMONDS

Option appraisal work on providing additional school places in Wimbledon, London Borough of Merton



November 2012



MERTON COUNCIL

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Appendices

Appendix 1: Analysis of Considered Sites- confidential

• LB Merton School Site Shortlist	19
• LB Merton School Site long list	22

Appendix 2: Map identifying location of all sites

Appendix 3: Reports on considered shortlisted sites

• M08 Leyton Road Centre	46
• M12 Queen's Road Car Park & CS30 Wimbledon New Baptist Church	51
• M25 The Emma Hamilton Public House	57
• M46 Old lamp works & CS44 Garages, High Path	62
• M65 Car Park, adjacent to Kendor Gardens	71
• CS9 Land at Kingston Road (former Manuplastics site)	78
• CS14 61 High Path	84
• CS34 Trinitarian Bible Society	91
• CS59 Wimbledon Fire Station	98
• CS65 Whatley Centre	103

Appendix 4 - sites identified adjacent or close to Merton

1.0 Introduction

“Cabinet notes that in view of the further increased forecast demand and inherent complexities in providing sufficient local places in the Wimbledon area a specific options appraisal is to be commissioned which will report by the end of September on the most appropriate way forward for the Wimbledon area.”

1.01

Capita Symonds were appointed by the London Borough of Merton to assist the Council in developing option appraisals to support the programme for the provision of additional school places in the Borough by carrying out the following activities described in the brief as follows:

1. Following discussion with Council managers of school organisation, Property Review and Strategic Planning Policy, to review all the sites in the 2010 site search, the council's Sites and Policies DPD and consider whether there are any further possible sites, especially those in the ownership of LB Merton.
2. List all these sites and provide evidence for those that should be in a short list, of approximately five to ten sites.
3. To undertake a more detailed viability assessment of the short-listed sites for the council to build a two-form entry primary school including likely timescales and the risks to these.
4. To conclude how LB Merton would most effectively be able to provide for at least an additional 4 forms of entry in the Wimbledon area, with a broad strategy for more if demand increases further

1.02

**The need for additional school places in the Wimbledon area
School expansions agreed to date**

As detailed in the paragraphs below the council has firm plans to provide for 22 permanent additional forms of entry (FE – classes of 30 pupils per year i.e. 210 pupil places across the 7 years of primary school).

In September 2012 the council provided an additional 21 forms of entry in reception year, compared to a baseline of 2008 when the requirement for significant primary school expansion commenced. The following schools provided extra classes:

1. Wimbledon Chase
2. Holy Trinity CE
3. St Thomas of Canterbury RC
4. Benedict
5. Hollymount
6. Joseph Hood
7. Aragon
8. Cranmer *
9. All Saints CE (incorporating former South Wimbledon Community & Youth Centre Building, Haydons as a split site school)
10. Gorringe Park
11. Liberty
12. St. Mary's RC
13. Wimbledon Park
14. Singlegate *
15. William Morris
16. Hillcross *
17. Merton Abbey *
18. Poplar *
19. Pelham *
20. Beechholme*
21. Garfield **

All of the above except those with an * have now completed the legal process for permanent expansion, and are at varying stages of building being completed. Those with a * are considered feasible for permanent expansion and all but one have capital funding in place and are following the legal process to this end. Only Garfield Primary School above, listed with ** is not considered suitable for permanent expansion. It is taking a bulge class to be 3FE in each of 2011/12 and 2012/13, having only recently expanded to 2FE from reception year in 2006. No further expansion is considered feasible.

Therefore the council expects to expand the 20 schools above, and if this does not occur for any of those marked * alternatives would need to be found.

In addition to the 20 schools above, the council has firm plans with funding in place for the following expansions:

1. Dundonald Primary School – the school provided an additional class in September 2011 but did not so do in 2012 due to delays in legally implementing the scheme, which involves building on the neighbouring recreation ground utilising the footprint of an existing pavilion. Planning permission and the modification of a covenant are the current barriers to the school permanently expanding to 2FE.
2. Singlegate/Jamia - the purchase in summer 2012 of the adjacent Jamia Study Centre means that Singlegate Primary School can move to 3FE rather than the 2FE presently planned.

28

The council therefore has firm plans to provide for 22 additional forms of entry.

1.03

The council's pupil projections for future demand

The table Fig.01 opposite is based on the council's pupil forecasts from the GLA (Greater London Authority) and its pupil places submission to the DfE in August 2012.

Using the same 2008 baseline as above, growth to 29 forms of entry is forecast to be required by 2017-18 i.e. a further 7FE than the council has plans for. There is then a plateau for several years and from 2022-23 the forecast is for the level to drop slightly, suggesting that only about 3FE extra needs to be planned for permanently at this stage.

Year	Year R forecast	Plus 1.5% minim surplus	PAN 2012	Deficit	Cumulative extra required above 2008 baseline
Forecast 2012-13	2,631	2671	2730	-59	21FE
Forecast 2013-14	2,723	2763	2730	33	23FE
Forecast 2014-15	2,796	2838	2730	108	25FE
Forecast 2015-16	2,815	2857	2730	127	26FE
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Forecast 2017-18	2,910	2954	2730	224	29FE
Forecast 2018-19	2,918	2962	2730	232	29FE
Forecast 2019-20	2,903	2947	2730	217	29FE
Forecast 2020-21	2,886	2930	2730	200	28FE
Forecast 2021-22	2,874	2918	2730	188	28FE
Forecast 2022-23	2,849	2892	2730	162	27FE
Forecast 2023-24	2,833	2875	2730	145	26FE
Forecast 2024-25	2,824	2867	2730	137	26FE
Forecast 2025-26	2,815	2857	2730	127	26FE
Forecast 2026-27	2,803	2845	2730	115	25FE
Forecast 2027-28	2,791	2832	2730	102	25FE

Fig.01

1.04

However, the council needs to have outline plans that could be implemented if necessary for the following reasons:

- The growth is based on a 1.5% surplus, which is lower than the sum traditionally recommended to ensure a reasonable element of contingency and parental preference. The typical recommended surplus from the Audit Commission to balance parental choice and value for money is a minimum of 5%.
- The GLA forecasts do not allow for substantial housing growth which is a high possibility, with housing targets increasing and evidence that, even with the current downturn in the economy, a substantial number of small to medium size sites may be developed over the next 10-20 years.

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Therefore, it would be prudent for the council to ensure there are outline plans that could provide for at least 30 forms of entry i.e. 8 further forms of entry, plus further if any of the 22 school expansions listed above cannot be delivered.

1.05

The council is also forecasting substantial growth in the secondary sector – the February 2012 outline forecasts an increase required of 25 forms of entry. It could be that a larger primary school site could provide for an all-through school, or provide for pupils aged 11 and above, which would then require a replacement site for the primary school unless demand reduces.

Therefore firm plans are required for at least 4 additional forms of entry in the Wimbledon/Raynes Park area, and 4 additional forms of entry in planning areas 4, 5 and 6 (Mitcham and Morden)

1.06

This report considers the council's planning areas 1, 2, and 3, and particularly planning area 3 around Wimbledon. This is the area that LB Merton officers have identified as being of most concern, since, as recorded in the 20 February 2012 council Cabinet paper, an analysis of potential schools for expansion surrounding

Wimbledon town centre shows that there are a few options to expand schools. Despite the substantial school expansion in recent years outlined above, admissions preference and allocation information shows that schools have very small distance based catchments and it is therefore particularly challenging to be allocated a local school place.

2.0 Education Capacity Assessment

The table below contains all LB Merton Primary Schools in Places Planning areas 1 to 3 (all “West of the borough” wards - see appendix 2 for map). It considers all schools that could be re-considered for expansion based on their site only.

Areas 1,2,3

name of school	plan area	denom.	existing FE	BB99 min site area for exg FE (sqm)	site area (sqm)	address	expansion in progress	additional potential expansion deliverable by sept 2014	suggested further actions to release potential
Bishop Gilpin	1	C of E	2	4600	8,480	Lake Road London SW19 7EP	0	1	Feasibility study demonstrated this was possible through timetabled play space on Ricards Lodge land though concerns raised from school community regarding the school size and play area size. Could be re-visited but a VA school .
Hollymount	1	n/a	2	4600	6,623	Cambridge Road Wimbledon SW20 0SQ	0	0	No site capability for further expansion
St Matthew's	1	C of E	1	3550	6,379	Cottenham Park Road London SW20 0SX	0	1	Site appears to have capacity for expansion; it is understood this has not been progressed since expansion of Hollymount and Joseph Hood have to date met demand to far west of the borough. May wish to review if future shortfall in this area. A CofE VA school
West Wimbledon	1	n/a	2	4600	12,627	Bodnant Gardens West Barnes Lane Raynes Park London SW20 0BZ	0	1	Site appears to have capacity for expansion; it is understood this has not been progressed since expansion of Hollymount and Joseph Hood have to date met demand to far west of the borough. May wish to review if future shortfall in this area. Use of part of industrial site to rear of school could further facilitate school expansion.
Aragon	2	n/a	3	5650	9,819	Aragon Road Morden Surrey SM4 4QU	0	0	No site capability for 4FE unless the adjacent green space is utilised

Areas 1,2,3

name of school	plan area	denom.	existing FE	BB99 min site area for exg FE (sqm)	site area (sqm)	address	expansion in progress	additional potential expansion deliverable by sept 2014	suggested further actions to release potential
Hatfeild	2	n/a	2	4600	15,812	Lower Morden Lane Morden Surrey SM4 4SJ	0	0	Site area appears large enough for expansion but flood plain constraints - other neighbouring schools easier to expand e.g. Hillcross
Hillcross	2	n/a	2	4600	25,086	Ashridge Way Morden Surrey SM4 4EE	1	1	Site is large enough to be 4FE but would be planning issues in losing a designated playing field space
Joseph Hood	2	n/a	2	4600	6,783	Whatley Avenue London SW20 9NS	0	0	No site capability for further expansion unless adjacent Adult Education Centre utilised (see site report)
Sacred Heart	2	RC	2	4600	7,798	Burlington Road New Malden Surrey KT3 4ND	0	0	none- No site capability for expansion
St John Fisher	2	RC	2	4600	17,539	Grand Drive London SW20 9NA	0	0	Site of sufficient size for expansion but in a flood plain and to review whether a further RC school needs to expand to meet the balance of RC places, following expansion of St. Thomas of Canterbury and St Mary's Schools
All Saints	3	C of E	2	4600	7,454	East Road London SW19 1AR	0	0	Due to single storey building, difficult to expand without demolition or use of space not part of school site look at additional site for expansion- M08 Leyton Road centre and backland green area as could be linked to further expansion of this school.
Dundonald	3	n/a	1	3550	2,094	Dundonald Road Wimbledon SW19 3QH	1	0	Council awaits planning application decision to expand this school. Based on site search this appears to be the only option to provide further additional places in central Wimbledon in the short to medium term

Areas 1,2,3

name of school	plan area	denom.	existing FE	BB99 min site area for exg FE (sqm)	site area (sqm)	address	expansion in progress	additional potential expansion deliverable by sept 2014	suggested further actions to release potential
Garfield	3	n/a	2	4600	8,303	Garfield Road Wimbledon SW19 8SB	0	0	No site capability for permanent 3FE unless adjacent recreation ground utilised
Holy Trinity	3	C of E	2	4600	6,666	Effra Road London SW19 8PW	0	0	none- No site capability for further expansion
Merton Abbey	3	n/a	1	3550	10,251	High Path Merton London SW19 2JY	1	0	Considering addition of adjacent sites for primary or secondary expansion- sites CS14, M46 and High Path Day Centre
Merton Park	3	n/a	1	3550	3,430	Church Lane Merton Park London SW19 3HQ	0	0	none- No site capability for expansion
Pelham	3	n/a	1	3550	5,914	Southey Road London SW19 1NU	1	0	Statutory consultation underway - expansion essential to provide places in central Wimbledon and included in planning assumptions
Poplar	3	n/a	2	4600	12,207	Poplar Road South London SW19 3JZ	1	0	Statutory consultation underway - expansion essential to provide places now in short and long term in Merton Park and included in planning assumptions
The Priory	3	C of E	2	4600	9,503	Queens Road Wimbledon SW19 8LX	0	1	Governors of VA school would not support an extra reception class in Sep 12 but Site is larger than other 3FE schools. In view of location identified as being in key area of demand, may be worth reconsidering
St Mary's	3	RC	2	4600	3,708	Russell Road London SW19 1QL	0	0	none- No site capacity for further expansion

Areas 1,2,3

name of school	plan area	denom.	existing FE	BB99 min site area for exg FE (sqm)	site area (sqm)	address	expansion in progress	additional potential expansion deliverable by sept 2014	suggested further actions to release potential
Wimbledon Chase	3	n/a	3	5650	35,713	Merton Hall Road London SW19 3QB	0	1	The land area suggests further expansion is possible and could be considered as a potential secondary or all-through site. However would mean losing a playing pitch space. Also access and transport issues from previous recent expansion.
Wimbledon Park	3	n/a	2	4600	8,061	Havana Road London SW19 8EJ	1	0	No site capability for further expansion unless adjacent recreation ground built on
total			41				6	6	

3.0 Activity 1: Site Review and Search

3.01

The Capita Symonds (CS) team met with London Borough of Merton (LBM) Education and Planning officers on 15 August. At this first meeting the team were provided with large scale plans of the area that officers marked up with an approximate search area for the instruction.

Additionally we were provided with the following documents to assist in our considerations:

- London Borough of Merton, Asset Management Planning CSF - Potential Acquisitions Schedule - Draft Short List
- London Borough of Merton, Asset Management Planning Potential acquisitions schedule
- Education Sites in Merton and associated open space (Map)
- LDF 2012 Draft Proposal Sites - As at May 2012 (Map, with marked boundary)
- Sites and Policies DPD - Part II: Potential sites for new uses – January 2012

At this initial meeting it was conveyed to the team that the priority was to explore all and any brownfield opportunities in the Borough and to consider their potential to meet the pressing primary education requirements.

In order to identify appropriate sites in the borough, the key criteria that CS set for itself were that the sites should be

- previously developed, and
- not in residential use
- not green space or Metropolitan open land (MoL)

All other options were considered open for consideration. It should be noted that green space was considered where it was essential for the potential success of the site proposal.

3.02

A process was devised to identify potentially suitable properties and to then 'sift' for

suitability. This process can be broken down in to the following stages:

1. "Top-down" review of market availability
2. "Bottom-up" detailed search for non-residential, brownfield, property
3. Compilation of a 'long list'
4. Site visits of all property on the long list
5. First sift for suitability
6. Planning policy and Tree Preservation Order (TPO) review of properties
7. Second sift for suitability and production of a short-list
8. Title review, market assessment and capacity assessments
9. Prioritise sites for discussion and potential purchase.

3.03

1, 2 and 3– Top-down and bottom-up property searches, long list.

In conducting this research CS sought to identify all the non-residential property in the search area. Two key processes were deployed to achieve this:

- a top-down review of market availability, and
- a bottom-up property search.

The top-down approach involved the carrying out of searches through property market portals such as Costar and EGI and the issuing of an anonymous requirement to the property agency community.

The bottom-up approach sought to identify all buildings in a non-residential use in the search area.

3.04

A long list of properties was initially produced by dividing the search area into smaller areas which were then 'scoured' for buildings and properties that appeared to be in non-residential use. This first search was undertaken using online aerial and street level photography provided by Google and Bing. All properties were allocated a unique reference number and placed in to a long list. Postcodes were obtained from

the Royal Mail website. To this list were added any properties that had been identified by the top-down market research and any sites that had previously been identified by Merton or that had been submitted by land owners as part of the Sites & Policies DPD process. The product of this first stage of work was a ‘long list’ of 105 sites.

4.0 Activity 2: Site shortlist

4.01

To narrow down this long list and generate an evidence based shortlist a number of steps were taken:

4.02

4 and 5 – Site visits and first sift

35

Over the course of four days each of these sites was visited and photographed by the CS team. These site visits allowed the team to verify the current status of the sites and to identify if anything had changed since the aerial and street photography had been taken. It also checked the settings for any significant obstacles to potential primary school use.

A number of sites were discounted at this stage due to:

- industrial character or potential contaminated land
- proximity to railway lines or other sources of significant noise
- poor vehicle and pedestrian access
- poor relationship with the highway for pick up and drop off
- size of site
- lack of potential for external space

This review was undertaken by both the Property and Education teams at Capita Symonds. This process reduced the number of sites by approximately half.

4.03

6 and 7 – Planning policy review and search for Tree Preservation Orders, second sift

The reduced list of sites was issued to the CS town planning team who conducted desk-top reviews of the key planning policies for each of the sites.

Key issues for consideration were:

- any site specific designations
- extant planning consents
- conservation area status
- statutory listing
- existing use and class, the
- neighbouring uses
- Public Transport Accessibility Level (PTAL).

4.04

An internal workshop involving Property, Planning and Education reduced the long list to those sites the team believed had the best chance of being suitable for development. Sites that were put aside included those:

- obviously multi-let by a number of businesses
- part of a wider masterplan/ larger development scheme
- owned and operated as a church or religious meeting place
- adjacent or very close to a school already being expanded
- with very restrictive covenants

These sites have not been completely discounted but it is considered that other sites have a better chance of being delivered within Merton’s pressing time constraints. These sites may be revisited in the future, subject to the outcome of further work on the emerging shortlist.

5.0 Activity 3: Site Viability Assessment

5.04

The use of Compulsory Purchase Powers is an accepted means by which local authorities can facilitate the delivery of planned social and economic outcomes and outputs. However, the use of these Powers should be able to demonstrate that the land is genuinely required in order to secure the development, redevelopment or improvement of the land, or to achieve the stated purpose required in the interests of the proper planning of the area. There is a need to demonstrate that a compelling case in the public interest is served by the use of these powers and that this will outweigh any private loss. This will need careful consideration and justification, particularly in a scenario whereby alternative sites are being considered for a specific form of development and a selection process identifies a preferred site for the acquiring authority.

An acquiring authority should demonstrate that there is a realistic prospect that the proposed use(s) are deliverable, and within a reasonable time-scale. It is therefore extremely beneficial to have in place, prior to any Order being made, the delivery mechanism; means of funding; and a clear and robust Planning strategy (perhaps even Planning Consent for the proposed development if the proposals do not fully accord with Policy). Furthermore, the Authority should be able to clearly demonstrate that it has sought to acquire the land interest(s) via negotiation, and be able to adequately explain its reasoning for not being able to conclude such negotiations, such that compulsory acquisition is deemed the only realistic option in meeting the public interest.

Compulsory acquisition should not be the first means by which a local authority seeks to gain control of property interests and thereby over-ride an individual's human rights. The decision to embark upon acquiring land through the use of compulsory powers should only be taken following detailed consideration. The timescale for completing a compulsory purchase is a minimum of 12 months and could potentially take many years, and will require purchasing and legal advice on a site by site basis.

5.01

8 and 9 – Title, market assessment and capacity review, priority sites

A shortlist of 11 sites were identified that potentially meet Merton's requirement. These sites were investigated in greater detail by the team, including the obtaining of title documents and high level market assessments, which informed our outline capacity studies and viability assessments.

5.02

These shortlisted sites were discussed with officers from both Children, Schools and Families and Planning Departments on 13th September to inform the final shortlist.

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The remaining sites have been prioritised in the following order:

- sites in the ownership of LBM
- sites on the open market
- sites not on the open market but judged to be potentially available
- sites in multiple ownership or in area with low demand for additional places

5.03

Sites not in the ownership of LBM, or not on the open market, have been assessed on a high level basis by the Capita Symonds Real Estate Valuation team who have provided indicative potential site values. Further discussion with the landowners will be required for potential acquisition. It is anticipated that sites currently on the market could be secured in a minimum of 8 weeks. Sites not on the market already could also be secured in that timescale if the owner is willing to sell, however additional complications, such as finding new sites for existing activities may delay this timescale significantly.

6.0 Activity 4: Conclusion and recommendations

6.01 The following sites have been identified as having the best potential to deliver the additional FE- as new schools or extensions to existing schools- by September 2014:

Site ref	zone	description	ownership	Potential FE	Next steps
CS9	3	Kingston Road (former Manuplastics factory site)	private	3	£4 million was paid for this site in 2008. Large cleared site.
CS34	3	Trinitarian Bible Society (TBS), City Court and Army Cadet Force sites, Merton Road, SW19 3NN	TBS and MOD	2	Consider contacting owners of Bible Society property to explore intentions and whether they might consider moving. Subject to response to then contact adjacent owner (MOD). Existing building could potential be re-used.
CS46	3	Dairy Crest site + no. 59 Gap Road	private	2-3	The owners have made it clear it is a key location and requirement for their operation so they would want a replacement extensive external area and a refrigerated building, and financial incentive to move. However, given its location it is suggested the council ensures the site is kept open as a future option for a school in the medium to long-term.
CS65	2	Whatley Centre, Whatley Avenue, SW20 9NS adjacent to Joseph Hood Primary	LBM	2	Council's Community & Housing department to review requirement of existing use including whether this service could be run from alternative premises. Review impact of extra primary places on this site given Joseph Hood has just expanded to 2 forms of entry.
M08	3	21 Leyton Road, South Wimbledon, SW19 1DJ Youth Centre linked to All Saints Primary by backland green space	LBM tbc	1-2	Children's Services to investigate the potential alternative locations for the existing users and on what terms they occupy the current premises.
M12 + CS30	3	Queens Road car park + Wimbledon New Baptist Church, 30 Queens Road SW19 8LR	LBM + Baptist church	2	Shared site approach involving church and carpark could be explored with subsequent further feasibility study needed. Significant concerns re potential use of Queens Road car park site on its own due to immediate proximity to railway and narrow thin site which severely restricts a layout or economically efficient design solution. Restrictive covenants in favour of the British Railways Board need further investigation. Possible Crossrail implications.
MS65	3	Car Park, Kenley Road, Merton Park, SW19 3HZ	LBM	2	Obtain legal advice on existing/required rights of way and on the nature and any implications of restrictions on title.

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6.02

In addition a series of sites have been identified adjacent or close to **Merton Abbey School** that could provide 1-2 FE places, as a further extension to Merton Abbey School, to that currently progressing on their own, but are considered to offer a strong possibility for a future secondary school or all through school site, and are therefore identified separately here:

See map in Appendix 4 identifying locations of these 4 sites.

Site ref	zone	description	ownership	Next steps
M46	3	Old Lamp Works, 25 High Path, South Wimbledon, SW19 2LQ	Merton Priory Homes	Adjacent to CS44. Contact owner to explore intentions and expectation on value. Obtain valuation in existing use and highest and best use (less planning risk).
CS14	3	61 High Path SW19 2JY	private	Site for sale £1.7M. Would add 1000sqm to existing LBM ownership adjacent in day centre and school.
No ref	3	High Path Day Centre	LBM	Located between CS14 and Merton Abbey School- at minimum would provide physical connection but combination of two sites would significantly improve potential of site for future education provision in good strategic location. Explore current usage and potential for relocation.
CS44	3	Garages adjacent to Marsh Court, High Path, SW19 2LQ	Merton Priory Homes	Adjacent to M46.

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6.03 The site capacity assessment (appendix 2) indicates that existing school sites in school planning zones 1, 2 and 3 have adequate area to provide a potential 6 FE in addition to expansions already underway, however many have previously faced barriers due to planning or playing field issues, the nature of the site or buildings, or concerns of the governors. LB Merton may wish to compare these barriers with some of the risks and challenges of the best new site options above, which include sites already owned by the borough. Apart from the initial hurdle of the purchase price, sites not already owned by the borough may risk a open-ended purchase timescale, even if they are already on the market, and change of use issues. It should also be noted that a school building on a new site could either become part of an existing school governance, or the legal entity of a new school. If the latter, the current government presumption is that it should be a free school or an academy.

6.04

We recommend that the council undertake further work on the sites identified above to analyse the specific financial, political, and other implications of progressing the provision of primary places on any of these new sites against the implications of expanding existing schools. This work might include:

- Progressing discussions with site owners with regards to site valuation and potential timescale for availability
- Review of immediate local issues including potential local catchment area and impact on other local schools
- Carry out a risk analysis of all identified sites
- Assessing the overall financial cost and affordability against value for money
- Reviewing the potential for all-through schools within the secondary strategy to meet some primary need.

Appendix 1 - Analysis of Considered Sites

Site Ref	Grade	Grade based on	Address	Postcode	Size	Description	Education Comments	Planning	Property	Title
M08	A	Site is located in close proximity to the existing All Saints School and adjacent to open green space. Currently occupied by Merton Children's Services.	21 Leyton Road, South Wimbledon	SW19 1DJ	0.34 ha	Leyton Road Centre	Site is tight but could provide educational facilities in conjunction with neighbouring All Saints CE School. School would become 4 f.e..	The Council's preferred use is mixed-use community (D1 use class: education, day centre etc) and residential (C3 Use Class), or solely residential if the community service is provided elsewhere locally. It is suggested that in a mixed use development residential uses should be on upper floors. The site is adjacent to a conservation area to the east. The site is within an Archaeological Priority Area and Area Liable to Flood Every 100 years. A small part of the site is within a Critical Drainage Area.	Occupied by Merton Children's Services. Site is of a good size with a car parking area fronting the road. Access seems good and the site is immediately adjacent to green space	Building and land being currently used by LB Merton Children's Services.
M12	B	Considered difficult in isolation due to shape of site, access restrictions and proximity to railway. Worth considering jointly with Baptist Church (CS30). Merton have already undertaken site analysis to assess suitability for multi-storey 2fe school.	Queen's Road Car Park, Queens Road, Wimbledon	SW19 8LR	0.47 ha	Long narrow car park, access via Chadwick Avenue and Centre Court Car Park.	Proximity to the railway line may be an issue in terms of noise transfer. Merton undertook a feasibility study for this site and concluded that it could support a 2.f.e primary school, but that costs of providing it would be proportionately higher than providing a new school on a less challenging site.	The site is within a Controlled Parking Area. Parts of the site are within Critical Drainage Areas. It is immediately adjacent to the South Park Gardens Conservation Area to the south. Views into and from the Conservation Area should be respected. The western part of the site falls within the Wimbledon Town Centre boundary. Merton Light Rail runs along the length of the site. Such MLR land is safeguarded for the construction of the rail scheme, and applications which would prejudice the implementation of the scheme will not be permitted (UDP Policy PT2). The Council's preferred use is any of the following, or a suitable mix of: residential, community and office uses, dependant on access and 'very sensitive design'. The loss of town centre car parking spaces will need to be addressed. Traffic impacts on neighbouring streets should be minimised.	Currently used as car parking, the site is long and thin and could have potential as a standalone site or linked with the adjacent New Baptist Church site (CS30). Busy train line runs adjacent to north edge of site.	Land is owned by LB Merton. Restrictive covenants in favour of the British Railways Board need further investigation.
M25	C	Good size. Currently vacant. However, has residential value so affordability issue.	The Emma Hamilton Public House, 328 Kingston Road	SW20 8LR	0.7 ha	Former public house with large car park. Currently vacant.	Busy access from Kingston Road could be problematic, but the site could accommodate internal and external educational facilities.	The site fronts onto a Strategic Route road. Live planning application for residential-led mixed use development for c.50 units. Planning application refused in November 2012 only on design grounds for residential development	Large public house offset from road with ample parking. The building has limited access to green space although may have the provision for outdoor space on site. Surrounding uses are predominantly residential.	Restrictions on the title in favour of the Council (pre-dating 1948 Town Planning Act et al. Owners and lenders incorporated in Isle of Man.
M46	A	Potential for extension of Merton Abbey School. Site to be considered alongside adjacent Marsh Court Garage site (CS44).	Old Lamp Works, 25 High Path, South Wimbledon	SW19 2LQ	0.25 ha	The Old Lamp Works	Appears acceptable assuming external play space can be provided.	The site is part of an Archaeological Priority Zone and a Critical Drainage Area. The Council's preferred use of the site is a mixed use office and residential development.	Industrial buildings with multiple tenants. Surrounding area is predominantly residential and low grade industrial.	Freehold title owned by an individual. However, restriction on disposition subject to a special condition being satisfied, as agreed between David Charles Brooks and the Freeholder.

Site Ref	Grade	Grade based on	Address	Postcode	Size	Description	Education Comments	Planning	Property	Title
M65	A	Site appears suitable, assuming outdoor space can be provided. LB Merton own freehold. However, site relies on securing access via TfL land.	Kenley Road, Merton Park	SW19 3HZ	0.31 ha	Car Park adjacent to Kendor Gardens.	Concerns about compromised access to site and access to external space.	Access to the site is within separate ownership, without which the site is landlocked. The site is included within the MoreModern masterplan. The Council's preferred use is residential. However, the Council is currently in the early stages of discussions with TfL regarding the comprehensive redevelopment of sites within TfL's ownership.	Currently pay and display car park. Site has potential to access adjoining green space. Surrounding uses are residential.	Title appears land locked and has various restrictions on development and use. Likely that beneficiary of restrictions has fallen away. Needs legal advice.
CS9	A	Good size and vacant	Kingston Road - opposite junction with Dorien Road, Raynes Park (former Manoplastics factory site)	SW20 8SA	1 ha	Large cleared site. Adjoining railway to the north and Kingston Rd to South.	Appears to be suitable. The site is to the south west of the area of greatest need but could be developed to provide the required educational provision. It is close to railway lines so any new build would require good acoustic treatment.	The site appears to have been cleared in preparation for the implementation of the planning consent obtained in 2011.	Large cleared site, works have not started on building. The site is adjacent to CS10 and situated on a large quiet road although traffic may become busier at peak times.	Large site with acquisition in 2008 backed by RBS. Lack of development activity suggests might be worth testing landowner's intentions.
CS14	A	Site has potential for extension to Merton Abbey School. Currently being marketed for sale or let. To be considered with other High Path sites CS44 and M46.	61 High Path	SW19 2JY	0.1 ha. Current building is 18,075 sq ft.	Industrial building with high office content.	May work as extension to nearby Merton Abbey School. Possibility of providing Early Years and Foundation base allowing additional capacity on main school site.	Part of the site is within an Archaeological Priority Zone. Outline application for demolition of existing building and 28 dwelling residential and commercial mixed use scheme refused June 2010. Appeal dismissed February 2011.	Building for sale, looks vacant. Surrounding uses are mainly industrial although site is situated opposite a residential apartment block and near Merton Abbey Primary School. Could be used as potential solution for expansion.	Chantry Estates has an option on the title dating to 2009. Need to explore the terms and whether this is extant.
CS30	A	Existing building looks suitable for conversion. One to consider alongside adjacent Queens Road car park site (M12).	Wimbledon New Baptist Church, 30 Queens Road	SW19 8LR	0.14 ha	Church and car parking area.	Existing building looks suitable, but perhaps too small in isolation. Access and outside space is restricted.	The site falls within Wimbledon Town Centre and is within a Controlled Parking Zone. A strip of land, adjacent to the site is allocated as a proposal site to be maintained as a potential access route to the north.	Modern building over 2 and 3 floors. Occupies corner. Backs onto large linear car park already identified for redevelopment by Merton Council. Existing building layout looks suited to school use.	Church building and car park owned outright by the London Baptist Property Board Limited.
CS34	A	The current Bible Society building appears suitable for conversion. The Army Cadet Force would also be required to provide external space. Need to explore availability/ affordability/ potential to re-use building. Bible society may need new site but cadets could share.	Trinitarian Bible Society, City Court and Army Cadet Force sites, Merton Rd	SW19 3NN	1.37 ha	Trinitarian Bible Society office / warehouse and Army Cadet Force lodge.	Site appears to be suitable, assuming the adjoining open space is included.	The site is within a Controlled Parking Zone, an Archaeological Priority Zone, and the site fronts onto a Strategic Route road.	2 storey Bible Society office / industrial building. Solid construction. Large site with yard. Site has good access and located close to green space. Adjacent to industrial and residential.	Two titles. Complex arrangements between MOD and others (including Annington Homes, it is assumed to the front)

Site Ref	Grade	Grade based on	Address	Postcode	Size	Description	Education Comments	Planning	Property	Title
CS44	A	Site appears suitable for Merton Abbey Primary School satellite extension. To be considered alongside other High Path sites M46 and CS14.	Garages adjacent to Marsh Court, High Path, Wimbledon	SW19 2LQ	0.36 ha	Low rise garages adjacent to Marsh Court residential apartment block.	This site could be suitable for satellite facility for Merton Abbey primary school, but will likely require other High Path sites to be deliverable.	The site is within an Archaeological Priority Zone.	Low rise garages adjacent to residential tower block.	Marsh Court and the adjacent garage site was transferred to Merton Priory Homes from Merton Council in 2010. Merton Priory Homes is a new housing association, part of the Circle group.
CS46	B	Merton Council have already undertaken detailed feasibility work on this site. All sites are in the ownership of Dairy Crest. Dairy Crest have recently stated the site is in a key location for their operation.	Dairy Crest Site, Gap Road, Wimbledon (made up of three sites: Dairy Crest, 59 Gap Rd and a SINC).	SW19 8JA	1.3 ha	Mix of industrial buildings, yards and green space. Adjacent site include Wimbledon Builders Merchants and Safestore UK.	Concerns about proximity to the railway line and transfer of noise issues, but within area of greatest need. The Council in its report on Additional School Places of February 2012 considered this to be the most feasible option in the required location, but concluded that the purchase of a new site had no certain time frame and could take between 5 and 7 years.	The Core Strategy (2011) states that a wider range of uses than B1, B2 and B8 may be considered on this site, where the uses contribute to meeting the general aims of the economic development policy CS12. In this context, education would be considered an employment generating use which may be appropriate. However, any proposal to incorporate a use other than B1, B2 or B8 would be subject to the adoption of a planning brief for the whole site. The undeveloped, green area to the south east of the existing buildings is a Site of Importance for Nature Conservation. Similarly, the green strip to the west of the existing buildings, alongside the railway is also a SINC, as well as part of a Green Corridor.	Located next to railway bridge and track. Noticeable traffic congestion on Gap Road. Site appears linear with poor access and limited green space.	Two titles both owned by Unigate Dairies Limited.
CS59	A	Appears suitable for further extension of adjacent to Peilham Primary School. Fire service were previously not interested in selling two years ago, but worth reconsidering.	Wimbledon Fire Station, Kingston Road	SW19 1JN	0.96 ha	Fire station and adjoining Salvation Army building.	Suitable for extension of adjacent Peilham Primary School.	Most of the site falls within an Archaeological Priority Zone and fronts onto a Strategic Route.	Good sized modern fire station, currently fully operational. Buildings lend themselves to school conversion. Not good access and no green space but possibility for open space on site.	Freehold titles are owned by the London Fire and Emergency Planning Authority and The Salvation Army Trustee Company.
CS65	A	To be considered in relation to the adjacent school site - Joseph Hood Primary School. The adult education use would need to be relocated. Owned by LB Merton. The site has had recent investment in facilities.	Whatley Centre, Whatley Avenue	SW20 9NS	0.8 ha	Operational adult education facility.	The site may provide potential for further expansion of Joseph Hood Primary school.	Currently operating as an Adult Education Centre. No specific allocations.	Site appears to be already used for educational purposes	Adult Education Centre owned by Merton Council.

Site Ref	Grade	Grade based on	Address	Postcode	Size	Description	Education Comments	Planning	Property	Title
M01	B	Restricted access and poor external areas. Likely to be unviable given Councils preferred use as mixed commercial/ residential site.	Morrison's PLC car park and retail, 51 The Broadway	SW19 1QB	0.59 ha	Car park and retail units.	Access issues and poor provision of external areas.	Site discounted before planning review as unlikely to meet education requirements.	Large Morrison's supermarket and car park. Fronts on to busy road. Site operational and busy. Good access from rear, does not appear to be any green space nearby	0
M02	B	Site appears too small and restricted.	43-45 Palestine Grove, Colliers Wood	SW19 2QN	0.02 ha	Dilapidated storage / warehouse building.	Site appears to be small and restricted.	Site discounted before planning review as unlikely to meet education requirements.	Site appears small and with limited access. There does not appear to be any green space accessible. Surrounding uses are predominantly residential with nearby industrial	0
M05	B	Site has potential, but requires adjoining car park site to improve access and size. Nearby All Saints site (M08) is preferred.	64 - 72 High Street Collier's Wood	SW19 2BY	0.13 ha	Colliers Wood Community Centre	Current access looks unsuitable. Will need to include car park to rear and new access to make site work.	The site fronts onto a Controlled Parking Zone, it is within an Archaeological Priority Zone. The building itself falls within Flood Zone 2 and a Critical Drainage Area. The Council's preferred use of the site is mixed-use community and residential.	Medium sized site located in a residential / small high street retail area. Frontage of site onto busy road. However, side access present to secure car park at rear.	LB Merton freehold. Land to rear appears unregistered. Property subject to a right of way and any disposal is subject to the Physical Training and Recreation Act 1937 or similar. No registered tenants.
M06	B	Site appears too small and safe access is likely to be compromised by busy roads. Council's preferred use as 'pocket park'.	Land, Durnsford Road	SW19 8JF	0.08 ha	Durnsford Road Corner	Site is too small. Safe access may be difficult as busy crossroads. No access to playing fields.	Site discounted before planning review as unlikely to meet education requirements.	Site appeared to be too small and restricted on inspection.	0
M08	A	Site is located in close proximity to the existing All Saints School and adjacent to open green space. Currently occupied by Merton Children's Services.	21 Leyton Road, South Wimbledon	SW19 1DJ	0.34 ha	Leyton Road Centre	Site is tight but could provide required educational facilities in conjunction with neighbouring All Saints CE School. School would become 4 f.e..	The Council's preferred use is mixed-use community (D1 use class: education, day centre etc) and residential (C3 Use Class), or solely residential if the community service is provided elsewhere locally. It is suggested that in a mixed use development residential uses should be on upper floors. The site is adjacent to a conservation area to the east. The site is within an Archaeological Priority Area and Area Liable to Flood Every 100 years. A small part of the site is within a Critical Drainage Area.	Occupied by Merton Children's Services. Site is of a good size with a car parking area fronting the road. Access seems good and the site is immediately adjacent to green space	Building and land being currently used by LB Merton Childrens Services.

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M12	B	Considered difficult in isolation due to shape of site, access restrictions and proximity to railway. Worth considering jointly with Baptist Church (CS30). Merton have already undertaken site analysis to assess suitability for multi-storey 2fe school.	Queen's Road Car Park, Queens Road, Wimbledon	SW19 8LR	0.47 ha	Long narrow car park, access via Chadwick Avenue and Centre Court Car Park.	Proximity to the railway line may be an issue in terms of noise transfer. Merton undertook a feasibility study for this site and concluded that it could support a 2.f.e primary school, but that costs of providing it would be proportionately higher than providing a new school on a less challenging site.	The site is within a Controlled Parking Area. Parts of the site are within Critical Drainage Areas. It is immediately adjacent to the South Park Gardens Conservation Area to the south. Views into and from the Conservation Area should be respected. The western part of the site falls within the Wimbledon Town Centre boundary. Merton Light Rail runs along the length of the site. Such MLR land is safeguarded for the construction of the rail scheme, and applications which would prejudice the implementation of the scheme will not be permitted (UDP Policy PT2). The Council's preferred use is any of the following, or a suitable mix of: residential, community and office uses, dependant on access and 'very sensitive design'. The loss of town centre car parking spaces will need to be addressed. Traffic impacts on neighbouring streets should be minimised.	Currently used as car parking, the site is long and thin and could have potential as a standalone site or linked with the adjacent New Baptist Church site (CS30). Busy train line runs adjacent to north edge of site.	Land is owned by LB Merton. Restrictive covenants in favour of the British Railways Board need further investigation.
M16	B	Poor external space provision. Council want library to be retained.	Wimbledon Library, 35 Wimbledon Hill Road	SW19 7NB	0.14 ha	Library and Hall	External provision appears to be difficult to achieve.	Site discounted before planning review as unlikely to meet education requirements.	Large 2 storey period building, limited car parking. The site is situated in a busy retail / business area and fronts onto a large main road.	0
M19	C	Site has recent planning consent for redevelopment including new local care centre, assisted living extra care development and associated communal facilities.	Nelson Hospital, 220 Kingston Road, Raynes Park	SW20 8DB	3.2 ha	Hospital and car park	The site is large but the potential restrictions may make this a difficult site to develop within timescales.	The site falls within Archaeological Priority Zone. The eastern part of the site falls within a Critical Drainage Area. The Council's preferred use of the site is a health and community led mixed use scheme that may include a nursing home and/or residential. The Council adopted a Planning Brief SPD for the site on 22.01.2007. This should be referred to if the site investigation is progressed. The 4 pavilion buildings on the Kingston Road frontage and the building at the far western end of the site have been identified as contributing positively to the Conservation Area and may need to be protected.	Very large hospital site, hospital buildings appear too large for school but car park may provide viable option. Access is off a busy road but there is nearby green space to the rear of the site.	0
M22	B	Site appears to be too small for required educational provision.	Patrick Doody, Pelham Road	SW19 1NX	0.12 ha	Health centre building	Site appears too small with difficulty in providing required external areas and access onto and of the site.	Site discounted before planning review as unlikely to meet education requirements.	Small 2 storey building with some car parking at rear. Access to green fields is problematic.	0
M23	B	Restricted site which is unlikely to provide required internal and external educational facility. Would require relocation of existing community services.	9 Amity Grove, Raynes Park	SW20 0LQ	0.09 ha	Medical clinic building	Site appears restricted Access difficult and provision of external areas	Site discounted before planning review as unlikely to meet education requirements.	Small site. Currently 2 storey low rise building. On road with one way access and lined with cars. Site is situated between residential dwellings and has no provision for green space.	0
M24	C	Site earmarked for intensification of current health use to meet increased local residences. Likely to be cost prohibitive.	Morden Road Clinic, 256 Morden Road	SW19 3DA	0.26 ha	Morden Road Clinic	Site area not given but may suit 1 .f.e.	The site falls within Archaeological Priority Zone. The Council's preferred use is a healthcare-led mixed-use scheme with some residential. The site is adjacent to a Conservation Area and the Wandale Valley Regional Park.	2 storey modern building, fairly small. Currently occupied by Boots and also used as clinic. The site has its own lay-by off busy road to act as drop off. Adjacent green field space.	Relatively complicated ownership structure involving a collection of individuals (Doctors?) and the local PCT.

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M25	C	Good size. Currently vacant. However, has residential value so affordability issue.	The Emma Hamilton Public House, 328 Kingston Road	SW20 8LR	0.7 ha	Former public house with large car park. Currently vacant.	Busy access from Kingston Road could be problematic, but the site could accommodate internal and external educational facilities.	The site fronts onto a Strategic Route road. Live planning application for residential-led mixed use development for c.50 units. Planning application refused in November 2012 only on design grounds for residential development	Large public house offset from road with ample parking. The building has limited access to green space although may have the provision for outdoor space on site. Surrounding uses are predominantly residential.	Restrictions on the title in favour of the Council (pre-dating 1948 Town Planning Act et al. Owners and lenders incorporated in Isle of Man.
M27	B	Small and currently well used community site. May be suitable if adjacent Manor Club and grounds can be incorporated, but not considered suitable in isolation. Local listing is a potential barrier.	78 Kingston Road, Wimbledon	SW19 1LA	0.12 ha	Merton Hall	Site appears too small and access looks difficult. May be suitable if adjoining green space can be included.	The building is Locally Listed. A small part of the site falls within a Critical Drainage Area. The Council's preferred use is a mixed-use community and residential use or solely residential if the community use is provided elsewhere.	Site appears small and access off the busy road is problematic. No provision for green space. Neighbouring uses are residential / retail.	0
M28	B	Site appears not to be able to provide the required internal and external educational facilities. Likely restrictions on development given adjoining listed building. Loss of car parking likely to be opposed.	111 - 127 The Broadway	SW19 1QG	0.19 ha	Car Park	Site appears small. Access may be problematic off The Broadway and external areas difficult to achieve.	Site discounted before planning review as unlikely to meet education requirements.	Site is a small car park off busy road. Size of site problematic as well as lack of green space nearby.	0
M30	B	The site appears to be very restricted and too small to provide the required educational facilities. Proximity to multiple railway lines may cause excessive noise	Land adjacent to 10, Home Park Road	SW19 7HN	0.07 ha	Triangle of land	Site appears restricted in its ability to support internal and external areas and very close to the railway line.	Site discounted before planning review as unlikely to meet education requirements.	Very small site with no access.	0
M31	B	The site appears too small and very restricted. Likely to be difficulties in providing external educational areas. Access onto and off the site is also difficult.	28 St George's Road	SW19 4DP	0.06 ha	Wimbledon Community Centre	Site appears restricted and difficult to provide external areas. Access problematic.	Site discounted before planning review as unlikely to meet education requirements.	2 storey small office building in disrepair. Site surrounded by large office buildings. Site fronts on to busy main road.	0
M37	B	Very large site and only a proportion of the site would be required for a new primary school. Its existing usage and size make it a difficult site to pursue.	Wimbledon Greyhound Stadium, Plough Lane, Tooting	SW17 0BL	5.29 ha	Greyhound Stadium and car parking	Very large site and potentially difficult planning issues. Only a proportion would be needed for a new primary school.	The site is in Flood Zone 3b and an area at risk of flooding once every 100 years.	Very large site, building in disrepair. Car park appears to be in constant use. Near electricity station and low grade industrial.	0

Site Ref	Grade	Grade based on	Address	Postcode	Size	Description	Education Comments	Planning	Property	Title
M38	C	The site is large enough for educational provision, but its existing usage may mean there are site contamination issues and as an active facility it is unlikely that timescales for delivery could be met.	Byegrove Road, Colliers Wood	SW19 2AY	1.36 ha	Thames Water Site	The site is large enough for educational provision, but its existing usage may mean there are site contamination issues and as an active facility it is unlikely that timescales for delivery could be met.	The site is in Flood Zone 3b and an area at risk of flooding once every 100 years. A large area of the site is within a Critical Drainage Area. It is within a Controlled Parking Zone, and Archaeological Priority Zone and part of a Green Chain. A Leisure Walking Route runs through the site, and Merton Light Rail runs along the eastern boundary. Such MLR land is safeguarded for the construction of the rail scheme, and applications which would prejudice the implementation of the scheme will not be permitted (UDP Policy PT2). The Council's preferred use of the site is open land (flood storage) and nature conservation and it would wish to see a continuous stretch of Metropolitan Open Land maintained from north to south. The site is crossed by overhead power lines.	Thames Water site. Large site situated adjacent to green space. Good access off quiet road. Site no longer appears to be operational.	Thames Water site, recently registered. Three sub stations, otherwise no charges or leases visible.
M41	B	Restricted site which is unlikely to provide required internal and external educational facility (even when considered with adjoining site M77). Likely to be substantial objection to school development because of traffic and noise.	Land between 424 448 Kingston Road, Raynes Park	SW20 8DX	0.11 ha	Land with advertising hoardings.	Site appears restricted. Insufficient area for external play space. Surrounded by residential properties. Likely to be substantial objection to school development because of traffic and noise.	Site discounted before planning review as unlikely to meet education requirements.	Currently used for advertisement, the site appears too small.	0
M46	A	Potential for extension of Merton Abbey School. Site to be considered alongside adjacent Marsh Court Garage site (CS44).	Old Lamp Works, 25 High Path, South Wimbledon	SW19 2LQ	0.25 ha	The Old Lamp Works	Appears acceptable assuming external play space can be provided.	The site is part of an Archaeological Priority Zone and a Critical Drainage Area. The Council's preferred use of the site is a mixed use office and residential development.	Industrial buildings with multiple tenants. Surrounding area is predominantly residential and low grade industrial.	Freehold title owned by an individual. However, restriction on disposition subject to a special condition being satisfied, as agreed between David Charles Brooks and the Freeholder.
M49	B	Currently active Royal Mail sorting office. Loss of local jobs likely to be resisted. Located on a cul-de-sac with restricted access and congestion issues.	12 Cranbrook Road	SW19 4HD	0.28 ha	Wimbledon Delivery Office	Access to the site is problematic and external areas would be difficult to achieve.	The site sits alongside an active railway track. Vehicular access to the site is considered to be restricted. Parts of the site are within a Critical Drainage Area. The Council's preferred use is mixed-use office and residential.	Large 4 storey building, adjacent to railway line, good access off quiet road. Site is occupied by Royal Mail and appears fully operational.	0
M50	C	Industrial location completely unsuitable setting for school. Poor access through industrial estate. Likely multiple ownership could be expensive to acquire.	7, 8 and 12 Waterside Way, Tooting	SW17 0BH	0.96 ha	Industrial units	Site could provide required educational facilities, but location and nature of site are difficult.	The site is part of an Archaeological Priority Zone, a Critical Drainage Area and Flood Zone 3b, an area at risk of flooding every 100 years. The site is adjacent to Lambeth Cemetery.	The site is situated in an undesirable, largely industrial area with access via industrial roads. No green space nearby. Site is also close to school boundary.	0

Site Ref	Grade	Grade based on	Address	Postcode	Size	Description	Education Comments	Planning	Property	Title
M51	C	Large retail park fully occupied by strong covenant tenants. Very unlikely to be available / affordable.	Priory Retail Park	SW19 2PP		Retail park	Very large site and only a proportion of the site would be required for a new primary school. Its existing usage and size make it a difficult site to pursue.	The site is in an area liable to flood every 100 years. It fronts onto a Strategic Route, and part of the site contains a designated Leisure Walking Route. Roads to the east and west are subject to the Improvements to Streetscape/Frontages policy. It is part of an Archaeological Priority Zone.	Large retail park fully occupied by strong covenant tenants such as Currys.	0
M57	B	Site appears too small for required educational facilities and access onto and off the site is problematic. Proximity to the main road network may cause health and safety concerns.	Apollo House, 66A -82 London Road, Morden	SM4 5BE	0.09 ha	Morden station offices and retail units	Site appears restricted and too small to provide the required educational facilities. May be some concerns relating to safe access with main road network.	Site discounted before planning review as unlikely to meet education requirements.	Large offices above station, 1970's. Extremely busy and safety may be issue. Very difficult access off busy road. Surrounding uses are mainly commercial.	0
M58	C	Site access is very difficult. Given current use as fully operational car park in town centre it very unlikely to be available/ affordable.	Car Park Ro 127 to 149 Kenley Road, Morden	SM4 5BE	0.55 ha	Sainsbury's (Peel House) Car Park	Site would appear to be large enough for educational facilities, but access may be problematic.	Site is already identified as part of the MoreMorden regeneration proposals, which include developing the public realm. The delivery timescale for these proposals is 2017-2023. Councils preferred use (according to LB Merton's Sites and Policies DPD) is a mix of A1, A2, A3 A4, A5, B1(a) and C3 Use Classes.	Sainsbury's car park currently fully operational. No immediate green space and access very difficult.	0
M59	C	Site is very small and unlikely to be suitable.	194 - 196 High Street, Colliers Wood	SW19 2BH	0.02 ha	Cleared site with advertising hoardings	Site is too small to provide required educational facilities.	The Merton Light Railway crosses part of the site. Such land is safeguarded for the construction of the rail scheme, and applications which would prejudice the implementation of the scheme will not be permitted (UDP Policy PT2). The site is within an Archaeological Priority Zone, Flood Zone 2, and a small part of the site is a Critical Drainage Area. Colliers Wood Station, opposite, is a Grade II Listed Building. The Council's preferred use is a mix of retail, financial and professional services, restaurant and cafe, drinking establishments, takeaways, offices, and residential. An active frontage is preferred on the ground floors. Any redevelopment should consider impact upon highway capacity and traffic movement.	Small square site currently used for advertising hoardings. Site appears too small after inspection.	0
M61	C	Site appears suitable. However, likely to be cost prohibitive due to site being earmarked as high value development site providing a mix of residential and commercial uses.	Car Park Station House, Kenley Road, Merton Park	SW19 3DP	0.52 ha	Morden Station car park	Site appears suitable for required educational facilities. Concerns over proximity to railway sidings and lack of green space.	The site is part of Morden town centre and falls within the MoreMorden Masterplan Area - the Vision for Morden document was adopted by the Council in March 2009, however, this has not been progressed. The Council is currently in the early stages of discussions with TfL to produce a planning brief for the land around Morden Station. The Council's preferred use for the site is a mix of residential, employment and community uses.	Triangular car park used for station traffic. Good access but likely to be very busy at peak times. Site has no immediate access to green space.	0

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M62	B	Site appears to be restricted and too small for the required educational facilities. It is also unlikely to be available / affordable.	196 - 200 and 220 - 224 The Broadway	SW19 1RY	0.16 ha	Wimbledon YMCA, Connexions and former Millers Catering Equipment sites.	Appears to be restricted and too small for the required educational facilities.	The site is part of Wimbledon town centre, inside a Controlled Parking Zone, but is not in the main shopping area. It is a significant corner site. Parts of the site fall within a Critical Drainage Area. The Council's preferred use is a mix of retail, financial and professional services, restaurants and cafes, drinking establishments, takeaways, offices, community uses and residential (including hotel or hostel).	Very large high rise office building. Situated on busy road with little provision for drop off. No green space nearby. Site appears too large and problematic for school.	0
M63	B	The existing high rise building would be difficult to convert successfully into the required educational facility. Difficult to provide required external space. It is also unlikely to be available / affordable given that commercial agents are working on planning (Savills).	Highlands House, 165 - 171 The Broadway	SW19 1NE	0.16 ha	1960's office building located on corner site between The Broadway and Southey Road.	Busy road junction may cause problems with access. Nature of the existing high rise building not suited to educational purposes. External areas difficult to provide.	Site discounted before planning review as unlikely to meet education requirements.	Fully serviced high rise office building on junction of busy road. No green space, access for school difficult. Surrounding uses are office / commercial / residential	0
MS64	B	The current buildings have been recently refurbished and extended. Appears to be fully occupied. Unlikely to be available / affordable. Location close to administrative boundary.	12A Ravensbury Terrace, Wimbledon Park	SW18 4RL	0.9 ha	Offices within converted period buildings.	Large site which could provide required educational facilities, but location close to administrative boundary may distort admission patterns.	The site is at the northernmost tip of the Borough. It is part of a Controlled Parking Zone, an Archaeological Priority Zone and an area liable to flood once every 100 years, Flood Zone 3b. The eastern boundary is designated as a Site of Importance for Nature Conservation and Green Corridor, and is also safeguarded for Crossrail 2. The Council's preferred use is for office and residential.	Mix of industrial period buildings, which have been refurbished and converted into offices. Next to River Wandle. Range of heights, single to 3 storeys. Solid construction. Access difficult off narrow road. Neighbouring business park.	0
M65	A	Site appears suitable, assuming outdoor space can be provided. LB Merton own freehold. However, site relies on securing access via TfL land.	Kenley Road, Merton Park	SW19 3HZ	0.31 ha	Car Park adjacent to Kendor Gardens.	Concerns about compromised access to site and access to external space.	Access to the site is within separate ownership, without which the site is landlocked. The site is included within the MoreModern masterplan. The Council's preferred use is residential. However, the Council is currently in the early stages of discussions with TfL regarding the comprehensive redevelopment of sites within TfL's ownership.	Currently pay and display car park. Site has potential to access adjoining green space. Surrounding uses are residential.	Title appears land locked and has various restrictions on development and use. Likely that beneficiary of restrictions has fallen away. Needs legal advice.
M70	B	Multi-let industrial estate with minimal vacancies mean site is unlikely to be available / affordable. Location close to administrative boundary. Poor access.	Haslemere Industrial Estate, 20 Ravensbury Terrace	SW18 4RL	0.9 ha	Industrial estate	Large site with difficult access. May be some health and safety issues regarding the proximity of the Wandle. Its location close to administrative boundary may cause distortion to admission patterns.	Site discounted before planning review as unlikely to meet education requirements.	Linear industrial estate adjacent to railway. Multiple tenants and access potentially difficult through narrow road. Adjacent to green space.	0

Site Ref	Grade	Grade based on	Address	Postcode	Size	Description	Education Comments	Planning	Property	Title
M71	C	Rejected alongside Vantage House (CS 15) due to presence of electricity transformer building on the site. Industrial area lacking community facilities and green space.	1 Weir Road, Wimbledon	SW19 8UG	1.63 ha	Homebase store, Vantage House 4 storey office building, electrical transformer building and open car parking.	Access to playing fields appears to be problematic. Gairrat Park is close but need to cross the Wandle. Area would appear to lack other community facilities.	Site discounted before planning review as unlikely to meet education requirements.	4 storey office circa 1970s. Part vacant. Large car park could convert to outside space. Homebase operational site would be expensive to relocate. Limited green space.	0
M72	C	This site is part of larger residential development site, which is the subject of significant community interest. Very unlikely to be suitable.	Wolfson Rehabilitation, Copse Hill	SW20 0NJ	0.60 ha	Wolfson Centre Site	Large site which could provide required educational facilities.	The site is within an Archaeological Priority Zone. The Council's preferred use is residential.	Good sized site situated in expensive residential area. Site has good access and is close to green space. Appears a good potential site.	Part of the wider Atkinson Morley site (although separate titles). Suggestions on the title of overage due to the previous landowner.
M74	B	The site appears to be large enough for the required educational facility. However, there is restricted access and the site is surrounded by residential properties, which is likely to face local objection and delay. Reprovision of sporting facilities also an issue.	Southey Bowling Club, 559 Kingston Road	SW20 8SF	0.54 ha	Southey Bowls Club	Site surrounded by residential properties and access likely to be problematic.	Site discounted before planning review as unlikely to meet education requirements.	50/50 Bowling green to parking. Very poor access and overlooked by residential. Poor access to green space.	0
M75	C	Large site, located away from area of greatest need. Site has outline planning permission for major residential employment scheme. Very unlikely to be available / affordable. Delay in site coming forward due to de-commissioning of gas holder.	49 Segas House, Western Road, Mitcham	CR4 3ED	2.4 ha	Former operational National Grid site, including gas holder.	Large site but location is distant from area of greatest need. Site may be difficult to redevelop cost effectively for primary education.	Planning brief drafted to promote a mixed use development of the site to make a significant contribution to the regeneration of Mitcham as an Urban Village. Outline planning permission previously granted for residential and mixed use schemes. Access is via the busy Western Road to the north. Development within the vicinity of the gasholder is subject to HSE restrictions, which limit the development of the site at present. The gasholder is expected to be decommissioned within the next 5 years. Subject to it being decommissioned and the site decontaminated and cleared, the Council envisage that the site may be able to accommodate residential development and may need to consider how the need for school places may be met on or off site. The site is within an Archaeological Priority Zone.	Former National Grid gas holder site. Large site. Time scale for acquisition potentially problematic. Site large enough for outdoor space to be incorporated, good access.	0

Site Ref	Grade	Grade based on	Address	Postcode	Size	Description	Education Comments	Planning	Property	Title
M76	C	Singlegate Primary School is already expanding onto this site.	2 South Gardens, Colliers Wood	SW19 2NT	0.28 ha	Victorian former School building.	Suitable for extension of nearby Singlegate Primary School.	Site is adjacent to Singlegate Primary School which is currently being expanded to accommodate additional entrants. The building itself has been the subject of various planning applications for extensions and alterations. The site is within an Archaeological Priority Zone and adjoins the town centre boundary. It is within a Critical Drainage Area, and the majority lies within Increase Potential for Elevated Groundwater.	Large period building. Grade II listed. Good access and close to green space. Adjacent to Singlegate First School that is currently expanding into site.	0
M77	B	Site restricted and therefore difficult to achieve full education requirement (even when considered with site M41). Possible concerns over contamination given previous use.	Raynes Park Service Station, 26 Bushey Road, Raynes Park	SW20 8LW	0.33 ha	Disused service station	May be site contamination issues, which will cause health and safety concerns in parents. Restricted access.	Site discounted before planning review as unlikely to meet education requirements.	Run down, currently used as car sales forecourt. Frontage onto busy main road limiting access.	0
CS1	B	Small site with restricted access. Located away from area of greatest need. Limited access to green space.	Ashridge Way, Morden	SM4 4EF	0.3 ha	Church with potential surrounding buildings.	Site is restricted and may prove difficult to provide required educational provision. Not located in area of greatest need.	The site is not subject to any specific Planning Policies, although it fronts onto a Strategic Route highway.	Small church site with additional building. Surrounding uses are mainly residential. The site has no access to green space and limited drop off availability.	0
CS2	C	Unlikely to provide educational facilities required within available space. Very limited outside space and car parking available.	Durnsford Road	SW19 8GT	Various new build office units totalling 20,000 sq ft of available space.	New office buildings within mixed use residential scheme.	The nature of the existing building is difficult to provide required educational internal and external facilities.	The site is part of an Archaeological Priority Zone.	Vacant office, 5 storeys. Modern mixed use scheme, opposite CS15 site. Limited / no open space. Access off busy road. Part of new build mixed use apartment block.	0
CS3	B	The location and nature of the site make it very unlikely to be able to support the required educational facilities.	Wimbledon Bridge House	SW19 3RU	Various modern office units totalling 32,960 sq ft of available office space.	New office building available to let.	Restricted access to site. Provision of external areas difficult. Existing building would be difficult to remodel to provide required internal facilities.	Site discounted before planning review as unlikely to meet education requirements.	Extremely large multi storey office building. Situated on extremely busy road with poor access. Site has no open space and appears too large for school site.	0
CS4	C	Given that the site is fully occupied and multi-let the it is very unlikely to be available / affordable.	Nelson Trading Estate, The Path, London	SW19 3BL	1.25 ha	Large site next to green fields. Currently a fully occupied industrial estate.	Large site but existing usage would prevent delivery within timescales.	The site is within a Controlled Parking Zone	Fully let and operating trading estate. Tenants with good covenants present. Site backs onto green space and has good access. Site is large and may be difficult to acquire.	0

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CS5	B	The site is a fully operational garden centre. It is likely that its loss would be resisted. Very unlikely to be available / affordable in the required timescale.	Morden Hall Garden Centre, Morden Hall Road	SM4 5JD	0.94 ha	Large garden centre next to green open space.	Large site part of which could provide required educational facilities. However timescales not likely to be met.	The site is part of a designated Open Space, a Green Corridor, Metropolitan Open Land, a Historic Park and Garden, an area at risk of flooding every 100 years, and Archaeological Priority Zone.	Very large garden centre, some period buildings, some purpose built nursery buildings. Well established site.	0
CS6	B	It would be difficult to achieve the required educational facilities on this site. The proximity to multiple railway lines may cause excessive noise and playing field provision is difficult to access.	133 - 137 Alexandra Road, London	SW19 7JY	0.08 ha (10,826 sq ft of office building)	Office accommodation.	Site appears restricted and is close to the railway line and will likely suffer from noise transfer. No easy access to playing field provision.	Site discounted before planning review as unlikely to meet education requirements.	Large 6 storey office block off busy road, site has car parking at rear and sits adjacent to the railway track. Access and open space appear problematic.	0
CS7	C	Site is reserved for Crossrail usage. Very unlikely to be available within timescale and budget.	Woodman Works, Durnsford Road	SW19 8DR	0.12 ha	Industrial and office buildings	Restricted access and proximity to the railway lines appears problematic.	Site discounted before planning review as unlikely to meet education requirements.	Limited outside space and relatively small unit. May need acquisition of neighbouring sites. Tenants include Whittin Precision, Andrew Martin International. No green space and access is very poor.	0
CS8	B	Site access appears too restricted to provide the required educational provision. Multi-let, which is unlikely to be available / affordable.	The Business Centre, Elm Grove	SW19 4HE		Industrial and office buildings	Access to the site is limited and the site is too restricted to provide the required educational provision.	The site is within a Controlled Parking Zone.	Mixture of low rise industrial and office, 1 and 2 storey, multi let and in poor condition. Site sits adjacent to railway track and has good access. The site is near green space although it is not clear what it is currently used for.	0
CS9	A	Good size and vacant	Kingston Road - opposite junction with Dorien Road, Raynes Park (former Manuplastics factory site)	SW20 8SA	1 ha	Large cleared site. Adjoining railway to the north and Kingston Rd to South.	Appears to be suitable. The site is to the south west of the area of greatest need but could be developed to provide the required educational provision. It is close to railway lines so any new build would require good acoustic treatment.	The site appears to have been cleared in preparation for the implementation of the planning consent obtained in 2011.	Large cleared site, works have not started on building. The site is adjacent to CS10 and situated on a large quiet road although traffic may become busier at peak times.	Large site with acquisition in 2008 backed by RBS. Lack of development activity suggests might be worth testing landowner's intentions.

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CS10	C	Multi-let site unlikely to come forward within budget and timescale. Dundonald Church unlikely to relocate	561-565 Kingston Rd (Junction with Sydney Rd)	SW20 8ST	0.72 ha	3 low-rise industrial / office buildings occupied by PAG, Dundonald Church and Options	Site appears suitable. Possibly re-using some existing buildings. Dundonald Church unlikely to relocate but supportive of school on adjacent site CS9.	No specific allocations. Adjacent to railway and access road governed London Distributor Road Policy.	3 buildings, all low rise, all appear occupied. Church, PAG and Options. Site is adjacent to CS9 and situated on a large quiet road although traffic may become busier at peak times. There is a lack of green space available.	Seemingly owner occupied site acquired in 1986. Two charges in favour of Svenska Handelsbanken
CS11	B	Site is restricted with access onto and off the site difficult and required educational provision difficult to achieve. Planning consent is being sought for mixed-use residential scheme, which is likely to prove cost prohibitive for school.	Two adjacent office buildings at 81-87 and 89-91 Hartfield Road.	SW19 3TJ	0.12 ha	Offices with car parking space at rear.	Site is restricted with access onto and off the site difficult and required educational provision difficult to achieve.	The site is just outside of the Wimbledon Town Centre boundary. It fronts onto a local Distributor Road.	Good sized office buildings. One (The Pointe) is currently vacant and available to let. The site has potential access to green space at rear and also car parking behind the building.	High price paid for land in 2007 backed by Anglo Irish. Question has been raised with Anglo NAMA about status.
CS12	B	Site appears too small. Unlikely to meet internal and external requirements for educational facility. Central location likely to be too expensive.	Barry House, Worple Road	SW19 4DH	0.04 ha (7,500 sq ft office building)	Office with large car parking space at rear and potential buildings around.	Site and existing building both appear too small. Congested central location. Provision of external areas problematic.	Site discounted before planning review as unlikely to meet education requirements.	Site is situated in business area and fronts onto a busy main road. There appears to be very little green space nearby.	0
CS14	A	Site has potential for extension to Merton Abbey School. Currently being marketed for sale or let. To be considered with other High Path sites CS44 and M46.	61 High Path	SW19 2JY	0.1 ha. Current building is 18,075 sq ft.	Industrial building with high office content.	May work as extension to nearby Merton Abbey School. Possibility of providing Early Years and Foundation base allowing additional capacity on main school site.	Part of the site is within an Archaeological Priority Zone. Outline application for demolition of existing building and 28 dwelling residential and commercial mixed use scheme refused June 2010. Appeal dismissed February 2011.	Building for sale, looks vacant. Surrounding uses are mainly industrial although site is situated opposite a residential apartment block and near Merton Abbey Primary School. Could be used as potential solution for expansion.	Chantry Estates has an option on the title dating to 2009. Need to explore the terms and whether this is extant.
CS15	C	Site feasibility already carried out by Merton Council as part of wider 1 Weir Road site M72 and rejected. Site is due to be marketed for sale. Nature of the site may prove difficult to develop required educational facilities in timescales required.	Vantage House only (excluding Homebase site included in M71)	SW19 8UX	0.2 ha. 16,480 sq ft office building.	Office, very large car park.	Nature of the site may prove difficult to develop required educational facilities in timescales required.	Site discounted before planning review as unlikely to meet education requirements.	4 storey office building built circa 1970s. Currently part vacant, tenants include easyoffice.co.uk. Large car park may convert to outside space. Close proximity to Homebase, public access may be problematic. Part of M71 site. Limited green space.	Site comprises at least three titles. Property is managed by Capita Symonds and is reportedly to come to the market for sale.

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CS16	B	Site is a fully operational multi-let industrial estate. Very unlikely to be available / affordable. Limited green space. Local traffic congestion likely to cause access issues.	Chelsea Fields Industrial Estate and College Fields Business Centre.	SW19 2QA	0.62 ha	Multi-let industrial estate.	Large site which could support the required educational provision. Limited green space. Traffic congestion could cause access issues.	The Merton Light Railway route runs along the south east boundary and this land will be safeguarded. Small areas to the west of the site are areas at risk of flooding once every 100 years.	Mix of different tenants and location in recognised industrial area. Limited access to green space nearby. Difficult access through industrial estates. Suffers from severe traffic congestion at peak times.	0
CS17	B	Centrally located modern office building is unlikely to be affordable or achievable within timescale. Provision of external areas likely to be difficult.	156 - 161 The Broadway	SW19 1NE	0.12 ha. 49,107 sq ft office building.	Large office building.	Provision of external areas likely to be difficult.	Site discounted before planning review as unlikely to meet education requirements.	Large modern office building on busy main road. Currently Communications Workers Union. No green space and poor access. Site appears too large to present good option.	0
CS19	B	Very unlikely to be available / affordable in the timescale. May be long-term option to release part of site.	David Lloyd Health Club, Bushey Road	SW20 8TE	3.75 ha	Operational Leisure Club building with open space. Car parking, tennis courts, swimming pool and green space. Adjoining parkland.	Site is large enough for the required educational facilities and good access to playing fields, but existing usage may mean site acquisition is unlikely.	The site is a designated Open Space. Part of the site falls within Metropolitan Open Land and the Green Chain.	Very large site. Existing steel frame / industrial type buildings. Good access provision off busy road. Adjacent to green space. Acquisition likely to be difficult given existing use.	0
CS20	B	Large site only part of which would be required for 2.f.e primary provision. Currently well used and valued open space, loss of which is likely to be resisted.	Prince Georges Playing Field, Bushey Road	SW20 8TE	8.75 ha	Green space, but satellite images show car parking on site.	Large site only part of which would be required for 2.f.e primary provision.	The site is a designated Open Space, Metropolitan Open Land and a Green Chain site. It is also designated as a Site of Importance for Nature Conservation.	Large green space. Currently used for car boot sales.	0
CS21	B	Site has good potential assuming loss of green space is acceptable. Looking at site in conjunction with Whatley Centre (CS65). Site has been downgraded to B, as it does not comply with the agreed methodology of the CS instruction i.e. Green space is last resort.	Joseph Hood Recreation Ground, Pavilion site, Whatley Avenue	SW20 9BX	0.55 ha	Pavilion and bowling green site adjacent to recreation grounds, car parking, play areas.	The site could provide required internal and external educational facilities.	The site is designated Open Space, Metropolitan Open Land and a Green Chain site.	Single track to access site. Currently used and green space unlikely to support development.	The land is owned by Merton Council.
CS22	B	Current active use as religious place of worship, unlikely to be available / affordable. Lacks open space.	St James' Church and Hall, Martin Way, Morden	SM4 4AR	0.1 ha	Church buildings on corner site with Beaford Grove and Martin Way.	Current buildings do not look suitable for conversion. Site looks difficult to deliver.	The site fronts onto a Strategic Route highway.	Good sized site with parking and reasonable access. No outside space available. Surrounding area predominantly residential. Church appears in good repair and probably well used.	0

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CS23	B	Site likely to be able to support 1 f.e.. School. Current active use as religious place of worship, unlikely to be available / affordable. Lacks open space.	Martin Way Methodist Church, Buckleigh Avenue corner with Martin Way	SW20 9JZ	0.09 ha	Methodist Church adjoining mixed use retail / residential site.	Existing buildings look small. Maybe possible for 1 f.e..	The site fronts onto a Strategic Route highway.	Small site with parking and reasonable access. Buildings already look and feel like small school. No outside space available. Surrounding area predominantly residential. Buildings appear to be in good repair.	0
CS24	B	Current active use as religious place of worship, unlikely to be available / affordable. Loss likely to be resisted. Distant from area of greatest need. Has green space nearby.	St John's Fishers Church site, 207 Cannon Hill Lane	SW20 9DB	0.18 ha	Buildings of religious worship and car park.	Site has potential for required provision but is distant from area of greatest need.	The site fronts onto a Strategic Route highway.	50 / 50 building to car park. Quiet road providing good access. Surrounding uses are predominantly residential. Green space close to site. Church appears in good repair and appears well used.	0
CS25	B	Industrial site located close to existing Dundonald Primary School. Poor access. Given current use, site likely to have contamination issues. Very unlikely to be available / affordable in timescale.	Wimbledon West Goods Yard	SW19 3QW	0.64 ha	Industrial park located close to Dundonald Recreation Ground.	The site is in close proximity to Dundonald Primary school. Access is difficult. May be worth consideration for satellite provision.	The site appears to be accessed from a single point on Dundonald Road, opposite an existing primary School. Dundonald Road is a Local Distributor Road.	Site is adjacent to railway track. Access is poor from main roads. Comprised mainly of large industrial units. Appears fully tenanted. No green space and poor access.	0
CS26	B	Poor access provision. Neighbouring industrial uses are not supportive of a school in this location. Fully operational industrial estate, unlikely to be affordable / available within timescale.	Gresham Way Industrial Estate	SW19 8ED	0.62 ha	Industrial estate	Proximity of the Wimbledon Traincare Depot may cause excessive noise.	Site discounted before planning review as unlikely to meet education requirements.	Multiple tenants / owners, fully occupied, in good repair. Difficult access and immediately adjacent to train servicing depot on one side and green space opposite.	0
CS27	C	Adjacent site is reserved for Crossrail. Would also require acquisition of adjacent industrial site.	Woodman Pub, 222 Durnsford Road	SW19 8DR	0.12 ha	Public house with car park.	Pub site on its own is too small to provide required educational facilities.	The site is within a Controlled Parking Zone, it fronts onto a Strategic Route - Durnsford Road - and is part of a Local Shopping Centre.	Period / mock period building, existing building too small, but looks good size when combined with car park. No green space nearby. Surrounding uses industrial / residential.	Pub owned and managed. TGL141819 - 212 Durnsford Road, adjacent, owned by K D Lee (Castings) Ltd
CS28	B	Restricted site which is unlikely to provide required internal and external educational facility. Very unlikely to be available / affordable.	Co-op food store, Arthur Road	SW19 8AB	0.04 ha	Large Co-op food store	No external space. Site appears too restricted.	Site discounted before planning review as unlikely to meet education requirements.	Mixed use building. 4 storey modern construction, steel frame. Vacant retail unit within building. Serviced offices available above. Poor drop off. Surrounding area comprises of high street retail / residential.	0

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CS29	B	Site is very unlikely to be available / affordable.	Metropolitan Police Service, 15 Queens Road	SW19 8NN	0.14 ha	Large Police Station and car parking area	Possible 1 f.e. but access to playing fields an issue.	The site falls within Wimbledon Town Centre, and the older building is part of a Conservation Area. The site is within a Controlled Parking Zone.	Large character building with large modern offices and car park to rear. Good potential access through side road. Opposite Centre Court Shopping Centre and adjacent to residential. Good site but probably difficult to purchase.	0
CS30	A	Existing building looks suitable for conversion. One to consider alongside adjacent Queens Road car park site (M12).	Wimbledon New Baptist Church, 30 Queens Road	SW19 8LR	0.14 ha	Church and car parking area.	Existing building looks suitable, but perhaps too small in isolation. Access and outside space is restricted.	The site falls within Wimbledon Town Centre and is within a Controlled Parking Zone. A strip of land, adjacent to the site is allocated as a proposal site to be maintained as a potential access route to the north.	Modern building over 2 and 3 floors. Occupies corner. Backs onto large linear car park already identified for redevelopment by Merton Council. Existing building layout looks suited to school use.	Church building and car park owned outright by the London Baptist Property Board Limited.
CS31	B	Landlocked site with difficult access onto and off the site. Surrounded by residential properties. Appears too small for required educational facilities.	Evans Cycles Wimbledon, 6 - 12 Gladstone Road	SW19 1QT	0.13 ha	Cycle store with very large parking area.	Site appears landlocked with difficult access.	Site discounted before planning review as unlikely to meet education requirements.	Ground floor retail unit with above offices to let. Car park situated to rear of building. Difficult access on one way street. No green space nearby. Neighbouring uses primarily residential with some retail.	0
CS33	B	Unlikely to be available / affordable, given bespoke use as car garage and forecourt. Traffic congestion and possible site contamination issues.	Robins Day Morden Peugeot, 242 Morden Road	SW19 3BZ	0.31 ha	Operational Peugeot garage and forecourt.	May suit 1 .f.e. primary. Access may be problematic given traffic congestion on neighbouring road.	The site is within a Controlled Parking Zone, an Archaeological Priority Zone, and the site fronts onto a Strategic Route road.	Single storey garage and large forecourt. Situated on very busy road. Large purpose built site. No green space.	0
CS34	A	The current Bible Society building appears suitable for conversion. The Army Cadet Force would also be required to provide external space. Need to explore availability/ affordability/ potential to re-use building. Bible society may need new site but cadets could share.	Trinitarian Bible Society, City Court and Army Cadet Force sites, Merton Rd	SW19 3NN	1.37 ha	Trinitarian Bible Society office / warehouse and Army Cadet Force lodge.	Site appears to be suitable, assuming the adjoining open space is included.	The site is within a Controlled Parking Zone, an Archaeological Priority Zone, and the site fronts onto a Strategic Route road.	2 storey Bible Society office / industrial building. Solid construction. Large site with yard. Site has good access and located close to green space. Adjacent to industrial and residential.	Two titles. Complex arrangements between MOD and others (including Annington Homes, it is assumed to the front)
CS35	B	Industrial setting does not appear suitable for school. Likely to be difficult to redevelop successfully for primary provision. Unlikely to be available / affordable.	Merton Industrial Park (north), Lee Road	SW19 3WD		Industrial estate.	Large site, but location is surrounded by industrial units. Close to playing fields. Site may be difficult to redevelop cost effectively for primary education.	Part of the site is within an Archaeological Priority Zone. It fronts onto Merantun Way, which is a Strategic Route.	Recognised industrial area, unlikely to be suitable.	0

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CS36	B	Industrial setting does not appear suitable for school. Likely to be difficult to redevelop successfully for primary provision. Unlikely to be available / affordable.	Tramlink Park (south east), Deer Park Road, Merton	SW19 3TL		Industrial estate.	Site located in unsuitable industrial / commercial area. No suitable access to nearby green space.	Boundary to be clarified. Part of the site may lie within an Archaeological Priority Zone. Immediately to the east of the industrial area is a city farm. This is part of a conservation area, a Site of Importance for Nature Conservation, Metropolitan Open Land, Green Chain, land at risk of flooding once every 100 years.	Recognised industrial area, unlikely to be suitable.	0
CS37	B	Industrial setting does not appear suitable for school. Likely to be difficult to redevelop successfully for primary provision. Unlikely to be available / affordable.	Saxon Business Centre, Windsor Avenue	SW19 2TJ		Industrial estate.	Access to playing fields. May be difficult to provide external areas on-site.	Site discounted before planning review as unlikely to meet education requirements.	Recognised industrial area, unlikely to be suitable.	0
CS38	C	Well used and valued heritage building. Access onto the site is difficult and external areas appear difficult to provide.	Wimbledon Recreation Centre, Latimer Road	SW19 1EW		Large recreation centre with some parking.	Difficult to provide access onto and off the site. Provision of required external areas may be difficult.	The site is within a Controlled Parking Zone.	Large period building. Currently occupied and well used. Situated on small residential street. Building has recently been refurbished and unlikely to be available to acquire.	0
CS39	B	Site is unlikely to be available / affordable. Contamination issues regarding redevelopment of petrol station.	Wimbledon Air Training Corps and Esso Express, 192 Merton Road	SW19 1EG		Petrol station and adjacent building with car parking.	Access onto and off the site may be difficult to achieve.	The site is within a Controlled Parking Zone, and is broadly opposite a Conservation Area.	Small 2 storey building with corrugated roof. Esso garage large but very much in use. Limited access to green space nearby. Surrounding area predominantly residential.	0
CS41	B	Restricted site which is unlikely to provide required internal and external educational facility. Potential congestion at the beginning and end of the school day.	Raynes Park Methodist Church, Tolverne Road	SW20 8RA		Large former church site. Currently used for community uses.	Site appears restricted. Does not appear to allow for sufficient external area and access would be difficult. Potential congestion at the beginning and end of the school day.	Site discounted before planning review as unlikely to meet education requirements.	2 storey period building, no longer used as a church. Layout may not suit school. Road busy and difficult for drop off. Surrounding area is a mixture of residential and high street retail, no green space.	0
CS42	B	Poor access to sites and unlikely to be affordable or available to purchase within the timescale. Sites separated by protected conservation area, which will also restrict potential.	Eddy Catz (Children's play centre), IW Furniture site, Station Road and Wimbledon Language Academy, 40 Dane Road.	SW19 2NB		Childrens play centre and industrial / office buildings.	Congested and narrow road network likely to restrict access onto and off the site may be difficult to achieve.	IW Furniture and the Wimbledon Language Academy fall outside of the Colliers Wood town centre boundary. The Eddy Catz children's play centre falls inside the town centre boundary. The Eddy Catz site is adjacent to a Scheduled Ancient Monument to the east and south. The strip of land in between the Eddy Catz site and the IW Furniture site is designated as Metropolitan Open Land, a Site of Importance for Nature Conservation, a Conservation Area, Green Corridor, Green Chain. The entire site is inside an area liable to flood once every 100 years.	Hall type building of solid construction. Large car park out front. Access potentially difficult. Surrounding use is a mixture of industrial and residential.	0

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CS43	B	Restricted site access. Site is bounded by the river Wandale and major road junctions which is likely to present difficult health and safety issues.	Merton Auto-technics and other garages (Abbey Mills Garages, James Leigh Mercedes, Merton Valeting Centre) Station Road	SW19 2LP		Low rise industrial units.	River Wandale and busy road intersections may pose health and safety issues.	Site discounted before planning review as unlikely to meet education requirements.	Buildings in very poor repair. Appear to be fully let, access very difficult and no green space. Opposite residential.	0
CS44	A	Site appears suitable for Merton Abbey Primary School satellite extension. To be considered alongside other High Path sites M46 and CS14.	Garages adjacent to Marsh Court, High Path, Wimbledon	SW19 2LQ	0.36 ha	Low rise garages adjacent to Marsh Court residential apartment block.	This site could be suitable for satellite facility for Merton Abbey primary school, but will likely require other High Path sites to be deliverable.	The site is within an Archaeological Priority Zone.	Low rise garages adjacent to residential tower block.	Marsh Court and the adjacent garage site was transferred to Merton Priory Homes from Merton Council in 2010. Merton Priory Homes is a new housing association, part of the Circle group.
CS45	B	Located opposite All Saints CE School. May be worth consideration as extension to existing school site. Multi-let industrial estate with minimal vacancies mean site is unlikely to be available / affordable.	East Road Trading Estate, East Road	SW19 1DW		Low rise industrial units.	The site may provide potential for expansion at All Saints CE School. The site is only just within the area of identified greatest need.	The site is within an Archaeological Priority Zone and on land which is liable to flood once every 100 years.	Old, low grade, low rise multi let, industrial estate. Lots of independent traders in occupation. Opposite All Saints C of E Primary school, potential for expansion.	0
CS46	B	Merton Council have already undertaken detailed feasibility work on this site. All sites are in the ownership of Dairy Crest. Dairy Crest have recently stated the site is in a key location for their operation.	Dairy Crest Site, Gap Road, Wimbledon (made up of three sites: Dairy Crest, 59 Gap Rd and a SINC).	SW19 8JA	1.3 ha	Mix of industrial buildings, yards and green space. Adjacent site include Wimbledon Builders Merchants and Safestore UK.	Concerns about proximity to the railway line and transfer of noise issues, but within area of greatest need. The Council in its report on Additional School Places of February 2012 considered this to be the most feasible option in the required location, but concluded that the purchase of a new site had no certain time frame and could take between 5 and 7 years.	The Core Strategy (2011) states that a wider range of uses than B1, B2 and B8 may be considered on this site, where the uses contribute to meeting the general aims of the economic development policy CS12. In this context, education would be considered an employment generating use which may be appropriate. However, B8 would be subject to the adoption of a planning brief for the whole site. The undeveloped, green area to the south east of the existing buildings is a Site of Importance for Nature Conservation. Similarly, the green strip to the west of the existing buildings, alongside the railway is also a SINC, as well as part of a Green Corridor.	Located next to railway bridge and track. Noticeable traffic congestion on Gap Road. Site appears linear with poor access and limited green space.	Two titles both owned by Unigate Dairies Limited.

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CS47	B	Site appears restricted and difficult to provide required educational provision. Bespoke nature of site suggests it is unlikely to be available / affordable.	Cadogan Tate Fine Art, Durnsford Road adjacent to cemetery	SW19 8HQ		Purpose built industrial warehouse and yard	Access appears problematic and site appears to be restricted.	Site discounted before planning review as unlikely to meet education requirements.	Modern occupied industrial units adjacent to cemetery. Located off busy main road. No green space nearby. Site is on the edge of a large industrial area.	0
CS48	B	Would require consultation and agreement with the church and also use of adjacent Wimbledon college pitches. Likely to be difficult to deliver.	Sacred Heart R C Church Hall, Edge Hill	SW19 4LU		Church buildings	Site appears adequate for the provision of required educational facilities. On edge of area of greatest need.	The site is within a Conservation Area	Site is adjacent to a large church and playing field. Access is very good via wide quiet road. Building appears suited to a school conversion. Surrounding area is generally residential / secondary educational.	0
CS49	B	Current use as hotel and being refurbished. Very unlikely to be available / affordable.	Holiday Inn, 200 High Street Collier's Wood	SW19 2BH		Hotel	Site is adjacent to green space. Dependent on site size may be suitable for required educational provision.	The site is in a central location within Colliers Wood Town Centre. The site is within a Conservation Area and fronts onto a Strategic Route. The road is subject to an Improvement to Streetscape/Frontages policy. The site is also within an Archaeological Priority Zone.	Refurbishment currently under way, hotel still open and operational. Acquiring property seems unlikely. Situated on busy main street with no immediate access to green space.	0
CS50	B	Small site with difficult access. Unlikely to be able to provide required educational facilities.	Donald Hope Library Building, Cavendish House, High Street, Colliers Wood	SW19 2HR		Library with offices above.	Site appears to be too restricted to accommodate external areas. Access and drop off a problem.	Site discounted before planning review as unlikely to meet education requirements.	3 storey, modern brick construction. Boarded up at rear. Colliers Wood tube station very close to the west. 1st and 2nd floor vacant, let by Lambert Smith Hampton. Car parking at rear of building. Access difficult due to busy road. No immediate green space.	0
CS51	B	Site appears to be too small to accommodate education establishment.	St Joseph's Community Church, 30 Park Road and adjoining sites to north and south	SW19 2HS		Catholic Church	Site appears to be too small to accommodate education establishment.	The western half of the site falls within Colliers Wood Town Centre boundary and is part of an area liable to flood every 100 years. The entire site is within an Archaeological Priority Zone. It is also in a Controlled Parking Zone. The site fronts onto a Strategic Route. The road is subject to an Improvement to Streetscape/Frontages policy.	Site appears small and has a lack of green space. Frontage has potential for car parking / open space. Busy road frontage. Surrounding areas are predominantly residential and high street retail.	0
CS52	B	Site appears too small to provide required educational facilities.	Physio SW19 site, 129 Alexandra Road	SW19 7JY		Converted residential building.	Appears too small. Proximity to railway lines may cause excessive noise issues.	Site discounted before planning review as unlikely to meet education requirements.	Small converted residential unit. Appears too small for school.	0
CS53	B	Site is small and required educational facilities would be difficult to achieve.	Diacutt Concrete Drilling Services, 8 High Street Collier's Wood	SW19 2AE		Diacutt site and adjoining industrial uses	Site is small and required educational facilities would be difficult to achieve.	The northern part of the site is part of an area liable to flood every 100 years. The site also fronts onto a Strategic Route and one subject to an Improvement to Streetscape/Frontages Policy. Site is within an Archaeological Priority Zone and Controlled Parking Area.	Industrial area in between residential. No access to green space and busy road frontage making access difficult.	0

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CS54	B	The site has very narrow access and appears to be landlocked. It is surrounded by residential and likely to cause objection to development of educational provision.	Island site south of Caxton Road	SW19 8TX		Garages and light industrial buildings surrounded by residential	Landlocked Very difficult access and location of site likely to cause significant local objection.	Site discounted before planning review as unlikely to meet education requirements.	Solid construction, 2 storey building landlocked by residential. Difficult access and no green space.	0
CS55	B	Small site with limited access. Very unlikely to be available to purchase and loss of religious place of worship likely to be opposed. Provision of required educational facilities would be difficult to achieve.	Shree Ganapathy Temple, 125-133 Effra Road, Wimbledon	SW19 8PU		Religious temple building	Site appears to be too small to provide required educational provision.	The site is within a controlled parking zone.	Period building of solid construction. Site appears relatively small with no access to green fields. Site is an occupied Hindu temple.	0
CS56	B	Site appears too small and is currently in use. Grade II listed heritage issue likely to restrict expansion further. Loss of religious place of worship likely to be opposed.	Parish Church of All Saints Church, All Saints Road, South Wimbledon	SW19 1BU		Church building	Site appears to be too small to provide required educational provision.	Building is Grade II listed.	Period building, possibly listed. Located in residential area. Site appears too small.	0
CS58	B	Site is small and nature of existing building make it difficult to provide the required educational facilities.	Corner of Kingston and Kingswood Road, 'Telephone Exchange'	SW19 4SR		Telephone exchange building.	Multi storey building potentially difficult for a primary school. Provision of external areas difficult and site looks restricted.	Site discounted before planning review as unlikely to meet education requirements.	Large 3 storey building occupying corner site. Situated in residential area. Drop off difficult and site has no access to green space.	0
CS59	A	Appears suitable for further extension of adjacent to Pelham Primary School. Fire service were previously not interested in selling two years ago, but worth reconsidering.	Wimbledon Fire Station, Kingston Road	SW19 1JN	0.96 ha	Fire station and adjoining Salvation Army building.	Suitable for extension of adjacent Pelham Primary School.	Most of the site falls within an Archaeological Priority Zone and fronts onto a Strategic Route.	Good sized modern fire station, currently fully operational. Buildings lend themselves to school conversion. Not good access and no green space but possibility for open space on site.	Freehold titles are owned by the London Fire and Emergency Planning Authority and The Salvation Army Trustee Company.
CS60	C	Adjacent to over congested tram / road junction. Unlikely that additional pressure on infrastructure from school use would be supported.	White Hart Pub, Rutlish Road	SW19 3AL		White Hart Pub site and adjacent MOT garage	The site is located on busy main road in an area of already high traffic congestion. Access onto and off the site and safe drop off would be very difficult to achieve.	The site is within an Archaeological Priority Zone and fronts onto a Strategic Route.	Good sized public house with car parking area. Site appears fairly run down and in need of renovation. Adjacent garages also offer potential to be combined with site. Access potentially good off side road rather than main. Nearby green space and potential for on-site space.	Public House and MOT garage owned by Rutlish School. Pub let with 14 yrs unexpired.

Site Ref	Grade	Grade based on	Address	Postcode	Size	Description	Education Comments	Planning	Property	Title
CS61	B	Restricted access to site, which is set down from main road. Proximity to the railway line may mean noise transfer unacceptable.	Wimbledon Magistrates Court	SW19 7JP		Magistrates Court buildings	Proximity to the railway line may mean noise transfer unacceptable.	Site discounted before planning review as unlikely to meet education requirements.	2 storey large office building with large car park. Adjacent to railway and large Waitrose. Access at peak times likely to be difficult. Building currently fully operational.	0
CS62	B	Currently operating as Virgin Active leisure centre. Very unlikely to be available/affordable.	Virgin Active, North Road	SW19 1AQ		Health Club	Site large enough to provide a new school and just within area of greatest need.	The site is part of an Archaeological Priority Zone and an area liable to flood once every 100 years.	Very large modern building. Occupied and busy. Large parking area. Likely to be very difficult to acquire.	0
CS63	B	The site is located within multi-let industrial park and distant from the area of identified need. Concerns over the immediate environment due to train lines and industrial uses. Restricted access and concerns over conflict with existing train station car parking.	Rainbow Industrial Estate, Raynes Park Goods Yard	SW20 0JY		Industrial estate	Access appears difficult. Possible noise transfer issue from surrounding railways. Distant from area of greatest need.	Merton's core planning strategy supports comprehensive employment-led regeneration of the site led by a planning brief. Draft planning brief published for consultation in summer 2012, proposing mix of employment and residential development.	Large industrial park, lots of trade and multiple tenants. Difficult access and site situated between railway lines.	0
CS64	B	Site appears to be too small for required educational provision unless Nursery playing fields also used. Loss of playing pitch. Access issues.	Tennis Courts, Melbourne Road	SW19 3BA		Tennis courts	Site appears to be too small.	Site is designated open space	Area currently situated on green space.	0
CS65	A	To be considered in relation to the adjacent school site - Joseph Hood Primary School. The adult education use would need to be relocated. Owned by LB Merton. The site has had recent investment in facilities.	Whalley Centre, Whalley Avenue	SW20 9NS	0.8 ha	Operational adult education facility.	The site may provide potential for further expansion of Joseph Hood Primary school.	Currently operating as an Adult Education Centre. No specific allocations.	Site appears to be already used for educational purposes	Adult Education Centre owned by Merton Council.
CS66	B	Site is located in industrial area and appears too small to provide educational facilities required.	Weir Way Industrial Estate	SW19 8UG		Industrial estate	May be noise issues from Traincare Depot.	Site discounted before planning review as unlikely to meet education requirements.	Large industrial park, lots of trade and multiple tenants. Unlikely to be suited to school site.	0

Appendix 2 - Map identifying location of all sites

Secondary Schools

- A** Bishopsford Community School
- B** St. Mark's Academy (C of E)
- C** Raynes Park High School
- D** Richards Lodge High School
- E** Rutlish School
- F** Harris Academy Merton
- G** Ursuline High School (RC)
- H** Wimbleton College (RC)

Special Schools

- X** Cricket Green
- Y** Melrose
- Z** St Ann's

Primary Schools

- 1** Abbotsbury
- 2** All Saints' (C of E)
- 3** Aragon
- 4** Beechoime
- 5** Benedict
- 6** Bishop Gilpin (C of E)
- 7** Bond
- 8** Cranmer
- 9** Dundonald
- 10** Garden
- 11** Garfield
- 12** Gorringe Park
- 13** Haslemere
- 14** Hatfield
- 15** Hillcross
- 16** Hollymount
- 17** Holy Trinity (C of E)
- 18** Joseph Hood
- 19** Liberty
- 20** Links
- 21** Lonesome
- 22** Malmesbury
- 23** Merton Abbey
- 24** Merton Park
- 25** Morden
- 26** Peigham
- 27** Poplar
- 28** The Priory (C of E)
- 29** Sacred Heart (RC)
- 30** St John Fisher (RC)
- 31** St Mark's
- 32** St Mary's (RC)
- 33** St Matthew's (C of E)
- 34** SS Peter & Paul (RC)
- 35** St Teresa's (RC)
- 36** St Thomas of Canterbury (RC)
- 37** The Sherwood
- 38** Singlegate
- 39** Stanford
- 40** West Wimbleton
- 41** William Morris
- 42** Wimbleton Chase
- 43** Wimbleton Park

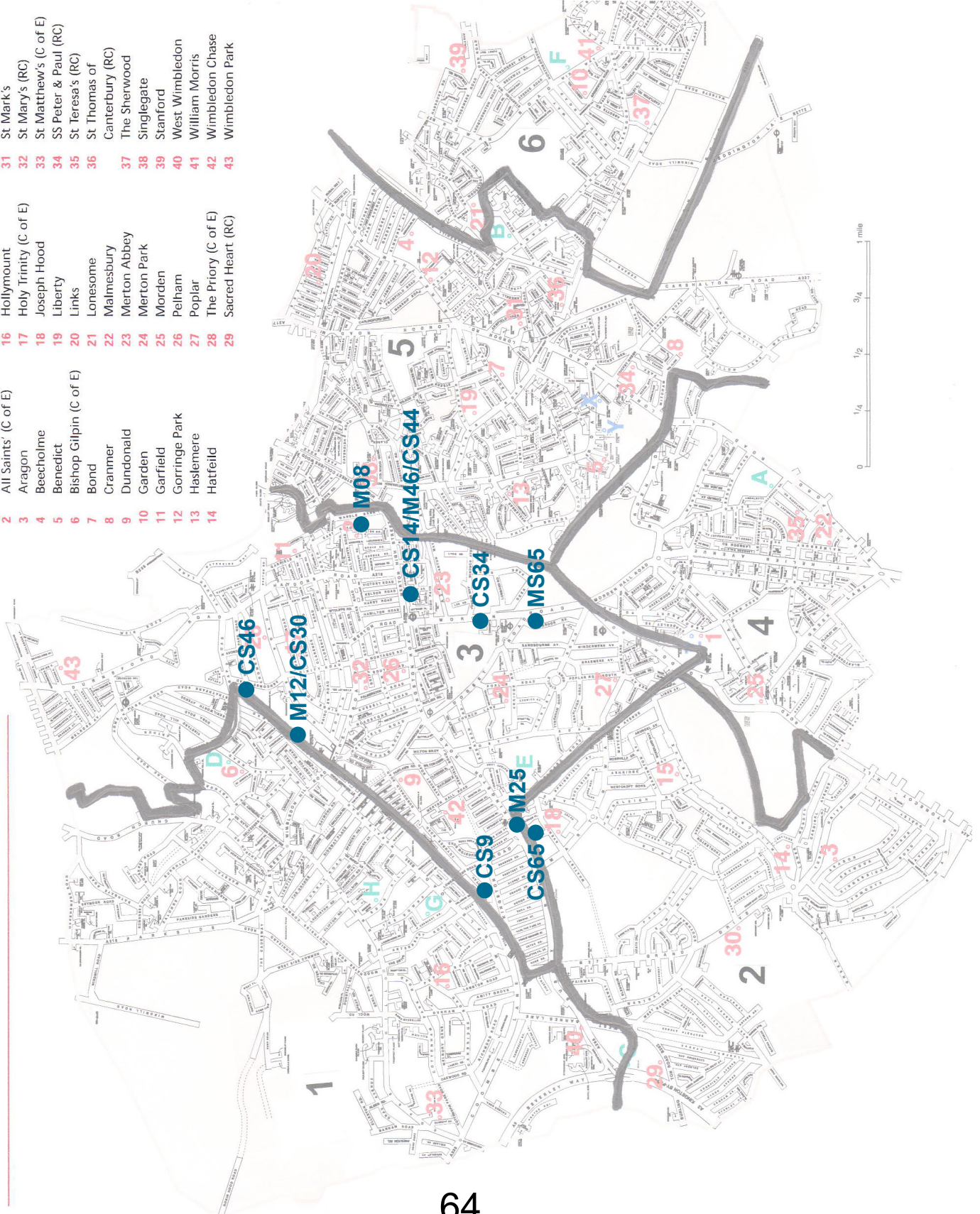
School Places Planning Area & Wards

- 1 Hillside, Raynes Park and Village wards
- 2 Cannon Hill, Lower Morden and West Barnes wards
- 3 Trinity and Wimbleton Park, Abbey, Dundonald, Merton Park, Ravensbury and St. Heiler wards
- 4 Colliers Wood, Cricket Green, Figge's Marsh, Graveney and Lavender Fields wards
- 5 Longthornton and Pollards Hill wards

Potential School Sites

- M08 Leyton Road Centre
- M12 Queens Road car Park
- M25 Emma Hamilton PH
- M46 The Old Lamp Works
- M65 Car Park, Kenley Road
- CS9 Kingston Road (former manuplastics site)
- CS14 61 High Path
- CS30 New Baptist Church
- CS34 Trinitarian Bible Society
- CS44 Garages, High Path
- CS46 Dairy Crest Site
- CS59 Wimbleton Fire Station
- CS65 Whatley Centre

Merton Schools' Location Map



Appendix 3 - Reports on considered shortlisted sites

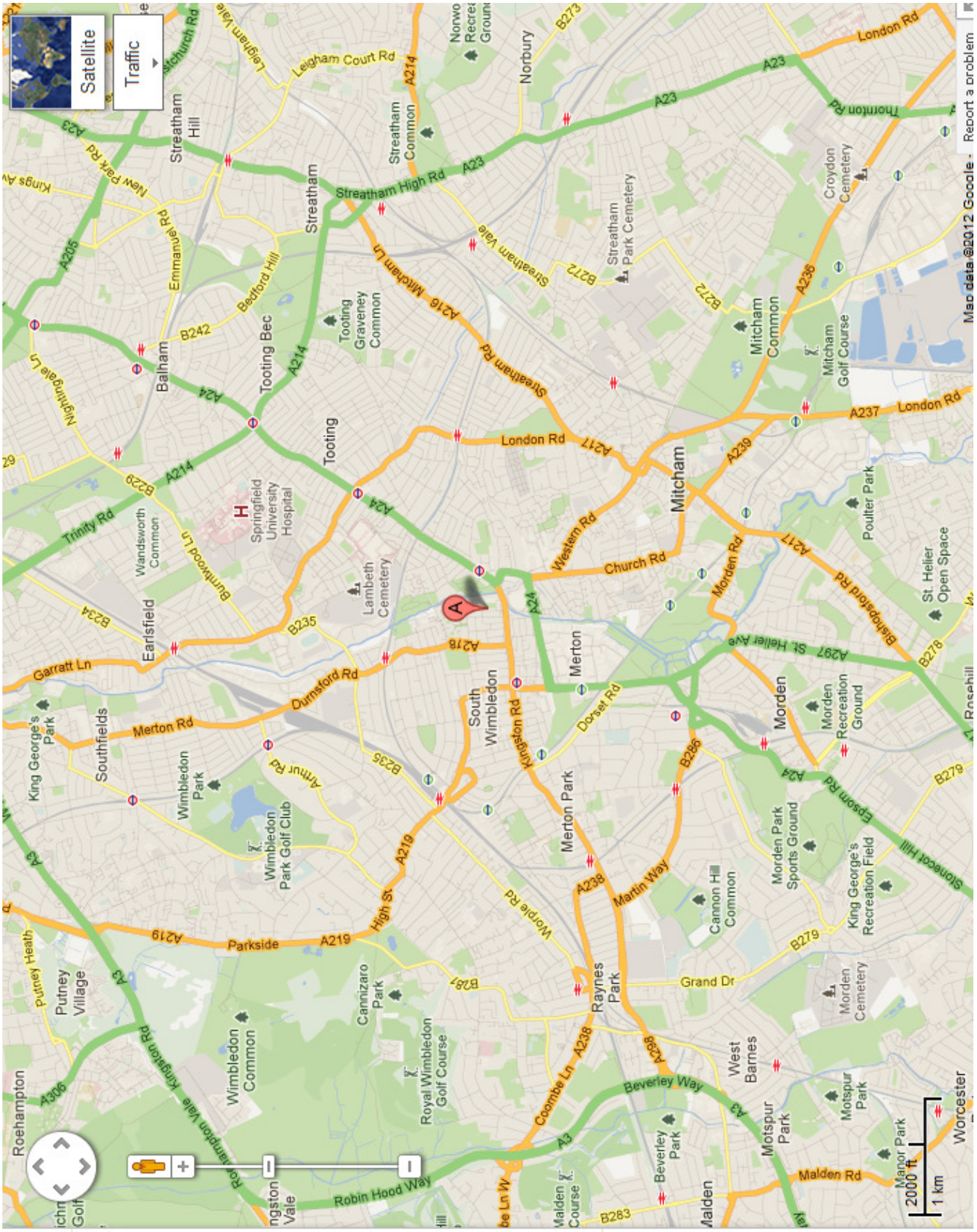
66

• M08 Leyton Road Centre	46
• M12 Queen's Road Car Park & CS30 Wimbledon New Baptist Church	51
• M25 The Emma Hamilton Public House	57
• M46 Old lamp works & CS44 Garages, High Path	62
• M65 Car Park, adjacent to Kendor Gardens	71
• CS9 Land at Kingston Road (former Manuplastics site)	78
• CS14 61 High Path	84
• CS34 Trinitarian Bible Society	91
• CS59 Wimbledon Fire Station	98
• CS65 Whatley Centre	103

M08 Leyton Road Centre

Address: 21 Leyton Road, Colliers Wood SW19 1DJ
Nearest station: Colliers Wood
Site Area: 0.34ha (3400sqm)
Nearest schools: All Saints Primary (VA) at other end of green space
Nearest playing fields: adjacent backland green space
Haydons Road Recreation Ground 0.4miles

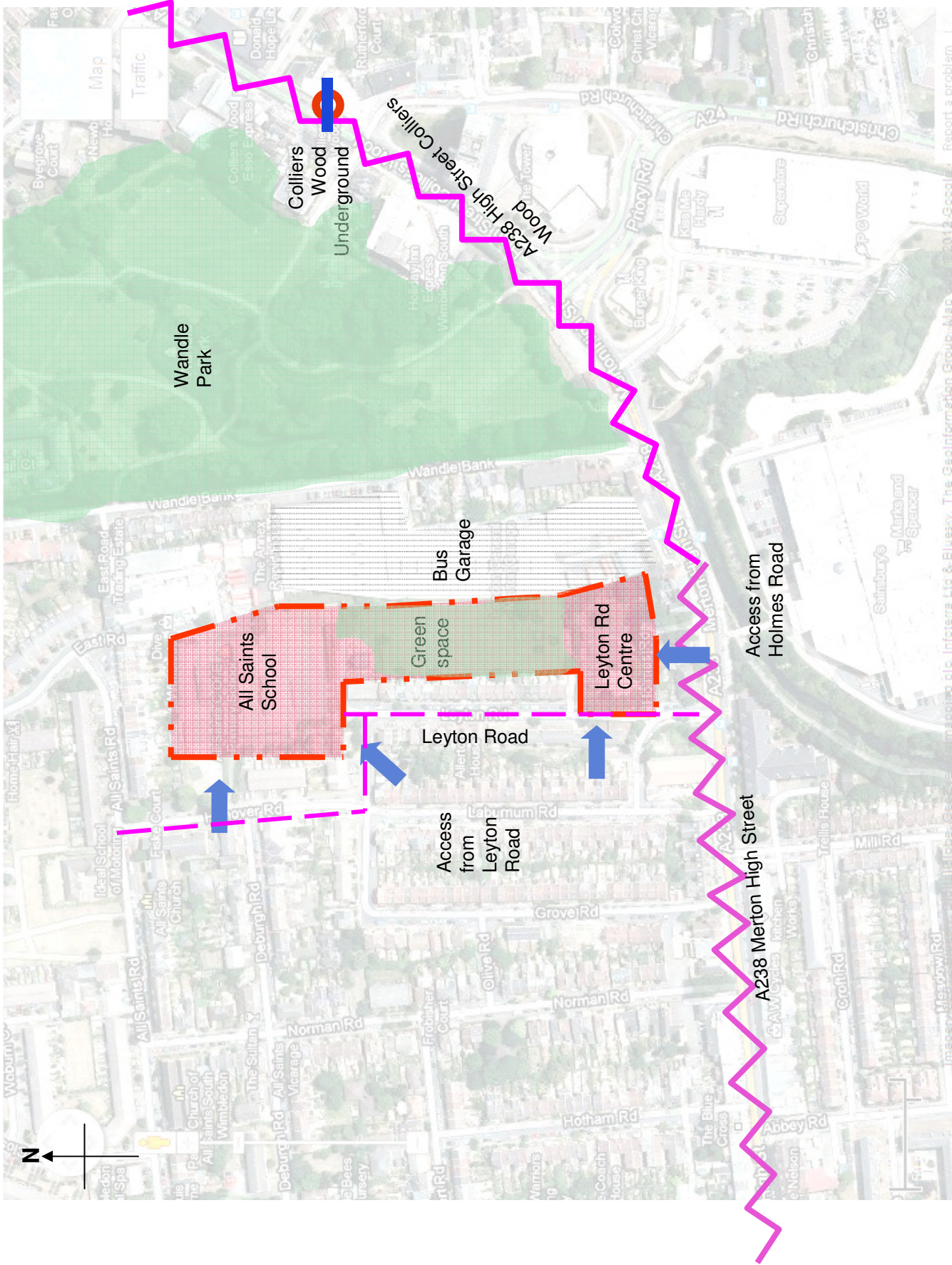






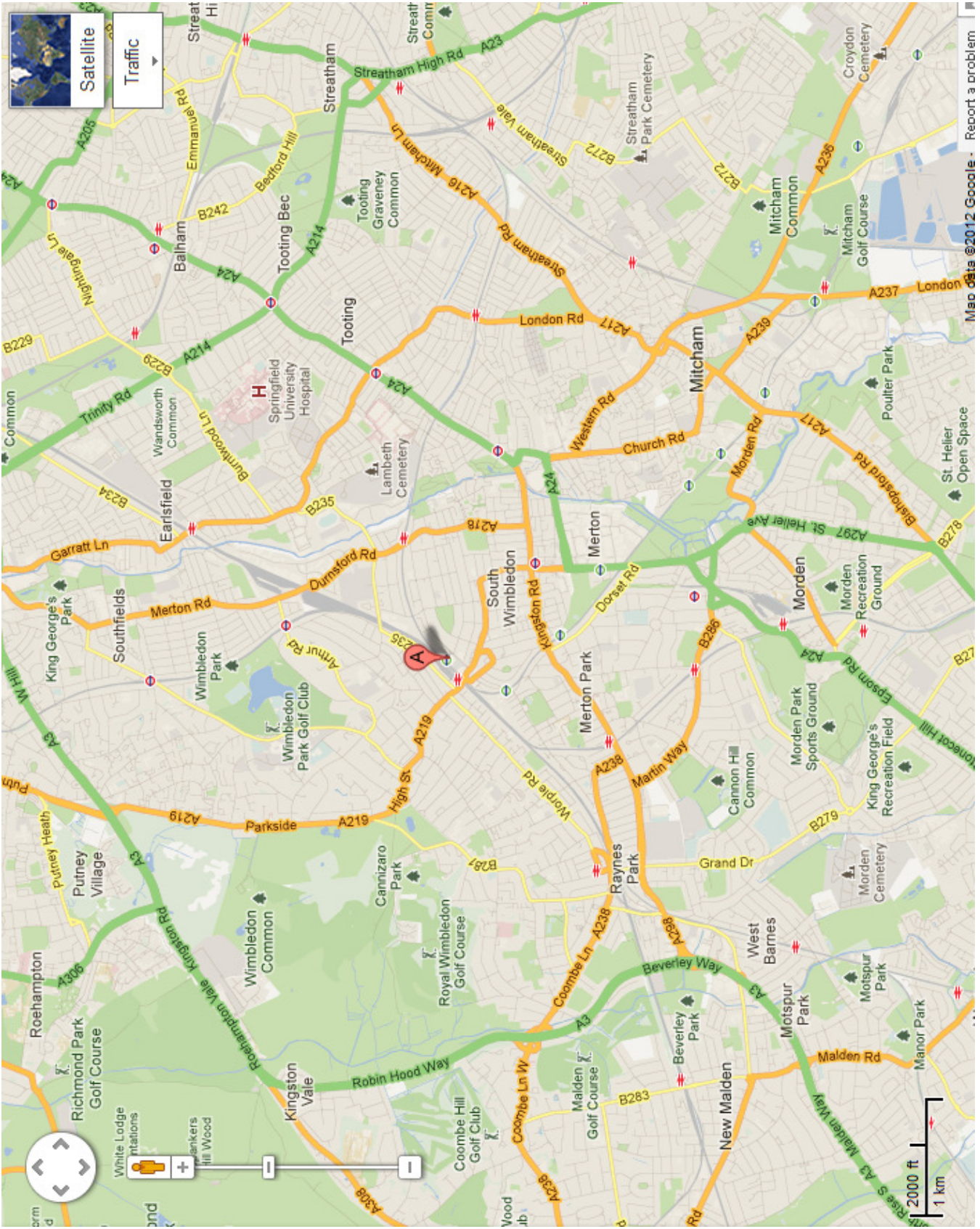


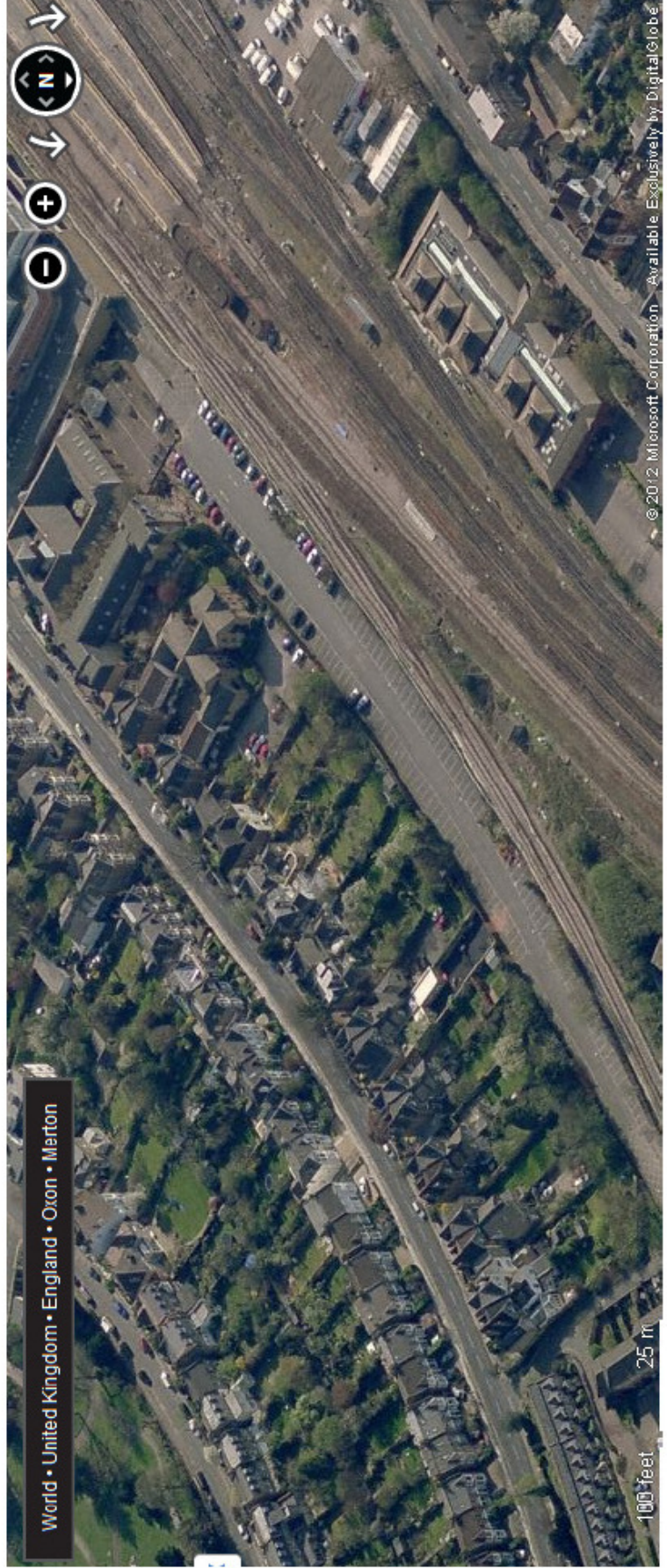
M08 Leyton Road Centre: Potential Site Area



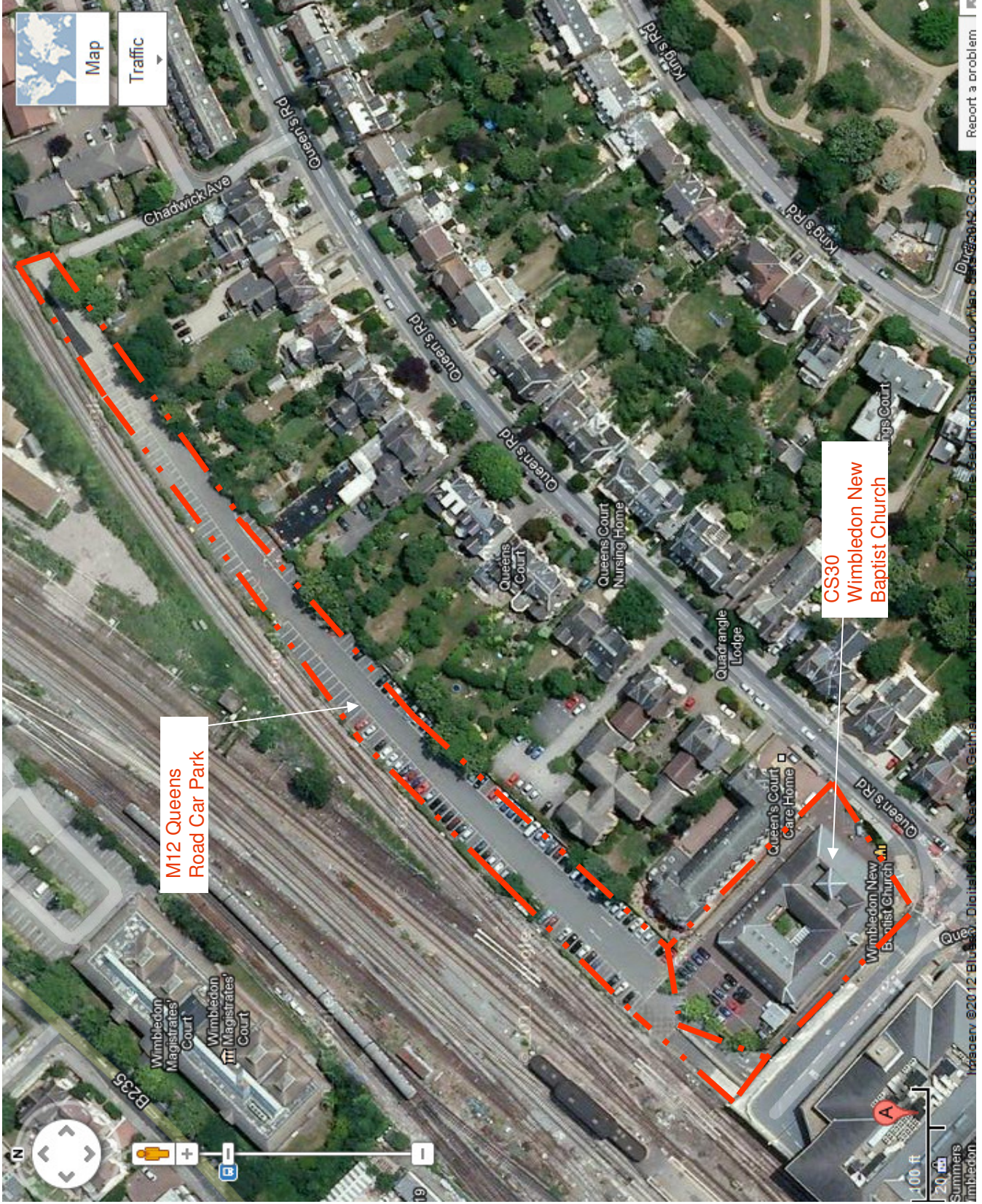
M12 Queens Road Car Park + CS30 Wimbledon new Baptist Church

Address: Queens Road, Wimbledon SW19 8LR
Nearest station: Wimbledon
Site Area: 0.47ha + 0.14ha = 0.61ha (6100sqm)
Nearest Schools: The Priory CE Primary School
Holy Trinity CE Primary School
Nearest Playing Fields: Haydons Road Recreation Ground 0.9miles

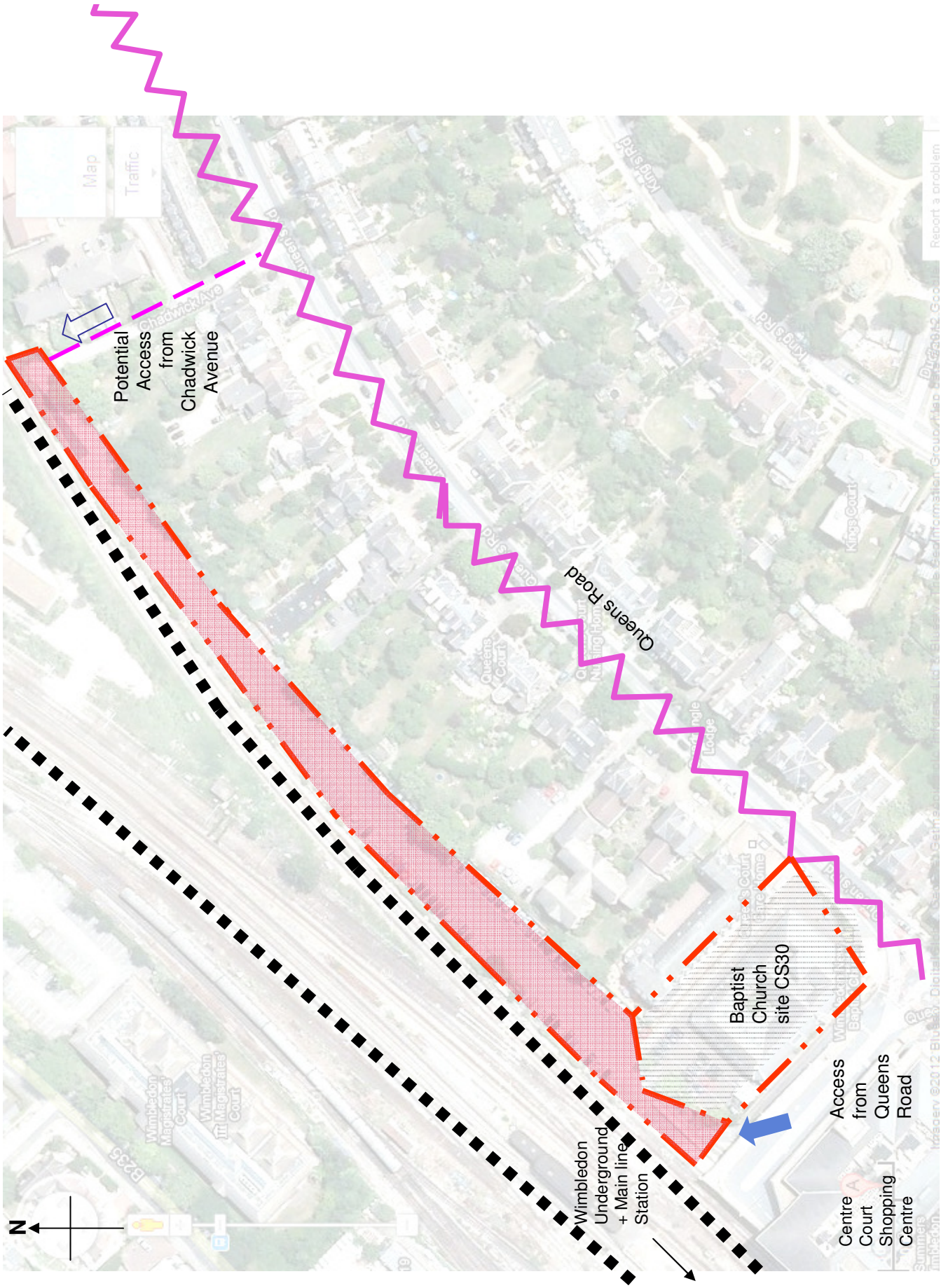




M12 Queens Road Car Park + CS30 Wimbledon New Baptist Church: Site Views

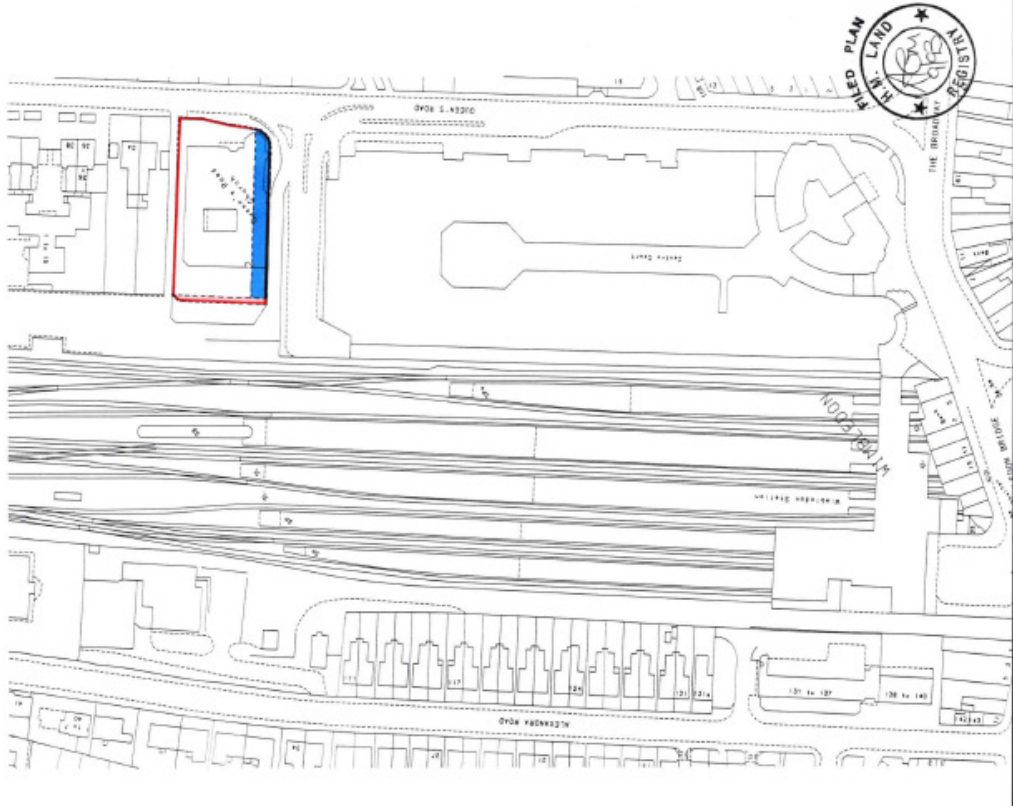


M12 Queens Road Car Park + CS30 Wimbledon New Baptist Church: Area



M12 Queens Road Car Park + CS30 Wimbledon New Baptist Church: Potential Site Area

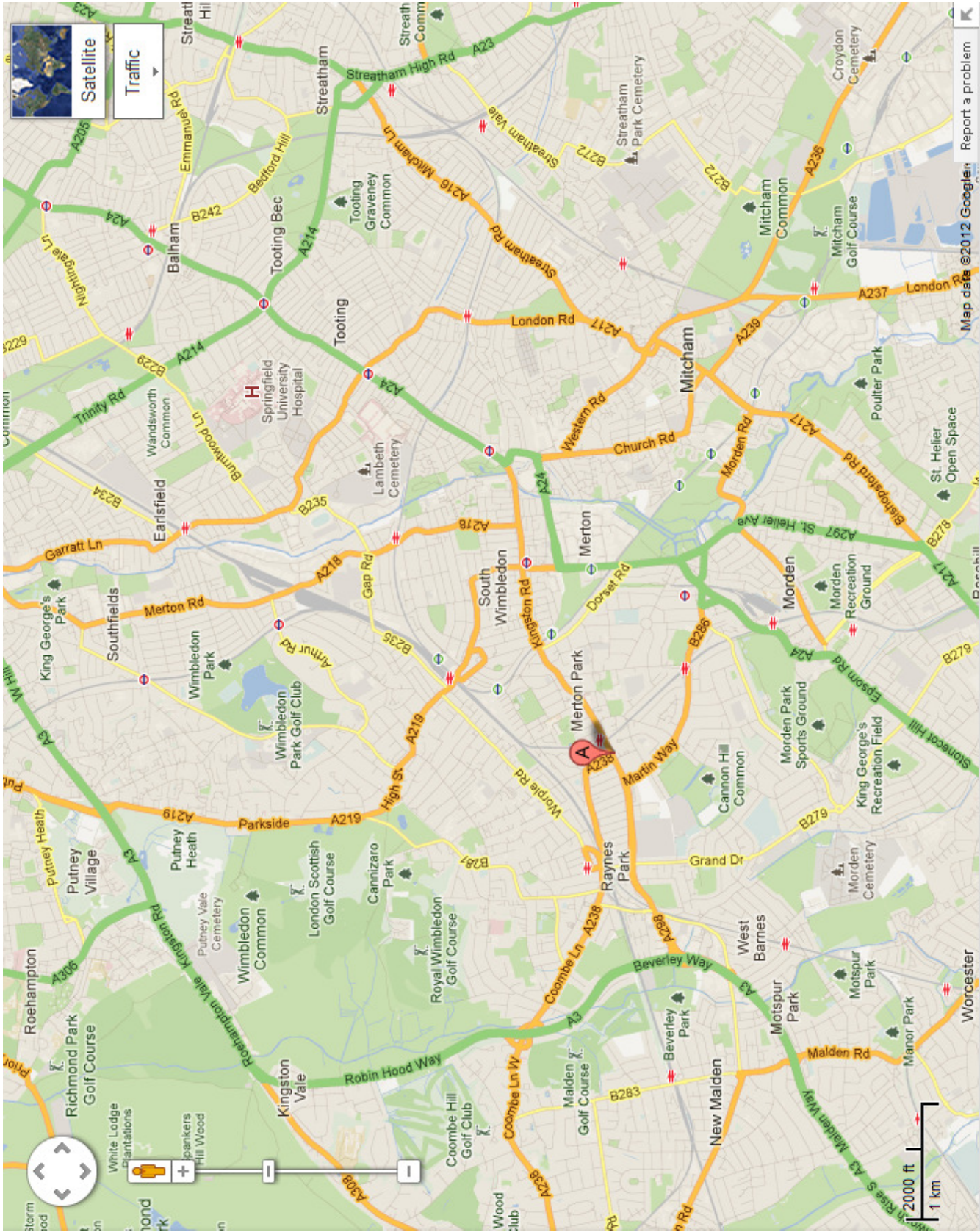
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ORDNANCE SURVEY PLAN REFERENCE	102470	SECTION F	Scale 1/1250
GREATER LONDON			
BOROUGH OF MERTON			
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NO IMAGE

M25 The Emma Hamilton Public House

Address: 328 Kingston Road SW20 8LR
Nearest station: Wimbledon Chase Train station
Site Area: 0.7ha (7000sqm)
Nearest Schools: Hollymount 2FE- recently expanded
Wimbledon Chase 3FE- currently expanding to become 3FE
Dundonald 1FE- proposal to expand by 1FE
Joseph Hood 2FE
Merton Park 1FE
Nearest Playing Fields: Joseph hood recreation ground 0.4miles
John Innes recreation ground 0.3miles

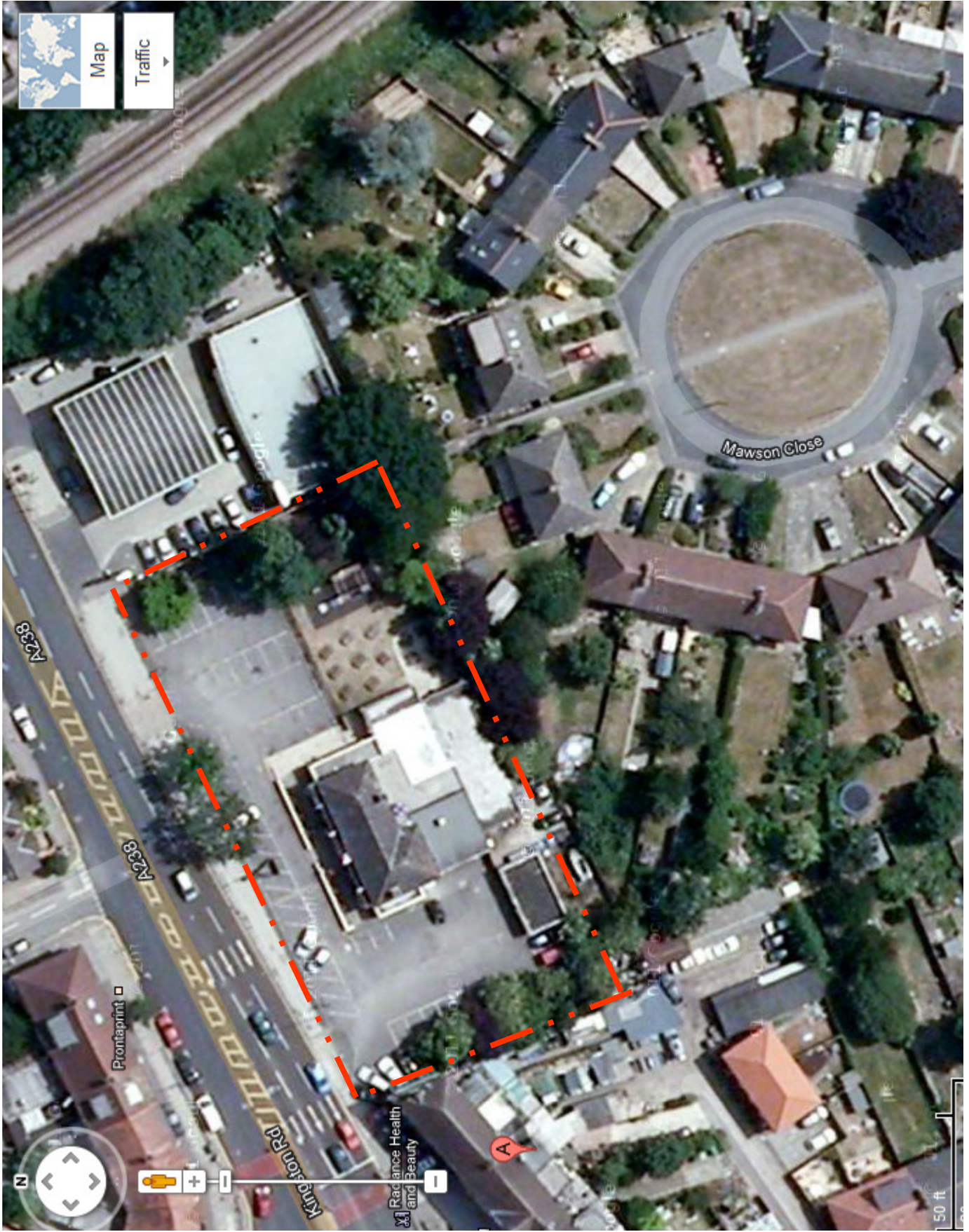




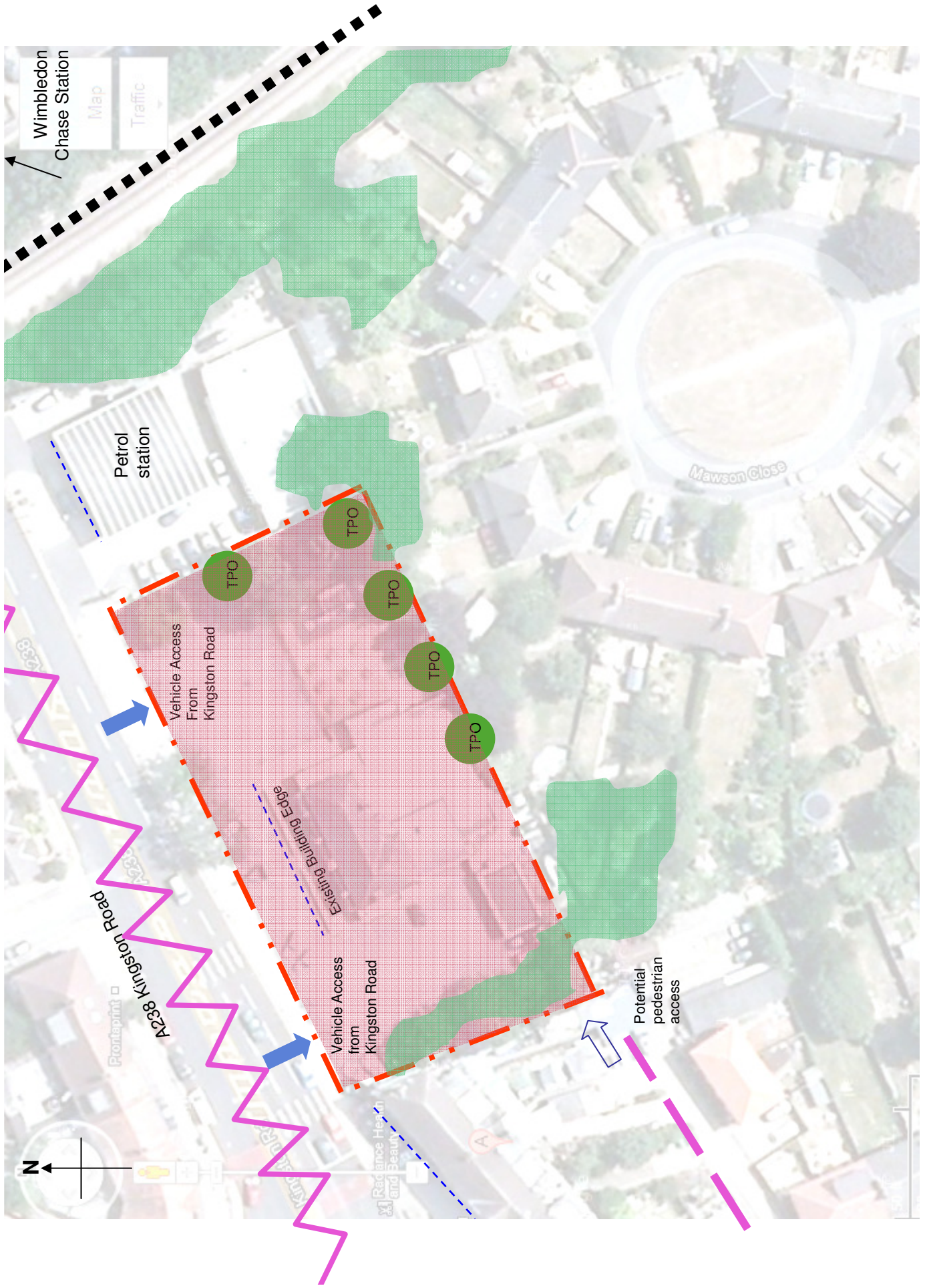
81



M25 The Emma Hamilton Public House: Site views

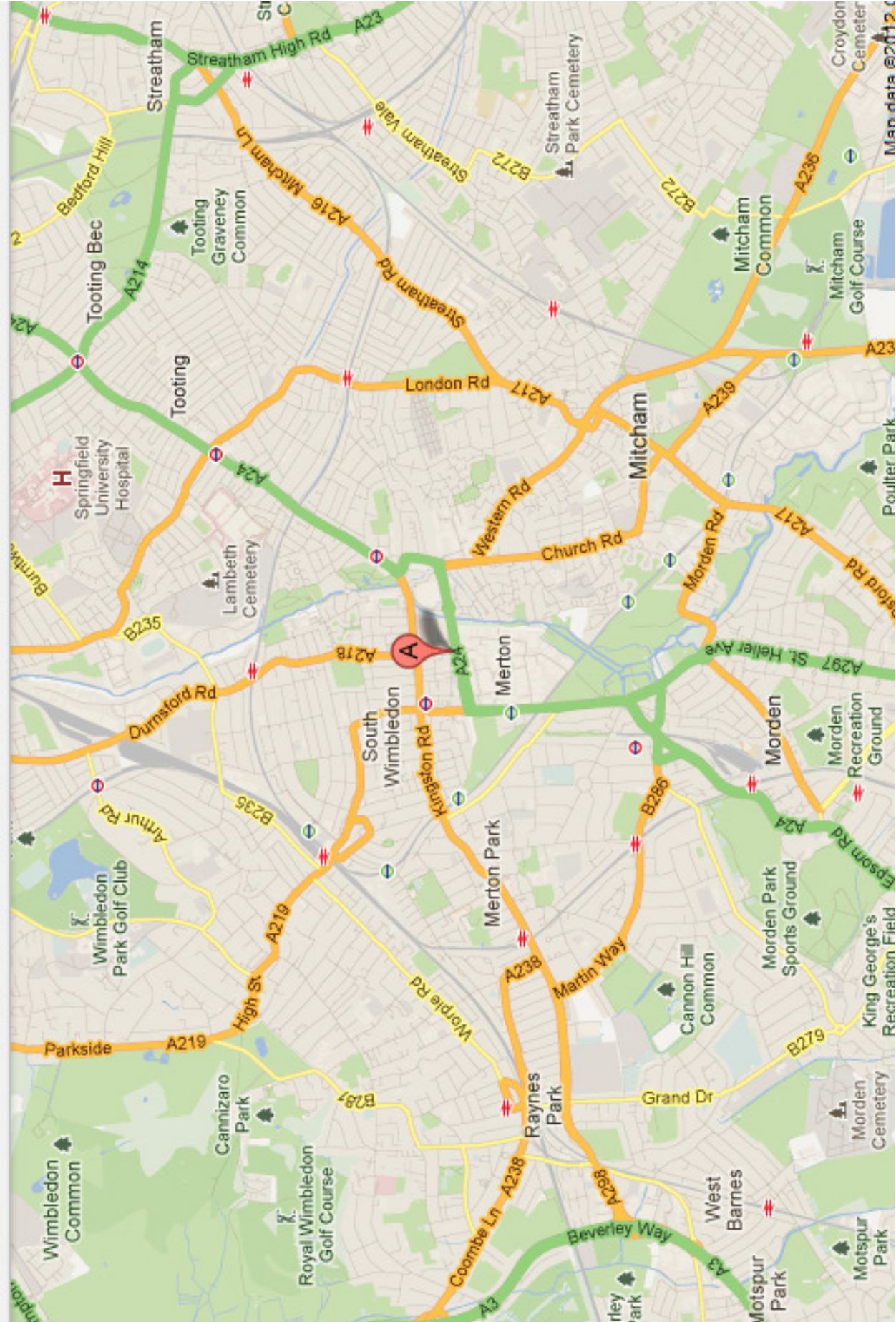


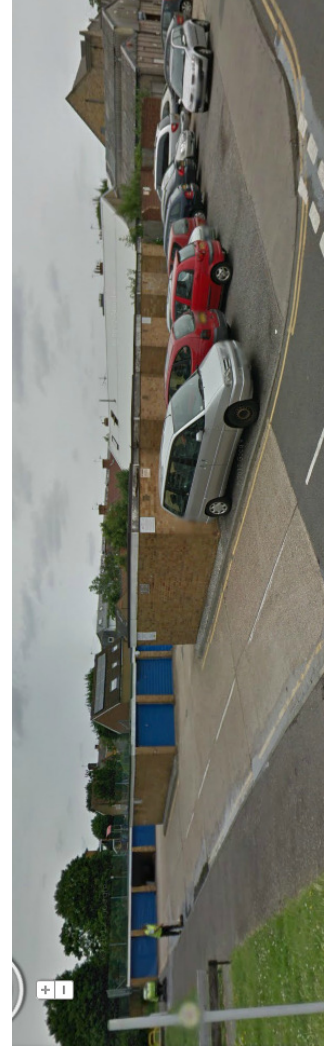
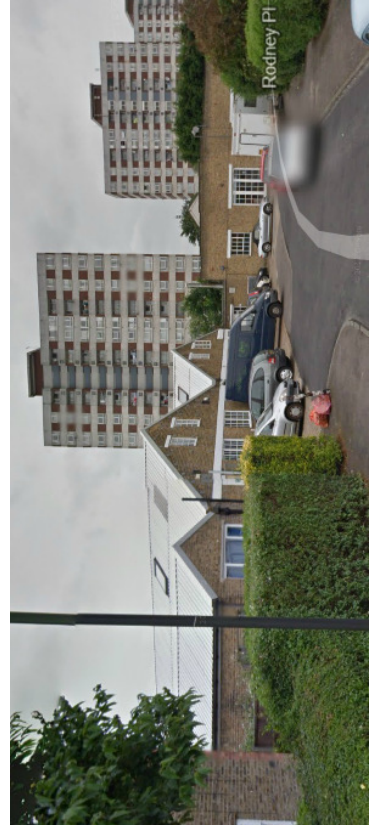
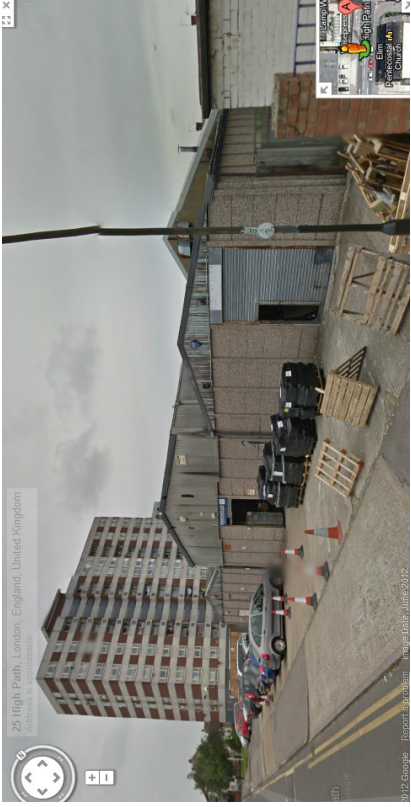
M25 The Emma Hamilton Public House: Site Perimeter

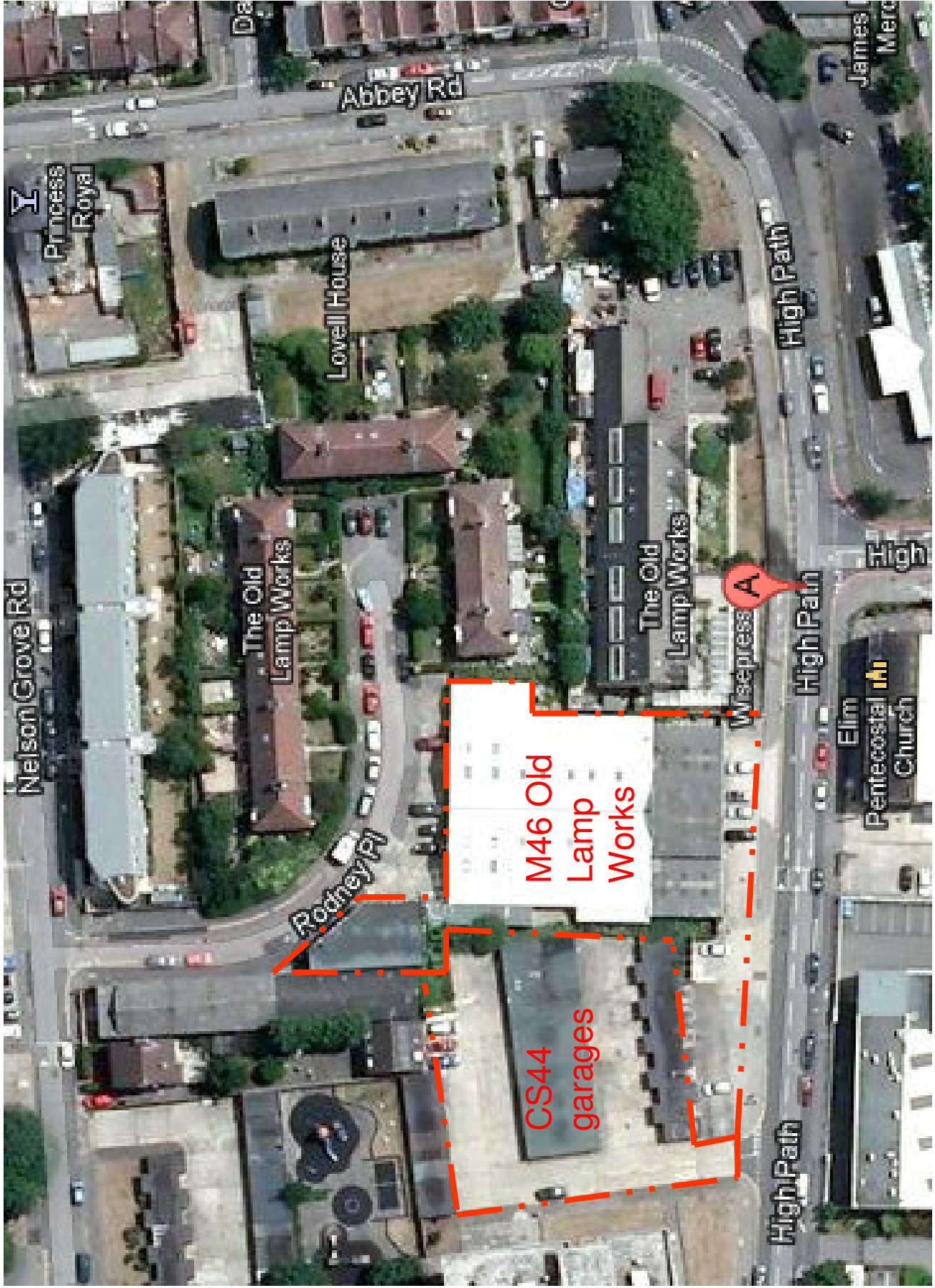


M46 The Old Lamp Works + CS44 Garages, High Path

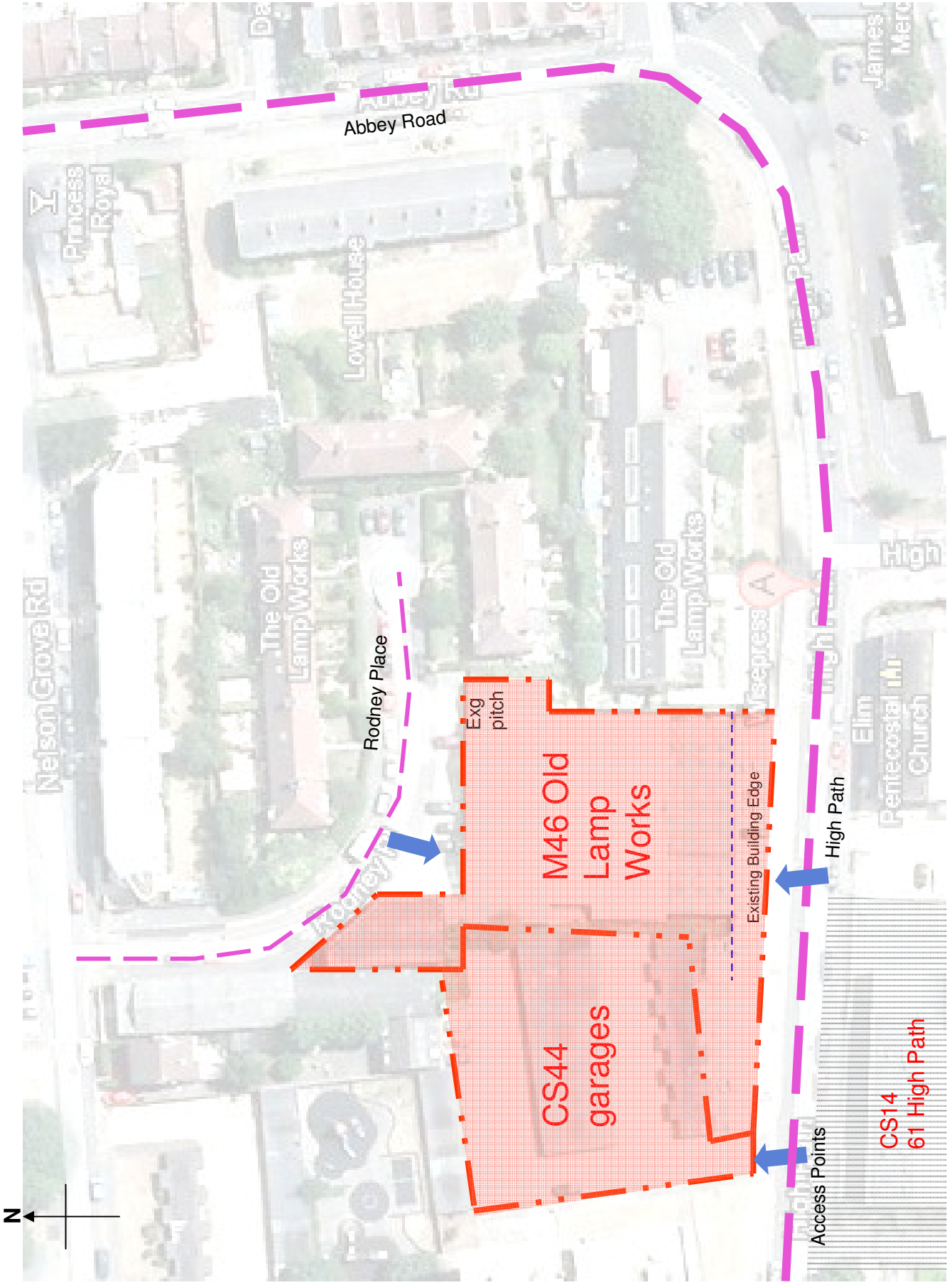
Address: High Path SW19 2LQ
Nearest station: South Wimbledon
Site Area: 0.25ha + 0.36ha (6,100sqm total)







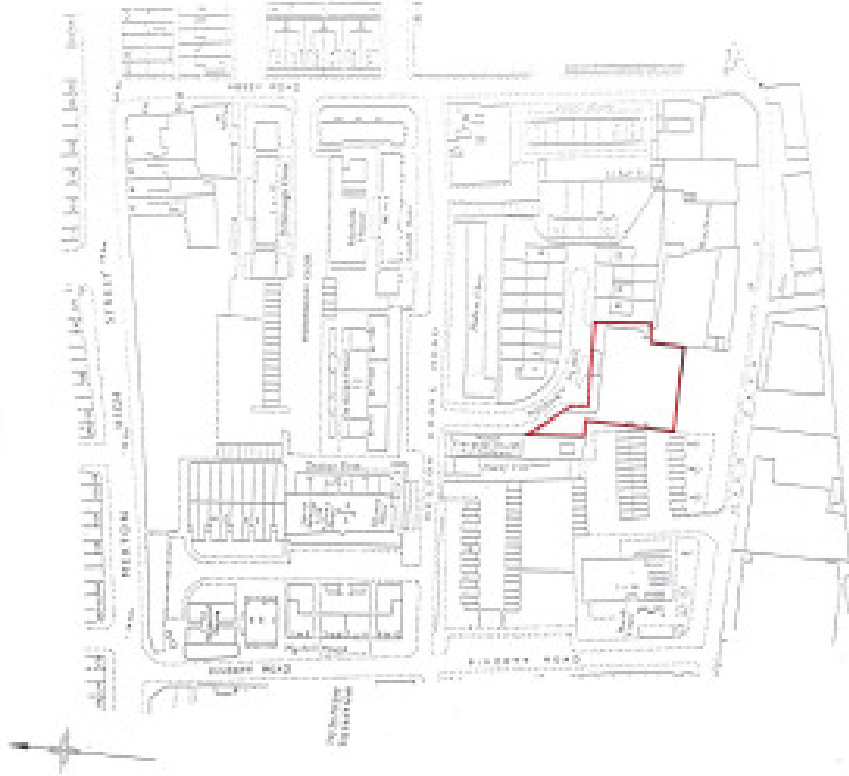
M46 The Old Lamp Works and CS44 Garages, High Path: Proposed Site Area



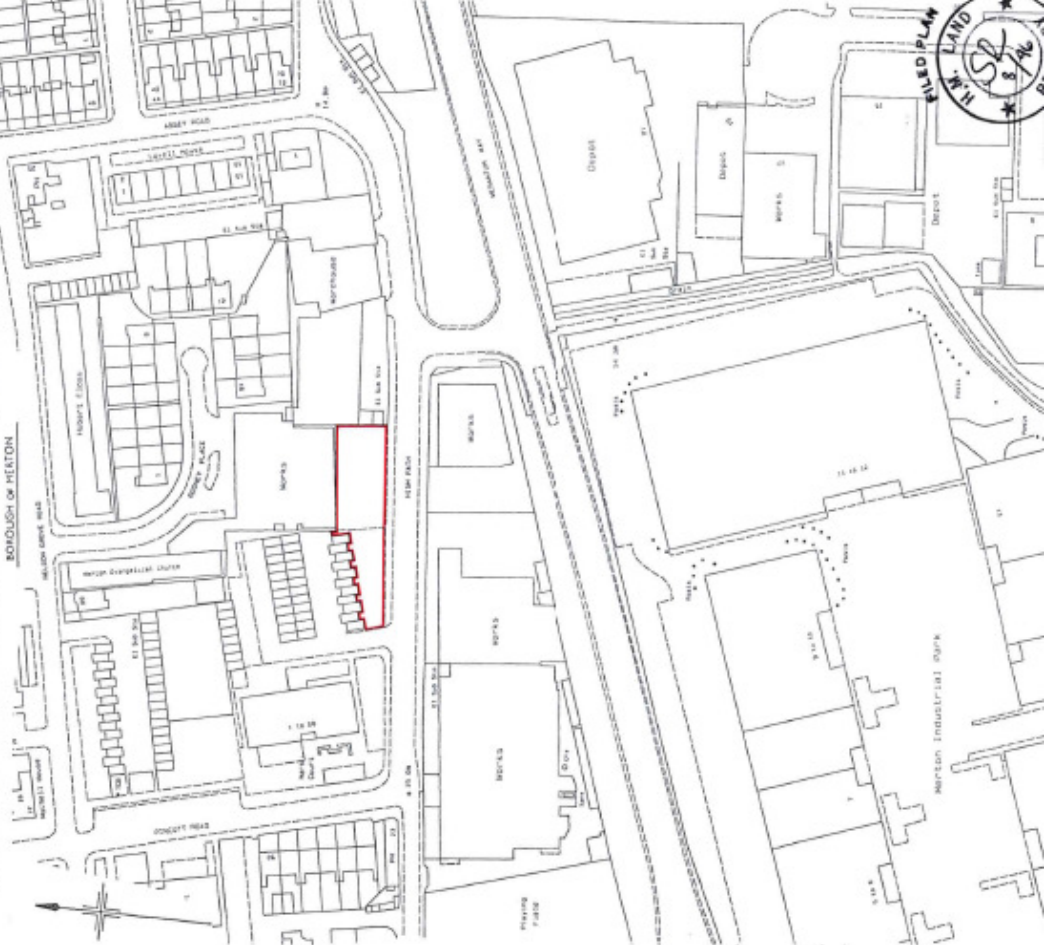
Ownership: Penelope Joy Head

Ownership: Penelope Joy Head

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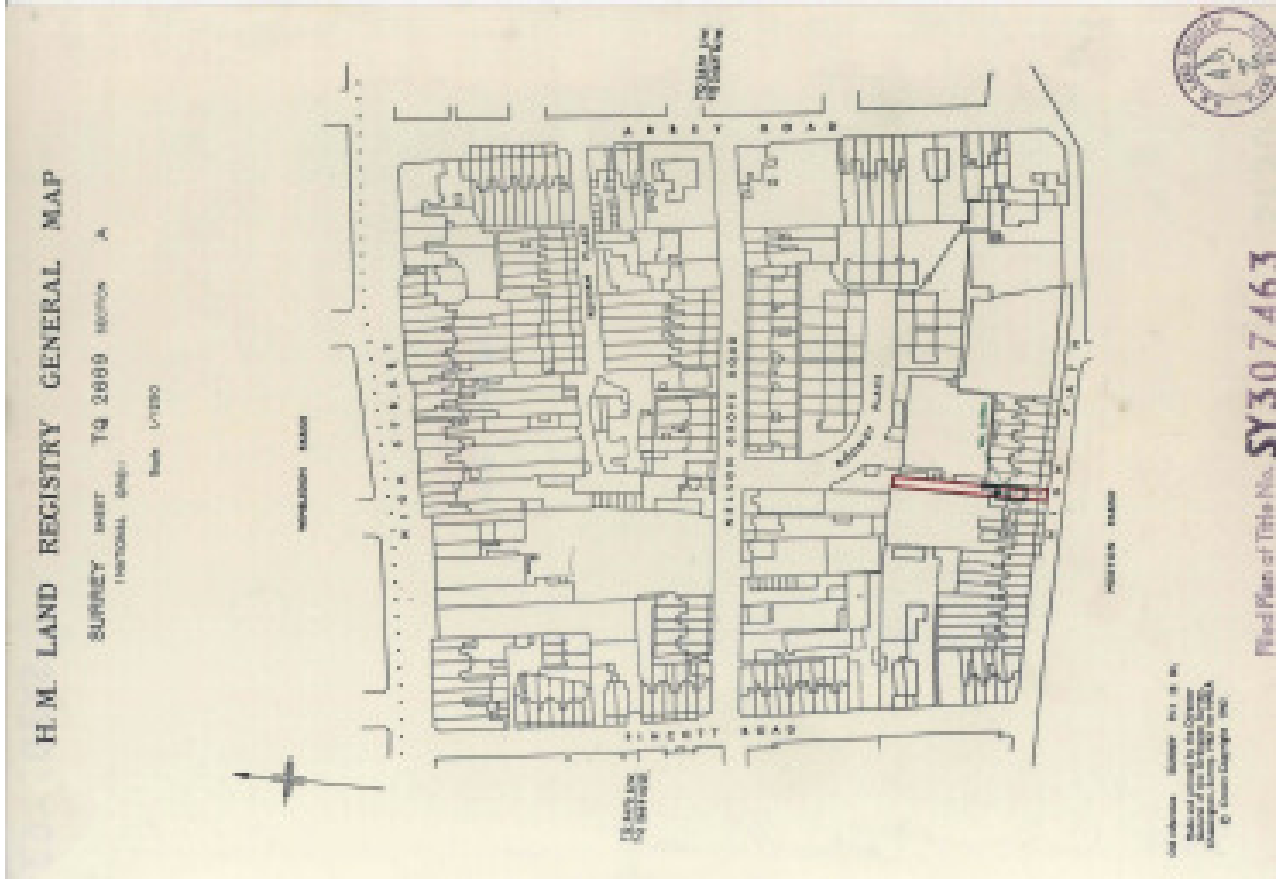
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Ownership: Merton Priory Homes



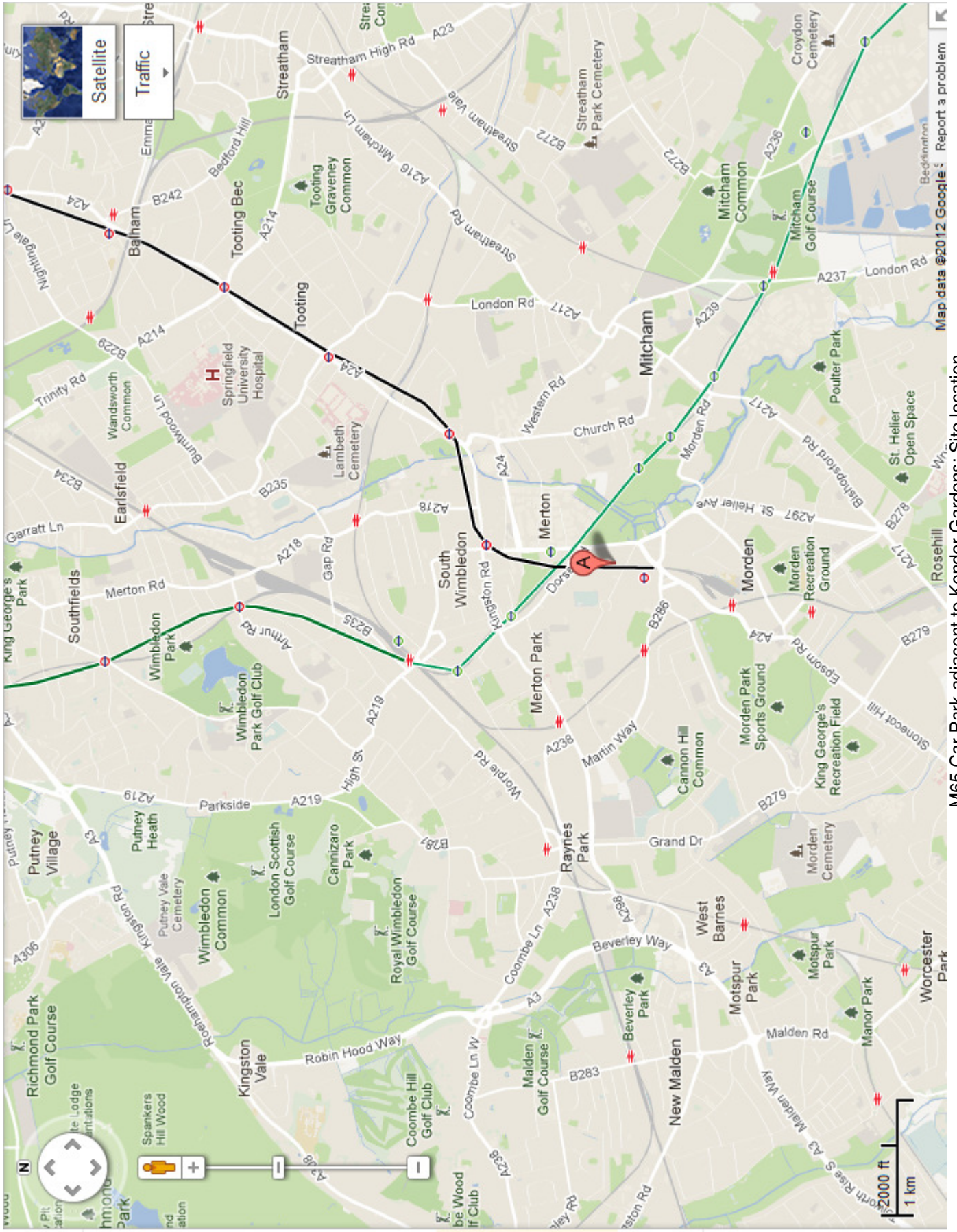
Ownership: Merton Priory Homes



Existing site usage	Old lamp Works- light industrial usage Residential garages
Nearest playing fields	Merton Abbey Primary School 390ft
Nearest existing primary schools	Merton Abbey 1FE- currently looking at feasibility of permanent expansion
Site history and description	Site history not yet investigated Relatively flat site
TPOs/ Covenants	Covenants do not appear to restrict educational use
Local/ Community Issues	Unknown
Comments	Potential access from two sides Good size and proportions Multiple ownership may be an issue Other side of the road from merton abbey school
Conclusion	2FE potential Must be developed in relationship with Merton Abbey School

M65 Car Park adjacent to Kendor Gardens

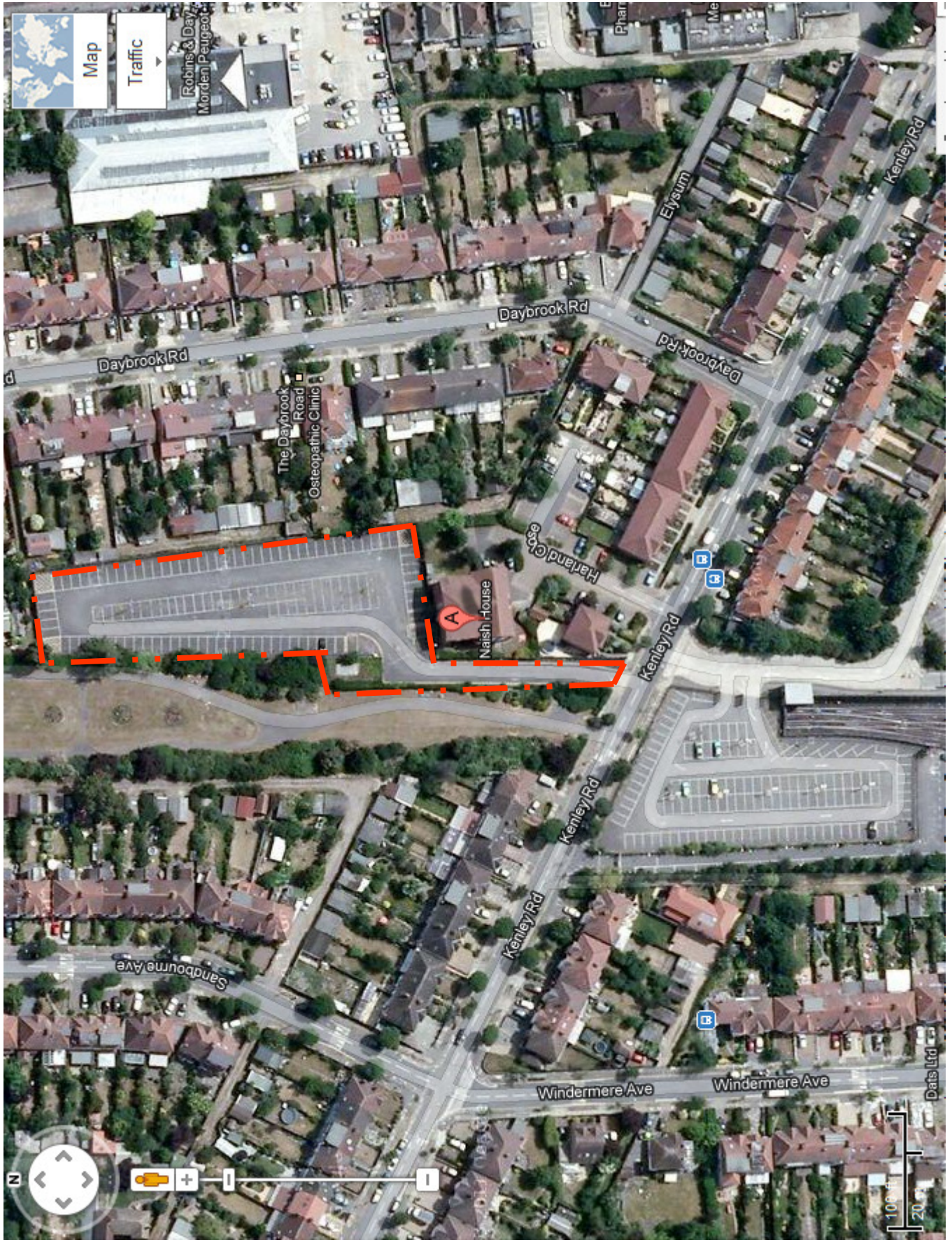
Address: Kenley Road, Merton SW19 3HZ
Nearest station: Morden Underground
Site Area: 0.31ha (3100sqm)



M65 Car Park adjacent to Kendor Gardens: Site location



M65 Car Park adjacent to Kendor Gardens: Site Views



M65 Car Park adjacent to Kendor Gardens: Site Perimeter



M65 Car Park adjacent to Kendor Gardens: Site Perimeter

Ownership: The Mayor and Burgesses of the London Borough of Merton

H. M. LAND REGISTRY GENERAL MAP

GREATER LONDON
~~SURREY~~
(NATIONAL GRID) SHEET TQ 2568 SECTION E

Scale 1/1250

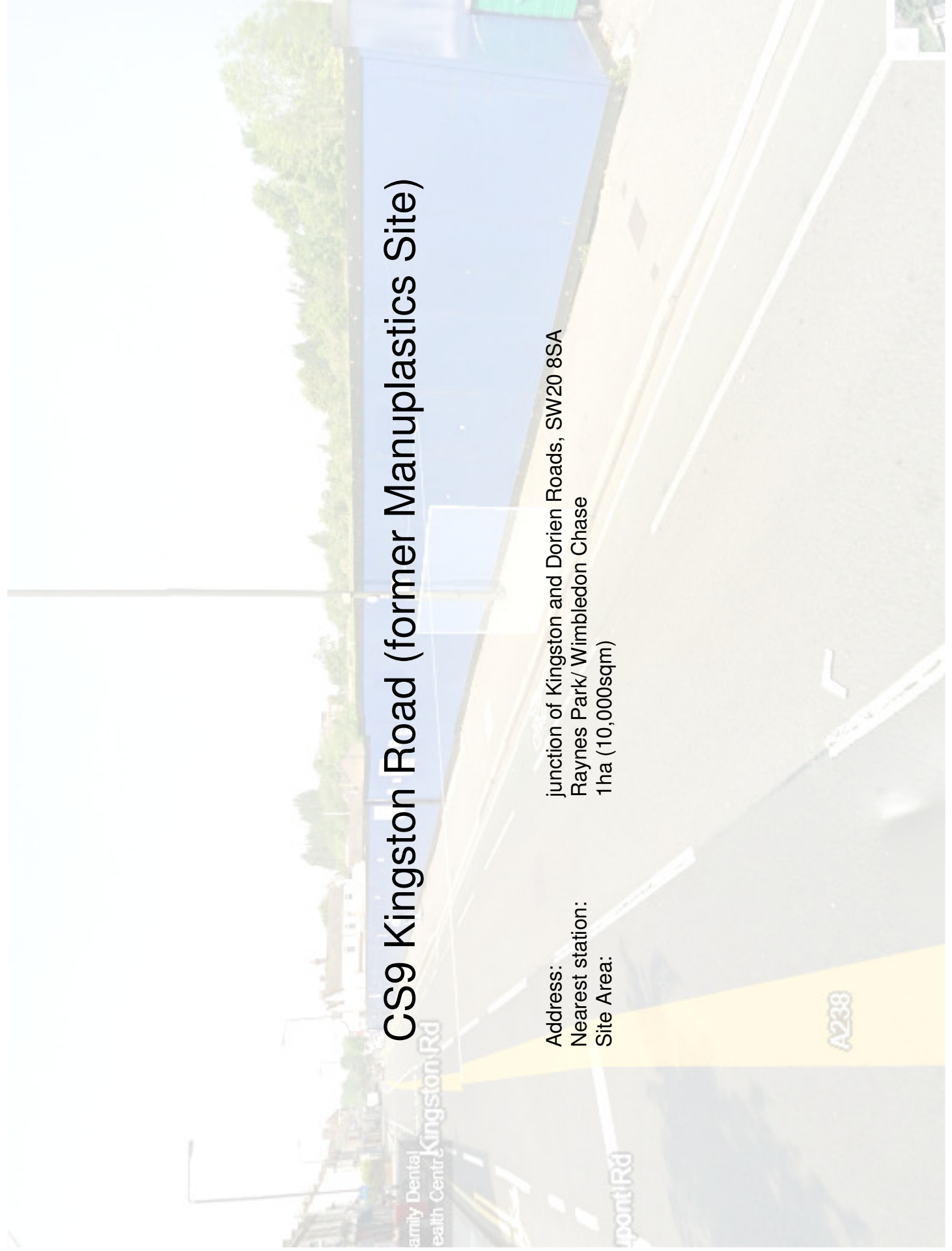
BOROUGH OF MERTON
~~MERTON - HAMM~~



Old Address SURREY XIII. 3. E.
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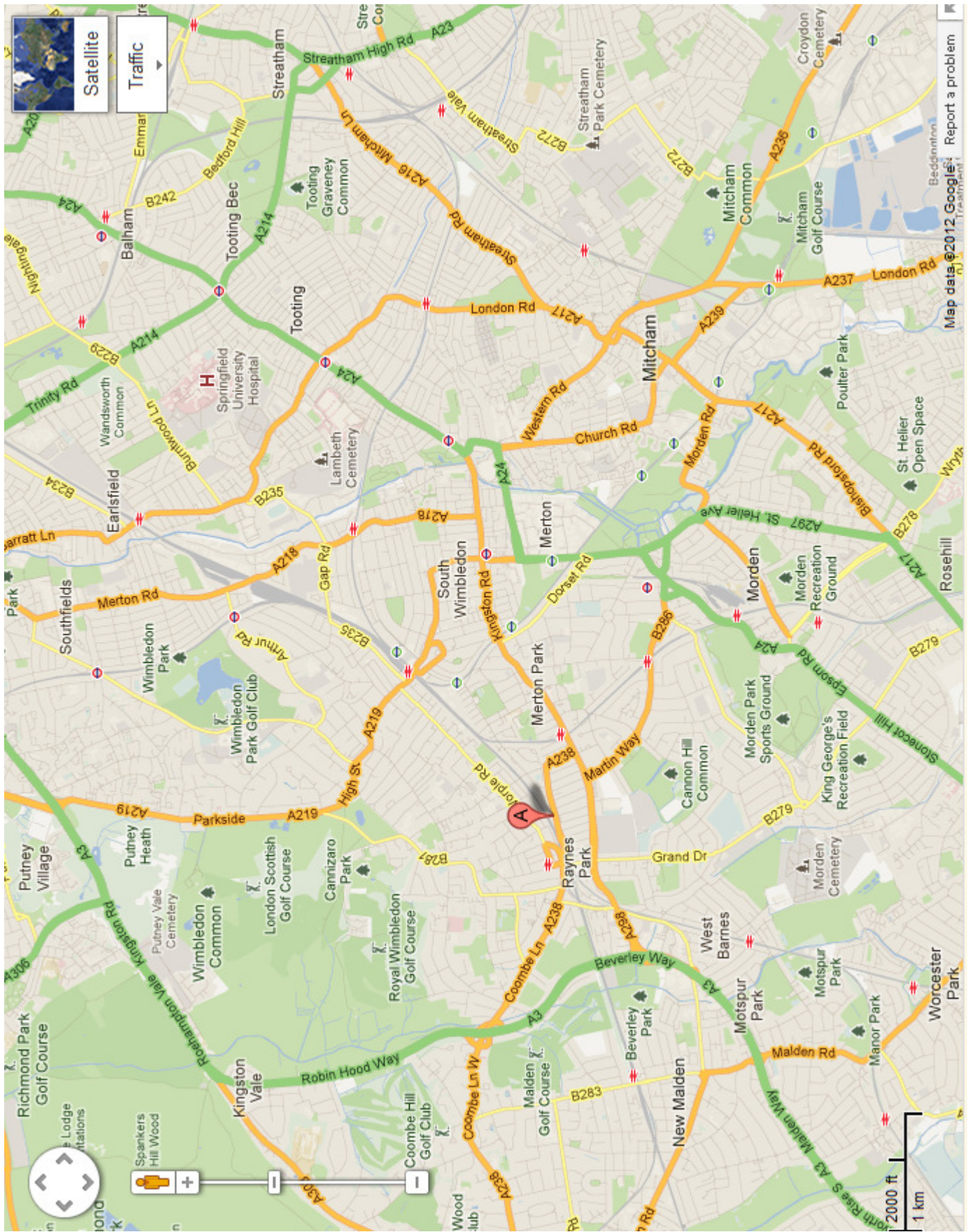
Filed Plan of Title No. **SGL 22729**
M65 Car Park adjacent to Kendor Gardens: Ownership

Existing site usage	Existing car park- 123 spaces- surveys have shown it is poorly used
Nearest playing fields	adjacent to linear green space which would support informal play area for school Old Rutlishians Sports Ground, Poplar Road 0.3miles
Nearest existing primary schools	Merton Park 1FE Poplar 2FE Merton Abbey 1FE- school working with council on expansion Abbotsbury 2FE
Site history and description	Purchased from United Dairies ltd by LA in 1966 Adjacent Kendor Gardens is a linear park with no designation on the proposals map, apart from being noted as the route of proposals to improve the Northern Line. Presumably any proposal which would interfere with future upgrades underground would not be permitted.
TPOs/ Covenants	No TPOs Right of way across land owned by TfL- would need legal advice to secure for school use
Local/ Community Issues	Unknown
Comments	Single vehicle access opposite entrance to main station car park may have highways issues lots potential for pedestrian access through green space although rights of way may restrict usage
Conclusion	2FE potential

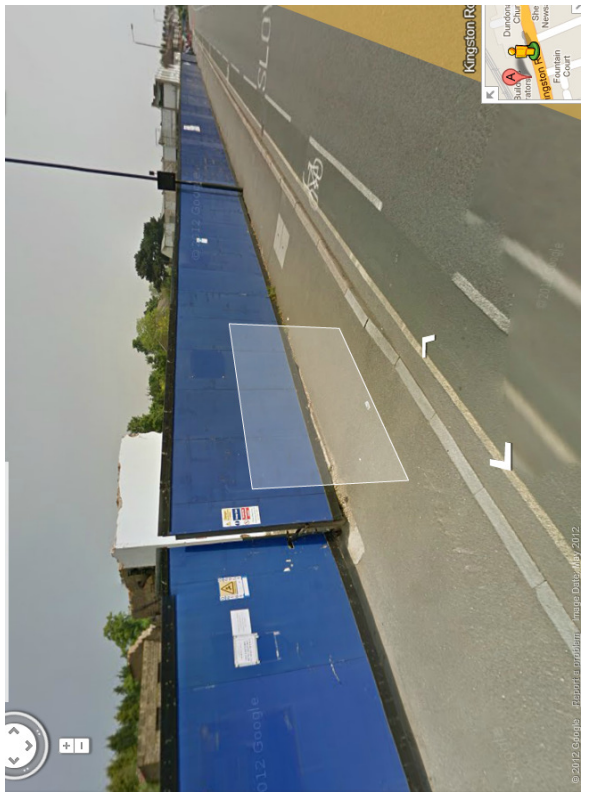


CS9 Kingston Road (former Manuplastics Site)

Address: junction of Kingston and Dorian Roads, SW20 8SA
Nearest station: Raynes Park/ Wimbledon Chase
Site Area: 1ha (10,000sqm)



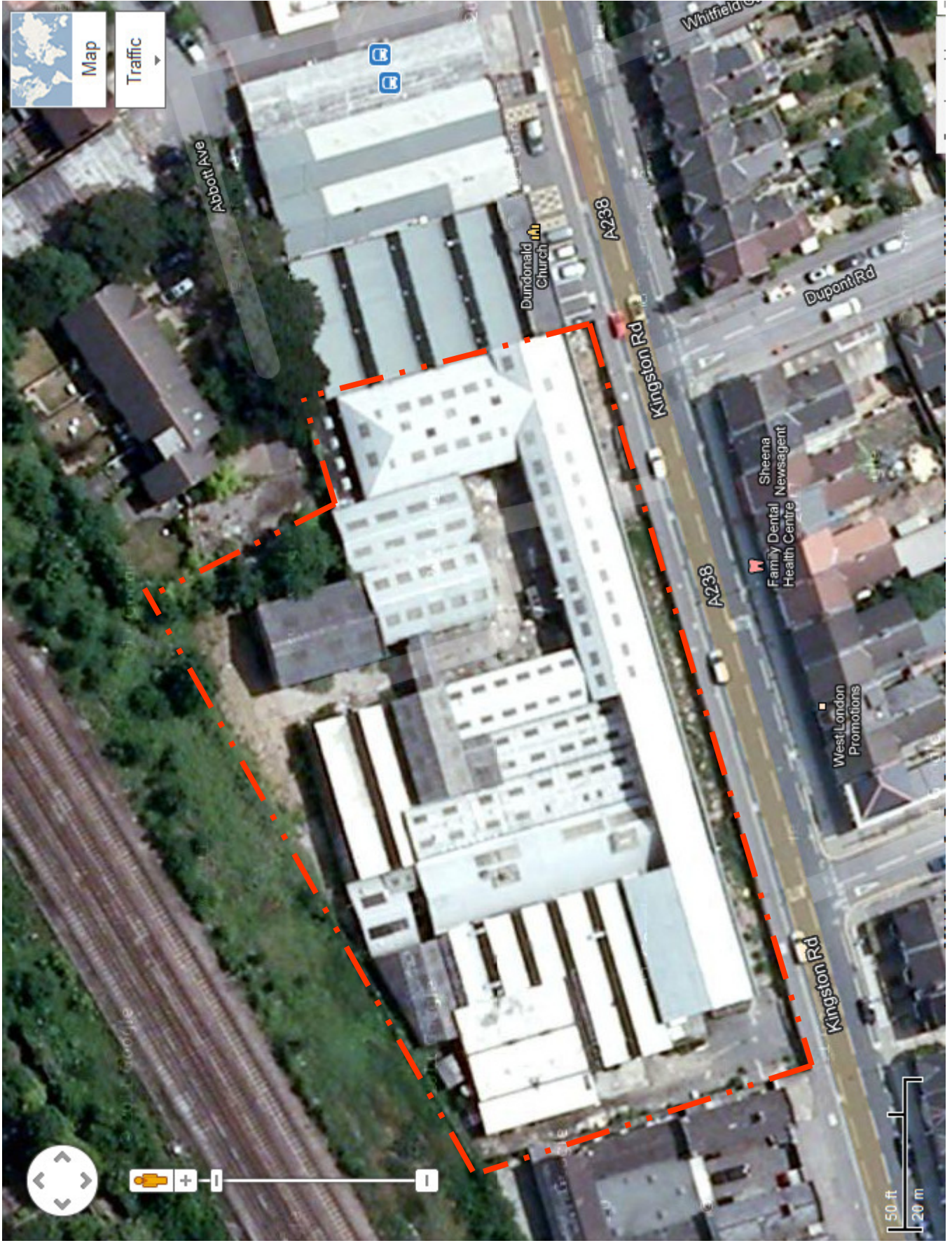
CS9 Kingston Road



102



CS9 Kingston Road



CS9 Kingston Road

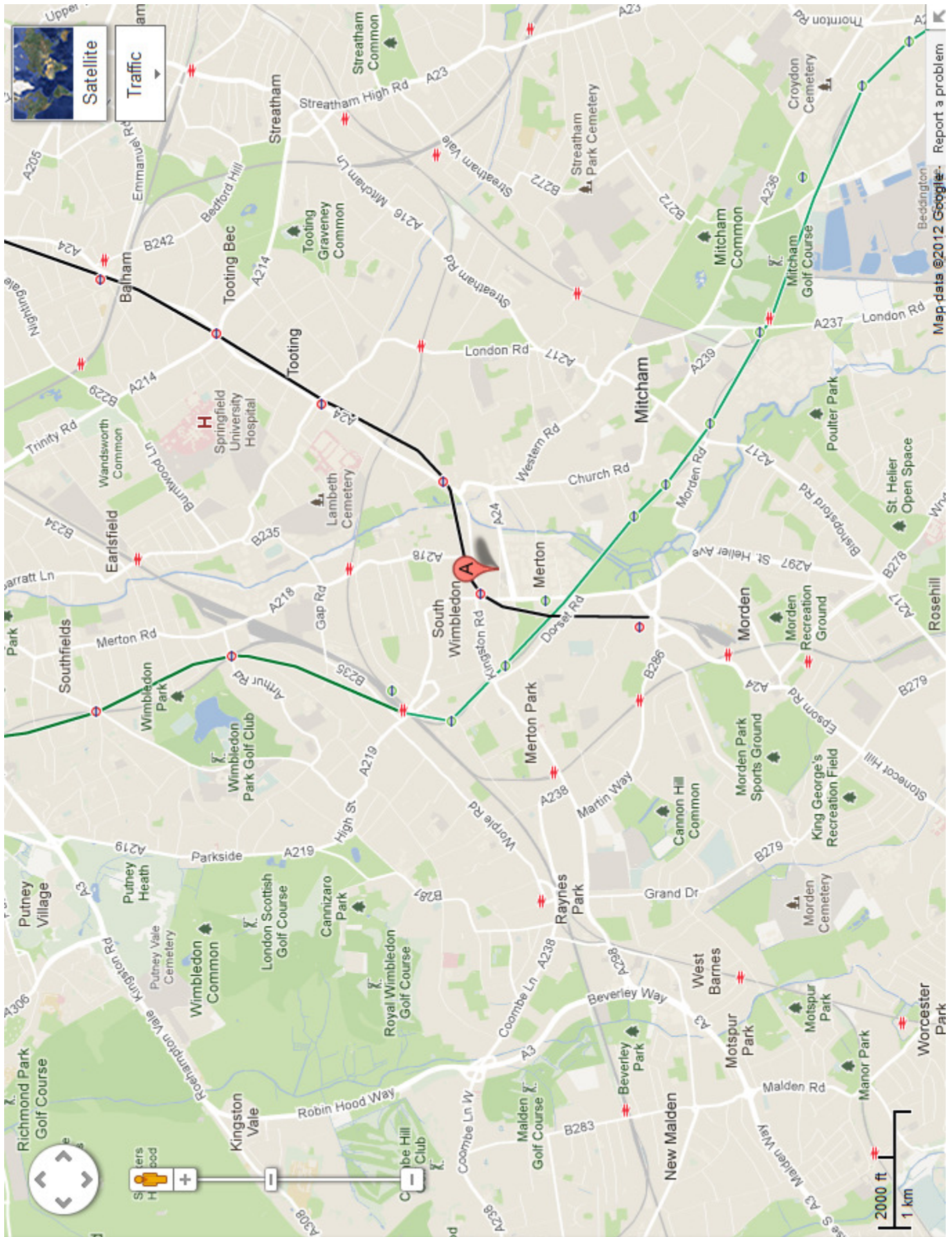
Ownership: Endorra Holdings Ltd



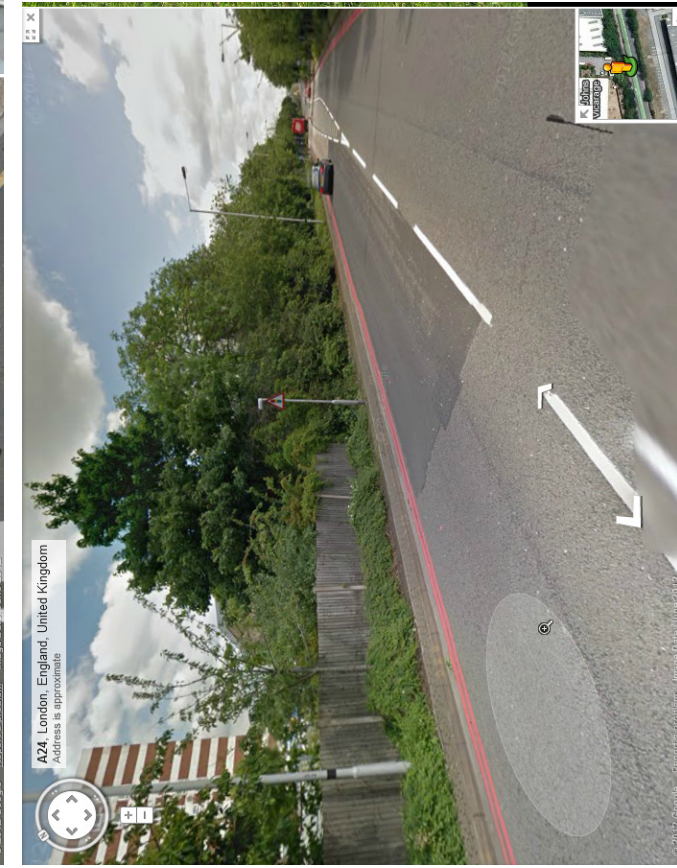
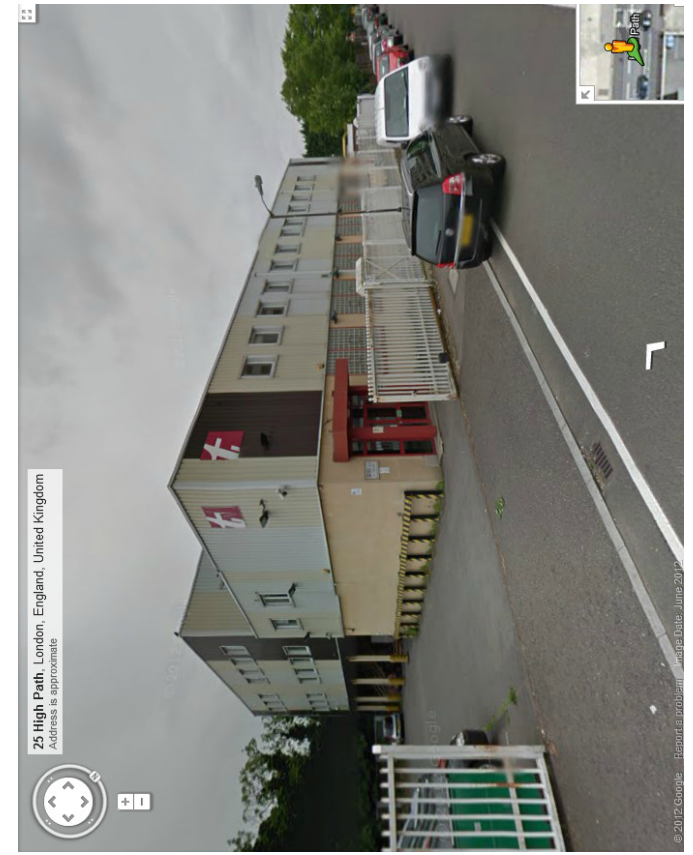
Existing site usage	Previous Industrial Usage (Manuplastics) Current cleared site with existing permission for self storage/ office development
Nearest playing fields	Prince George's Playing field 0.7 miles
Nearest existing primary schools	Hollymount 2FE- recently expanded Wimbledon Chase 3FE- currently expanding to become 3FE West Wimbledon 2FE- has a base for Autism Joseph Hood 2FE
Site history and description	Site appears to be relatively level and has been cleared
TPOs/ Covenants	No TPOs Covenant does not permit site use as a nursery garden
Local/ Community Issues	Unknown
Comments	Railway line to rear- potential issues of noise and vibration Pedestrian and vehicle access from busy Kingston Road
Conclusion	4FE primary potential plus MUGA

CS14 61 High Path

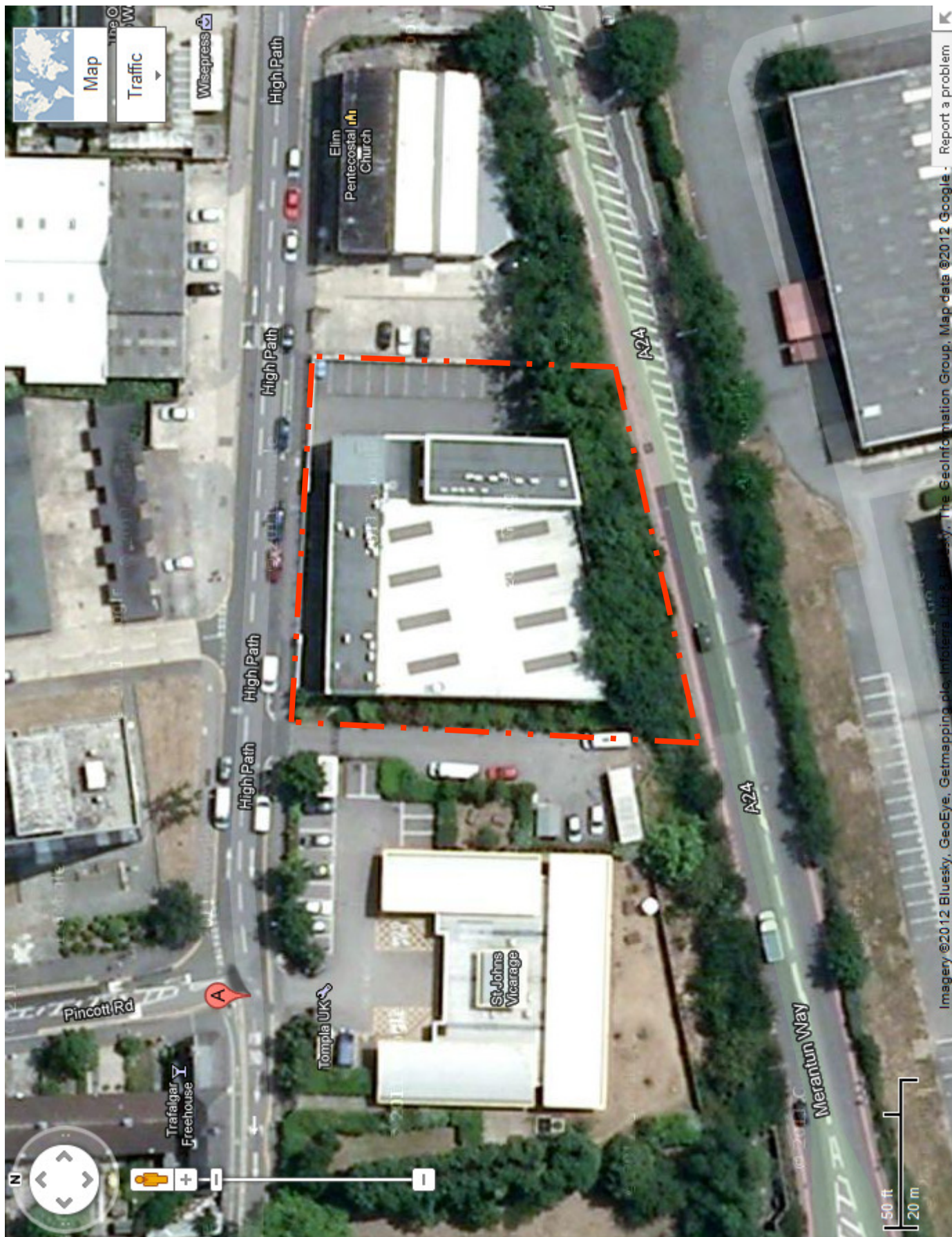
Address: 61 High Path, SW19 2JY
Nearest station: South Wimbledon
Site Area: 0.1ha (1000sqm)
Nearest schools: Merton Abbey 1FE- adjacent- potentially expanding
Pelham 1FE- potentially expanding
All Saints CE (VA) 2FE- recently expanded
Singlegate 1FE- expanding
Merton park 1FE
Haslemere 2FE
Nearest playing fields: Nursery Road and Abbey recreation Grounds 0.3miles
Merton Abbey Primary School field 390feet



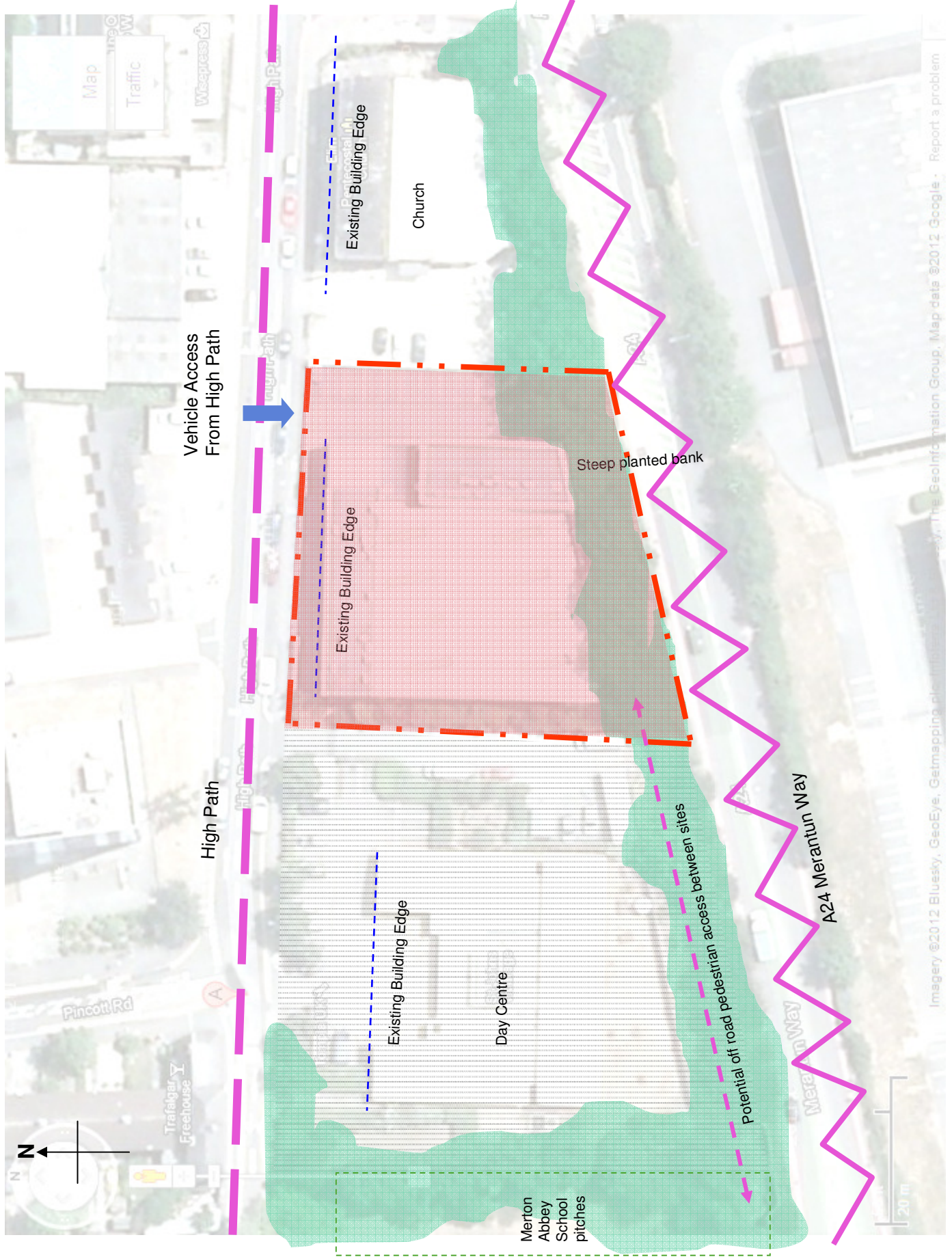
CS14 61 High Path: Site Location



CS14 61 High Path: Site Views



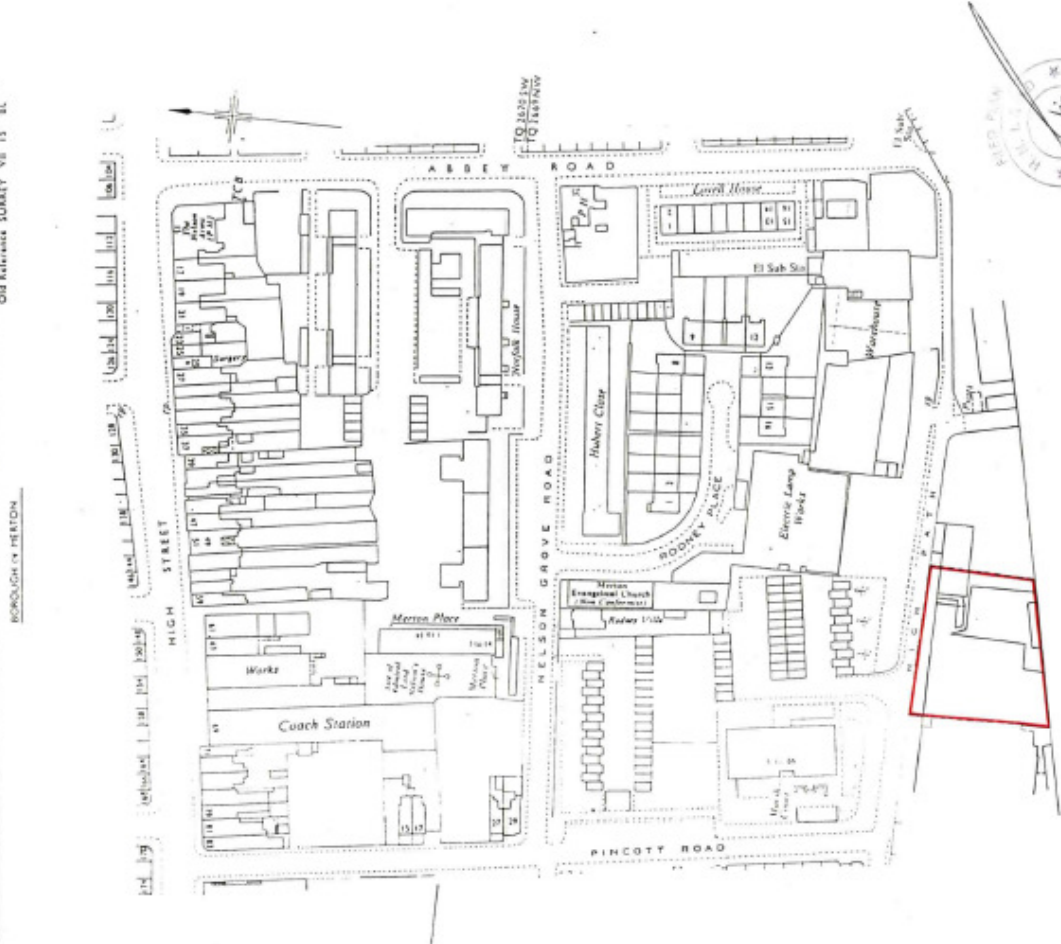
CS14 61 High Path: Site perimeter



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Ownership: Tompla UK Ltd

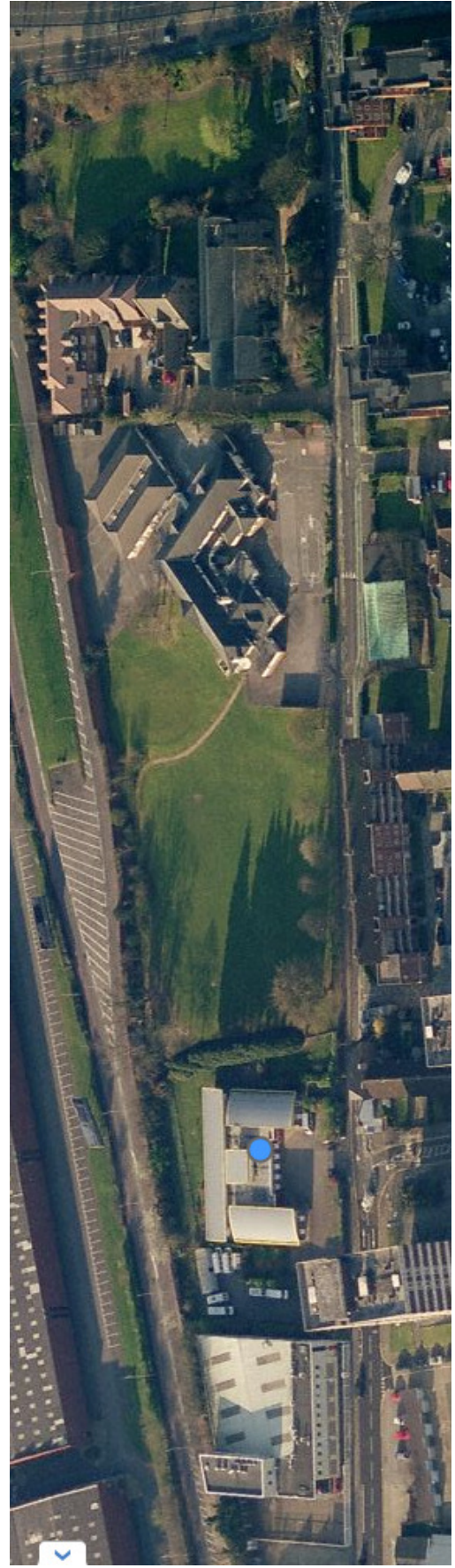
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Scale: 1/1250 © Crown Copyright 1969 OLD RELEASED SURVEY NO 15 3L			



Ownership: The Mayor and Burgesses of the London Borough of Merton



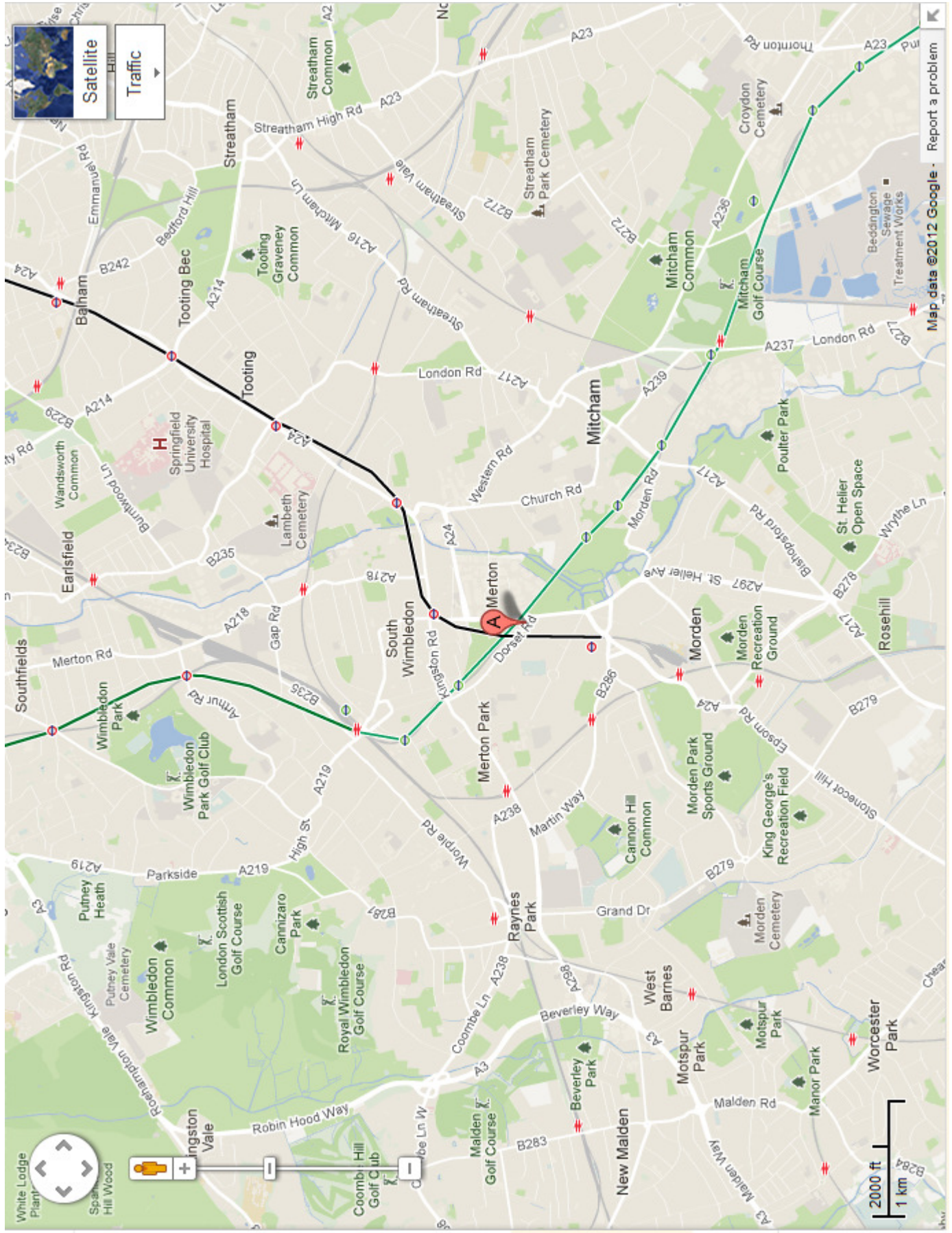
CS14 61 High Path: Ownership



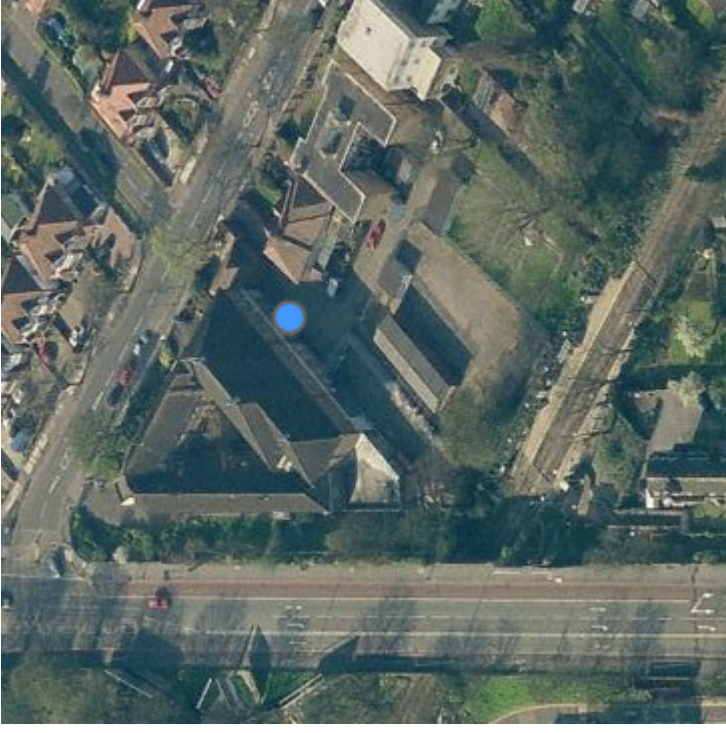
CS14 61 High Path: Proximity to Existing Merton Abbey Primary

CS34 Trinitarian Bible Society

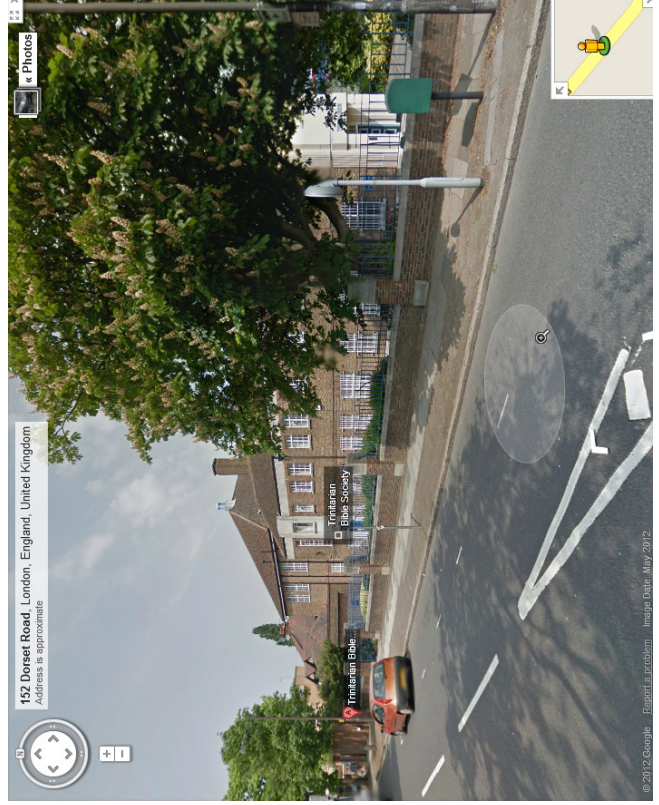
Address: Morden Road, SW19 3NN
Nearest station: Morden Road Tramlink
Site Area: 1.37ha (13,700sqm)



CS34 Trinitarian Bible Society: Site Location



115





CS34 Trinitarian Bible Society: Proposed Site Area



CS34 Trinitarian Bible Society: Site Analysis

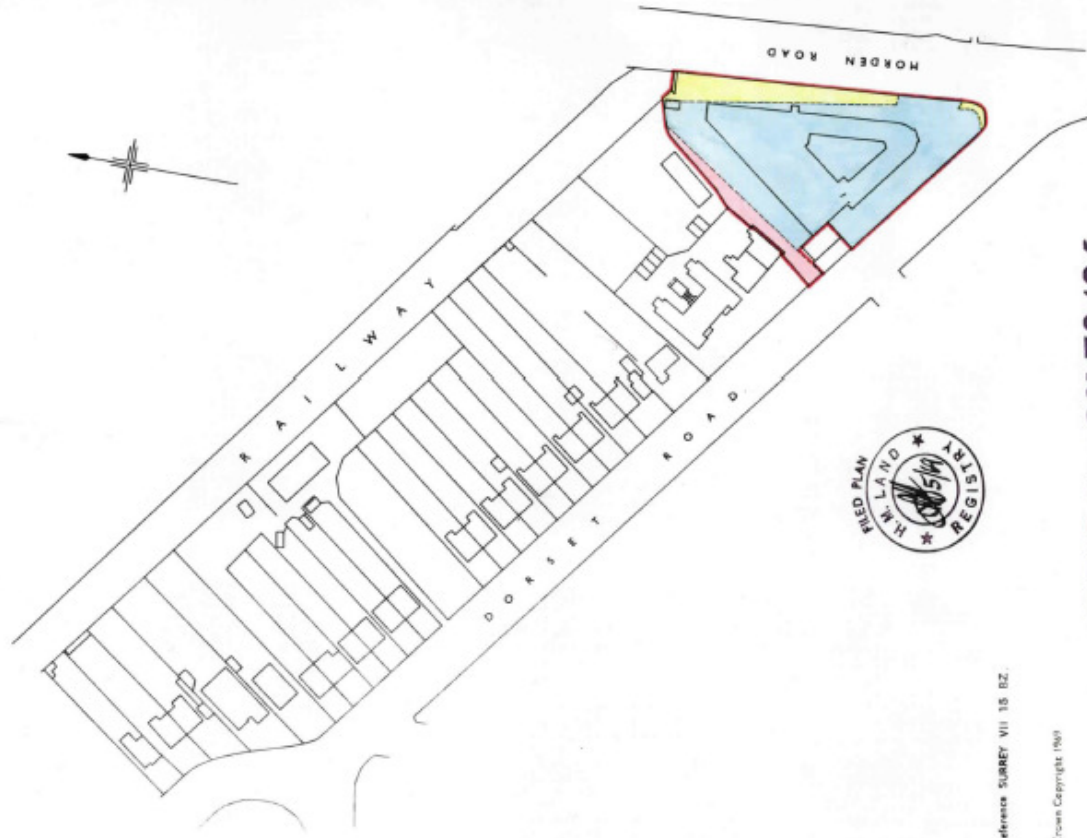
Ownership: Trinitarian Bible Society Trust
H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 2569 SECTION P

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Scale 1/1250

BOROUGH OF MERTON



Old Reference SURREY VII 15 BZ.

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TITLE No. SGL78426

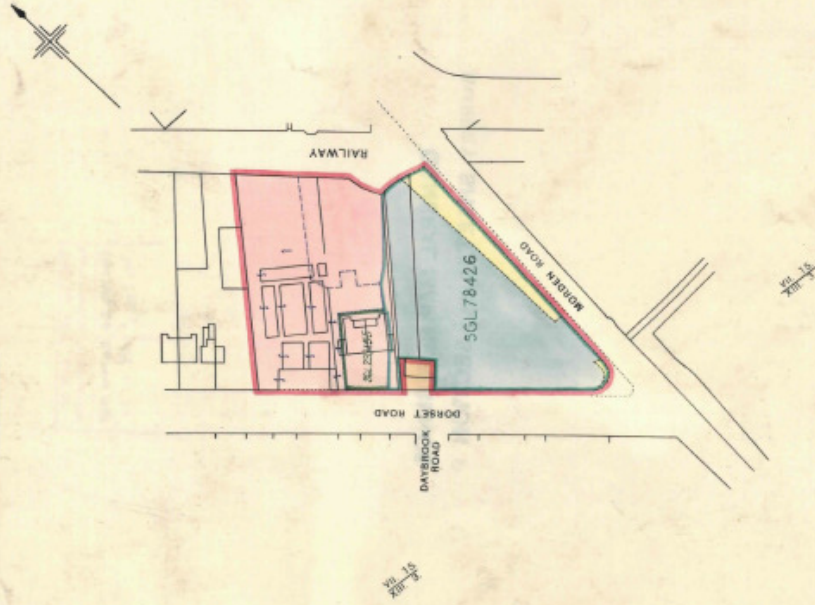
Ownership: Ministry of Defence

H. M. LAND REGISTRY GENERAL MAP

SURREY SHEET VII 15. SECTION BZ

Scale 1:100 Enlarged from 1:500

MERTON PARISH



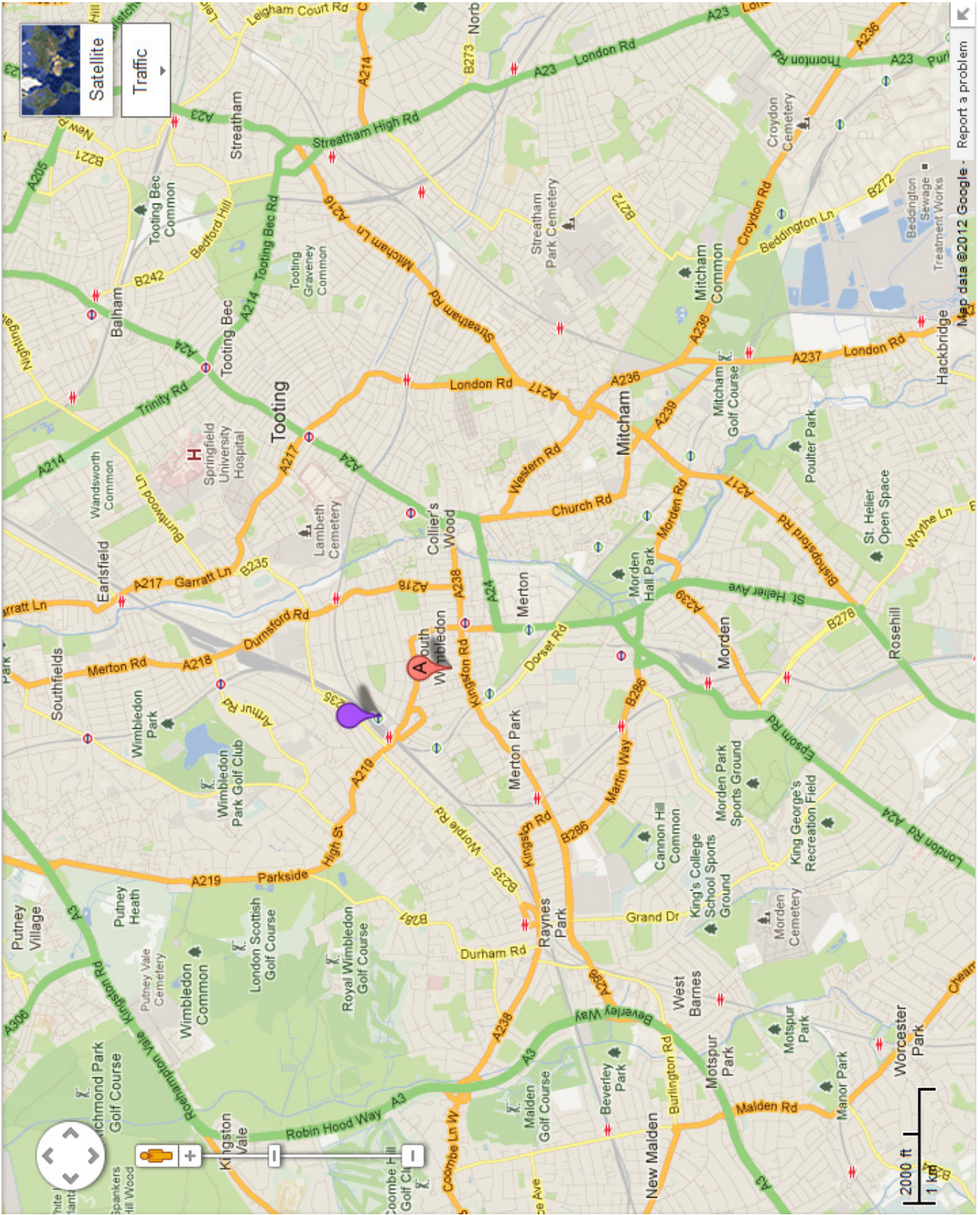
Filed Plan of Title No. **SY29997**

Existing site usage	<p>Trinitarian Bible Society UK HQ</p> <p>Former Telephone Engineering Centre- 20th century, 2 storey, brick & render with tiled roof.</p> <p>Potential for re-use of existing building or retention of elements for school use</p> <p>Cadet ground- hut and pitch- appears to be accessed through Trinitarian land</p>
Nearest playing fields	Morden Hall Park- open green space on opposite side of A24- no immediate pedestrian crossing Nursery Road and Abbey recreation Grounds 0.5miles
Nearest existing primary schools	Pelham 1FE Merton Abbey 1FE- currently looking at feasibility of permanent expansion Merton Park 1FE
Site history and description	<p>Owners are organisation founded in 1831 to provide "faithful and reliable copies of the holy scriptures" which they now do internationally and translated into other languages.</p> <p>Site appears to be relatively level except for steep bank to A24 Morden Road</p>
TPOs/ Covenants	<p>One protected tree to land at rear of site, close to railway line</p> <p>Restrictive Covenants do not appear to restrict educational use</p>
Local/ Community Issues	Unknown
Comments	<p>Backs on to Morden Road tramlink- Potential noise, vibration, H&S or child protection issues</p> <p>Possible existing building suitable for educational use</p> <p>Vehicle and pedestrian access from Dorset Road although corner site may pose some access difficulties due to proximity to busy 4 lane A24</p>
Conclusion	2FE potential if combined with adjacent army cadet area (cadet use could also be maintained) Existing building has potential for re-use as school

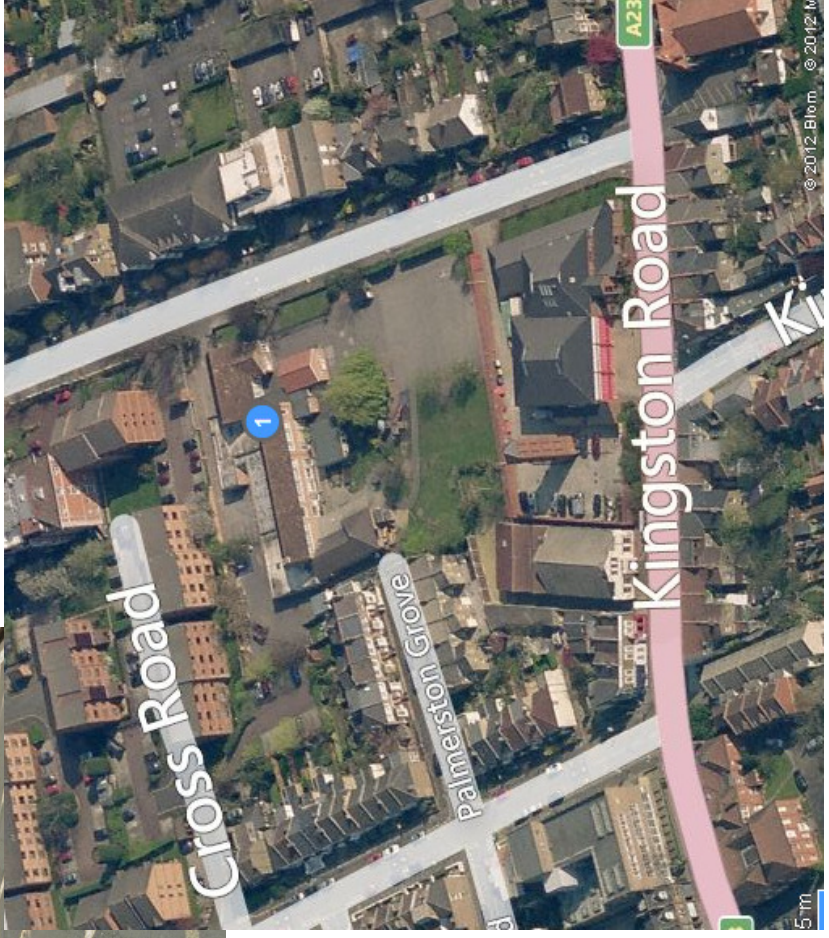


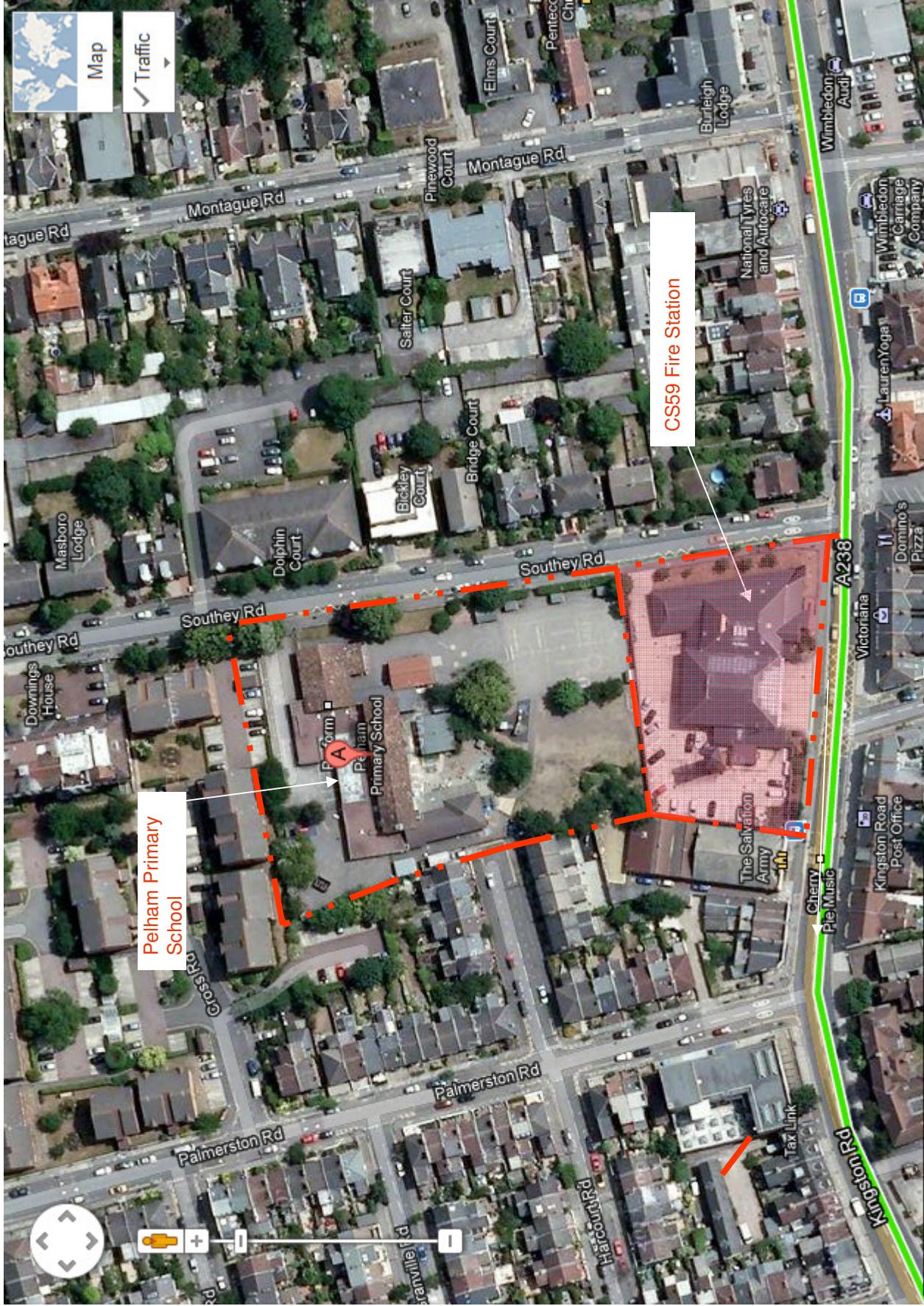
CS59 Wimbledon Fire Station

Address: Kingston Road SW19 1JN
Nearest station: Merton Park tramlink, South Wimbledon tube
Site Area: 0.96ha (9600sqm)
Nearest Schools: Pelham Primary School (adjacent)
Nearest Playing Fields: Nursery Road and Abbey Recreation Grounds 0.5miles

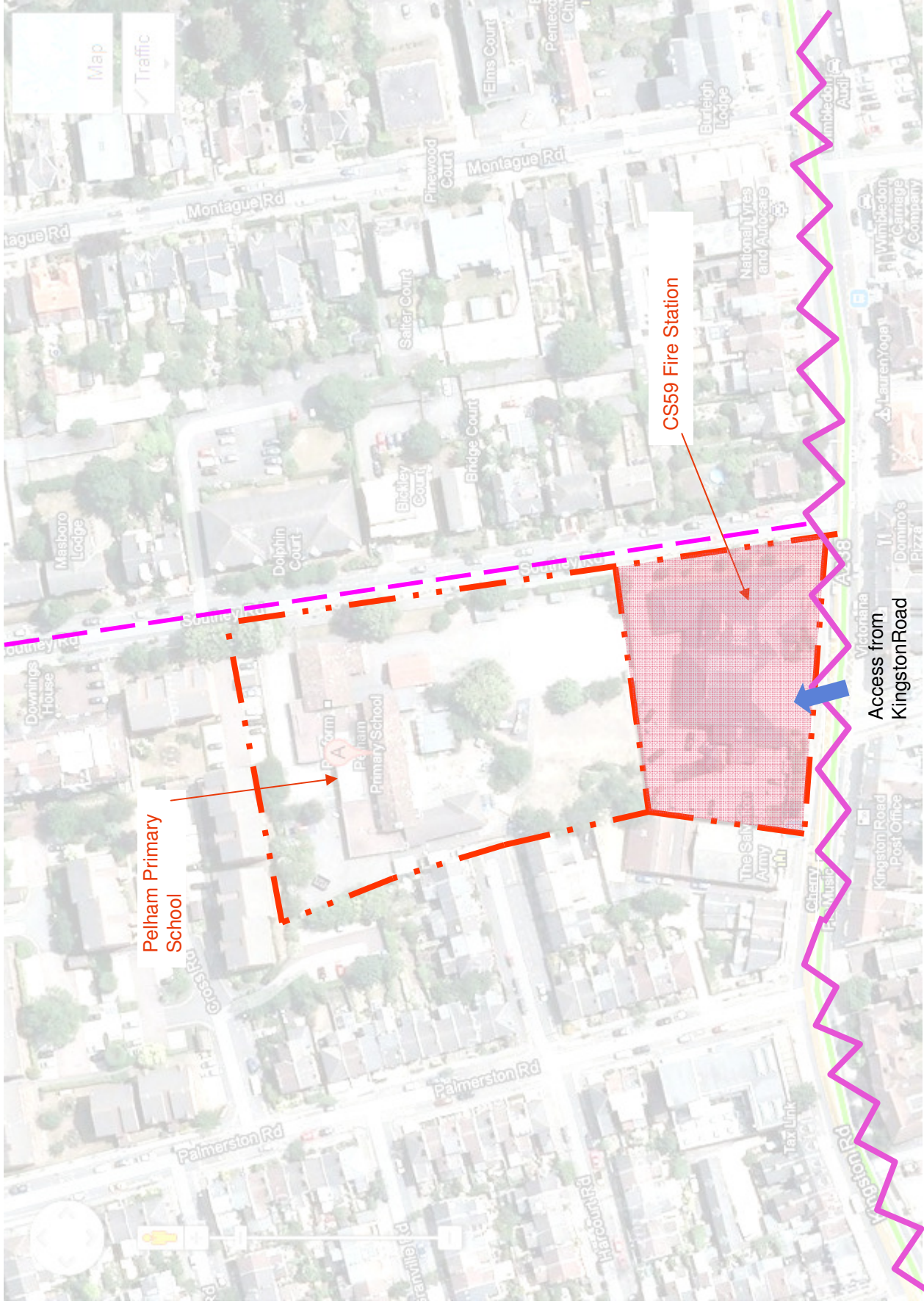


CS59 Wimbledon Fire Station: Site location





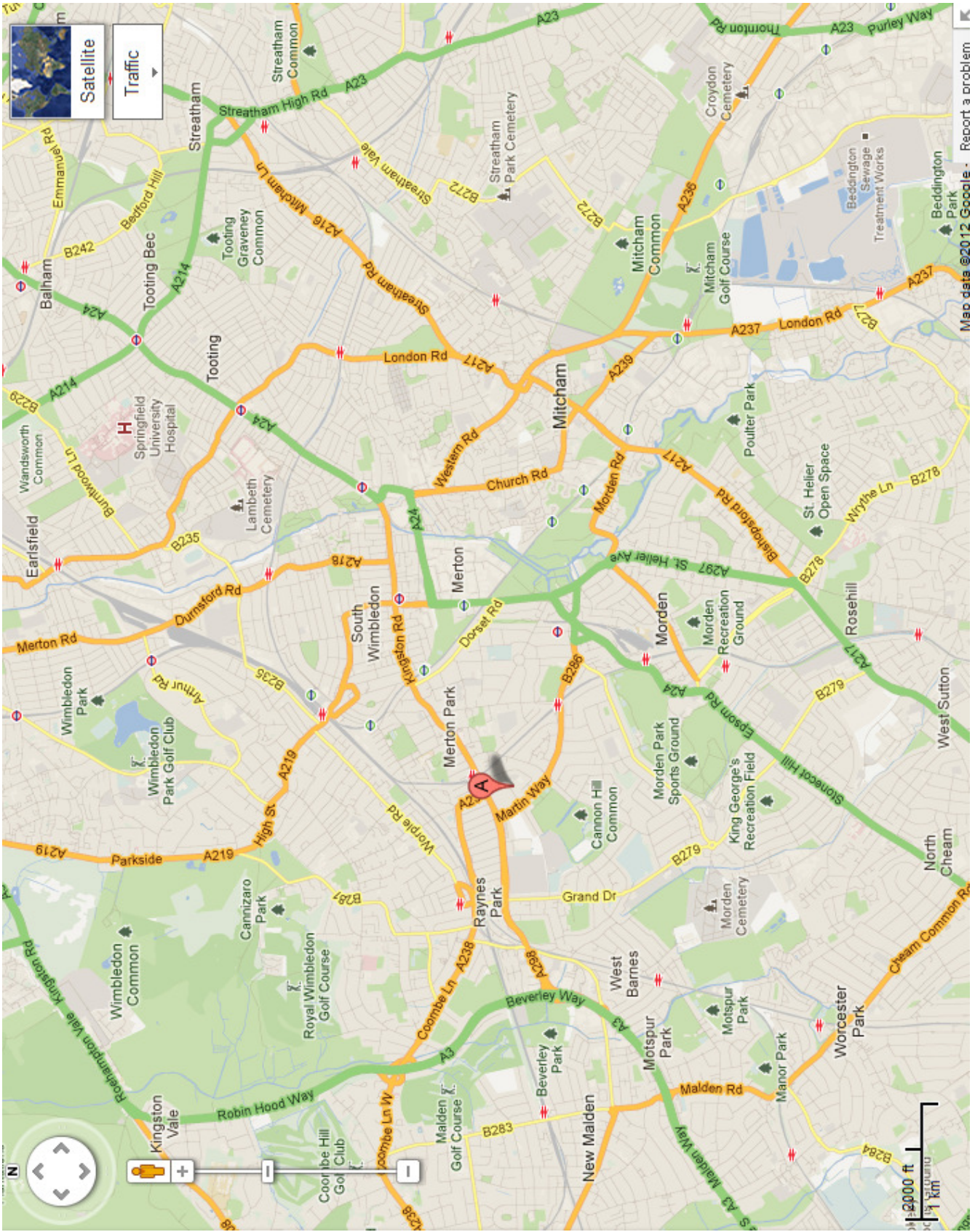
CS59 Fire Station: Area



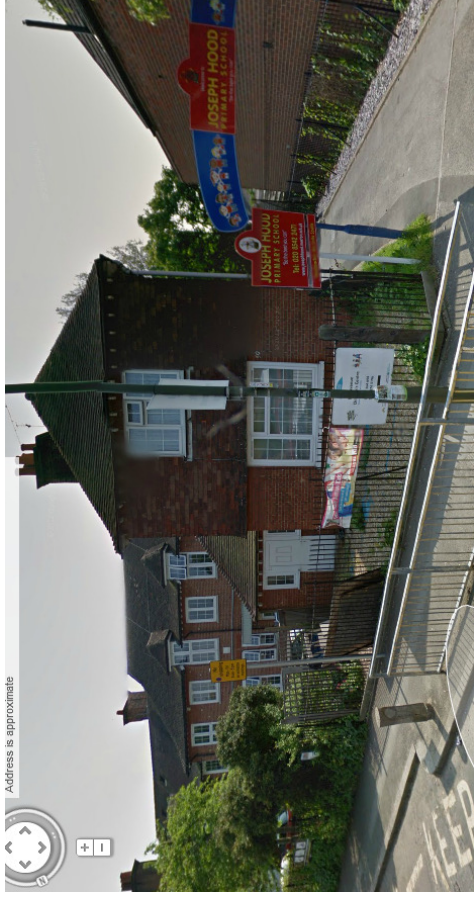
CS59 Fire Station: Area

CS65 Whatley Centre

Address: Whatley Avenue SW20 9NS
Nearest station: Wimbledon Chase
Site Area: 0.8ha (8000sqm)
Nearest schools: Joseph Hood primary- adjacent- recently expanded
Nearest playing fields: Joseph Hood Recreation Ground 0.2 miles



CS65 Whatley Centre: Site Location



CS65 Whatley Centre: Site Views



CS65 Whatley Centre: Proposed Site Area

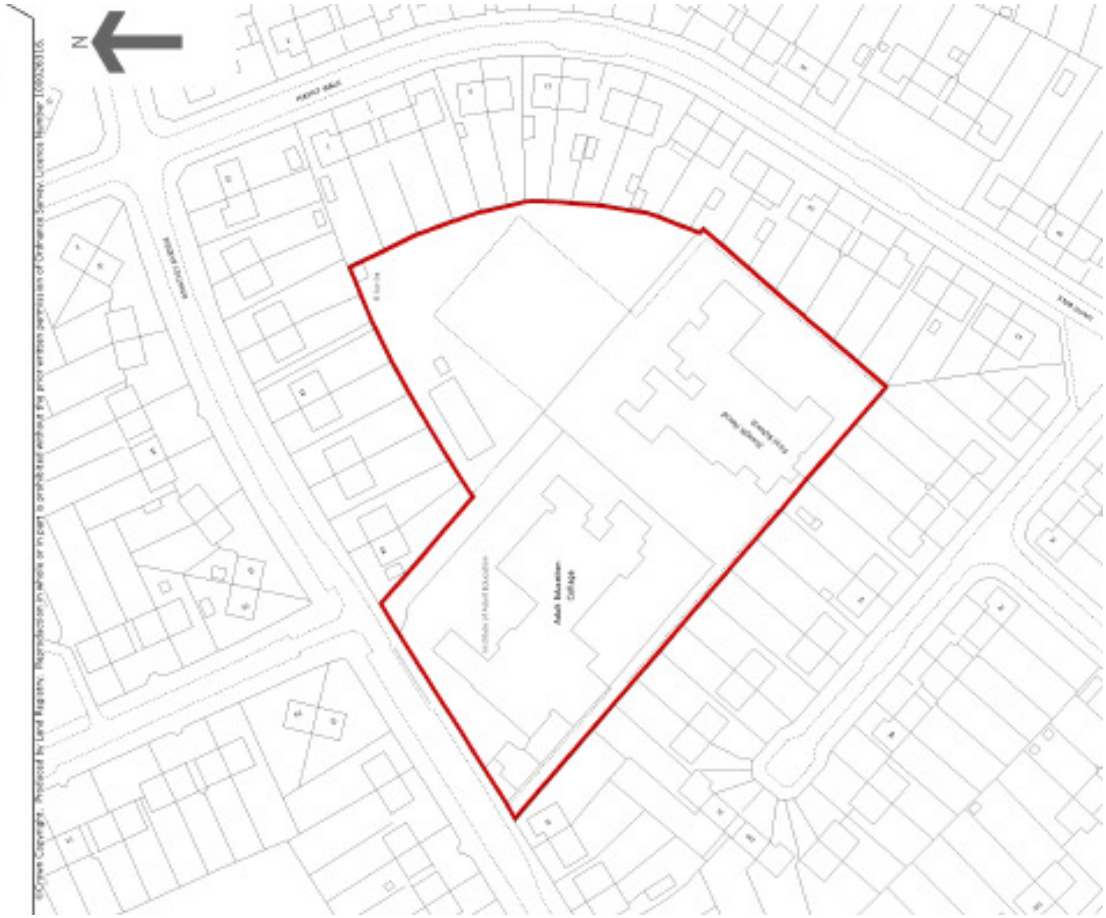


Ownership: The Mayor & Burgesses of London Borough of Merton

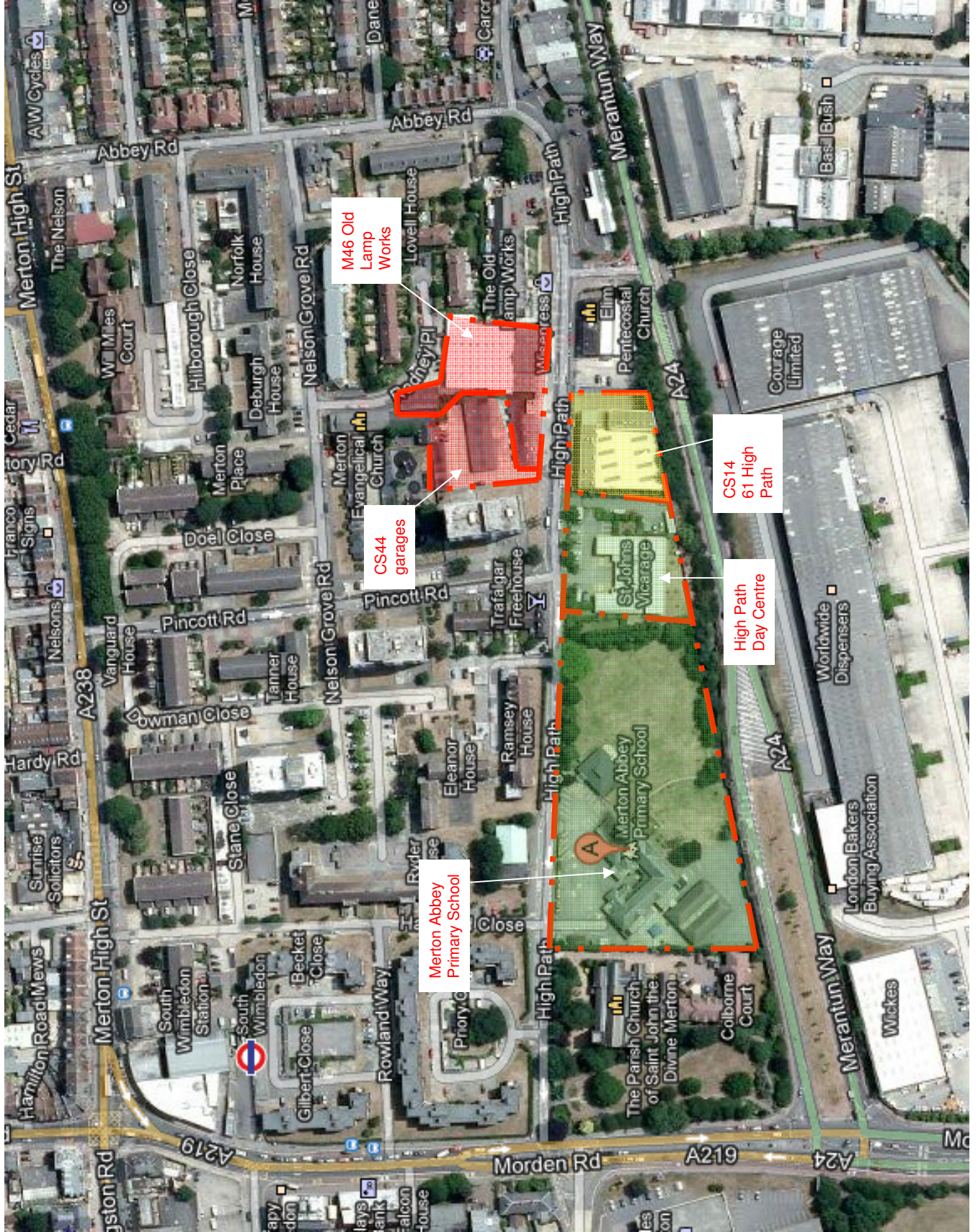
Land Registry
Current title plan



Title number **SGL702923**
Ordnance Survey map reference **TQ24695W**
Scale **1:1250**
Administrative area **Merton**



Appendix 4 - Sites identified adjacent or close to Merton Abbey School



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