



# CHAPTER 01B. **GOOD GROWTH**

## Good Growth

The London Plan seeks to promote ‘good growth’ in London by building strong inclusive communities, making the best use of land, creating a healthy city, building more homes and affordable housing to address the housing crisis, growing and maintaining a strong economy, increasing efficiency and resilience by moving towards a net-zero carbon city by 2050 and adapting to the impacts of climate change.

Dealing with such a level of growth is undoubtedly a huge challenge, putting pressure on land, housing, infrastructure and the environment. It also comes as we are facing other unprecedented challenges: Brexit, Coronavirus (COVID-19), its impact and the following recovery, air pollution, climate change and entrenched inequality.

The local plan seeks to ensure that Merton’s future growth is planned in a sustainable way in accordance with the London Plan Good Growth principles. This includes maintaining a good balance between economic, social and environmental objectives, creating liveable attractive places for people to live, study, work and visit, as well as delivering our ambition of becoming a net-zero carbon borough by 2050, and creating resilient and adaptive environments, in response to the Climate Emergency for the benefit of all in Merton.

Ensuring we plan and support predicted population growth, increase demand for affordable homes, the impacts of the Covid-19 pandemic – its impact on people especially in deprived areas and COVID recovery and the need to enable job creation. Delivering development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

It is imperative that future growth in Merton must be **socially** and **economically inclusive** and **environmentally sustainable** and, contribute to the London Plan Good Growth Objectives.

- GG1 Building strong and inclusive communities.
- GG2 Making the best use of land.
- GG3 Creating a healthy city.
- GG4 Delivering the homes Londoners need.
- GG5 Growing a good economy.
- GG6 Increasing efficiency and resilience.

All development proposals in Merton, large or small, must accord with all relevant policies of this Local Plan and all other documents such as [Supplementary Planning Documents \(SPDs\)](#) which, make up Merton’s Statutory Development Plan.

## The Sustainable Development Goals (SDGs) and London

[The UN Sustainable Development Goals \(SDGs\)](#) set ambitious targets to create transformative *social, economic* and *environmental* improvements by 2030. They provide an integrated framework covering a comprehensive range of issues – jobs, housing, inequalities, healthcare, the environment and more supported by targets and performance indicators. The SDGs were agreed unanimously in 2015 by the UN’s 193 member states, including the UK (United Kingdom), within ‘Agenda 2030’ – a landmark UN Resolution on achieving sustainable development. The London Sustainable Development Commission (LSDC) was established in 2002 to provide independent advice to the Mayor of London on ways to make London a sustainable, world-class city.



[In March 2021, the London Sustainable Development Commission](#) published a progress report on how far London has come to meeting the SDGs. We will continue to work with and support the London Sustainable Development Commission on achieving the SDGs. Cities and local governments, businesses, the public sector, communities and others – and coordinated local action on the SDGs has indeed been gathering momentum in recent years. According to the UK Government, 65% of the SDGs rely on local level implementation. For the first time, the impacts and opportunities of cities and towns have been recognised in the SDGs by countries and the United Nations. This has resulted in a global goal entirely dedicated to urban areas in the form of SDG (Sustainable Development Goals) 11: Sustainable Cities and Communities.

As acknowledged by the Royal Town Planning Institute (RTPI), planning has a key role to play in the successful implementation of the SDGs because of the profession's aim to work in the wider public interest and the overall purpose of the UK planning systems to achieve sustainable development. The goals provide an opportunity to strengthen commitment to plan for sustainable development. Merton will continue to work with the Mayor of London and partners in achieving the SDG's for London.

## Growth in Merton

All growth in Merton is expected to be **socially** and **economically inclusive** and **environmentally sustainable** and contribute to the London Plan Good Growth Objectives.

The effects of growth will be considered, ensuring that any significant impact is avoided, or necessary mitigation measures employed. Delivering high quality, sustainable and resilient places through good design and effective master planning and/or Neighbourhood Plans will be essential for future growth in Merton.

### Stakeholders and partner organisations

Responsibility for the successful implementation of the policies and delivering growth in Merton falls not only upon the council in its role as Local Planning Authority but also upon our partners and other stakeholders, including neighbouring boroughs, the Greater London Authority (GLA) and other public and private sector organisations, especially on strategic matters. We will work with community groups and organisations across Merton's diverse communities (faith and ethnicity), disability groups, children and young people and the veteran community at Haig Homes to deliver growth, as well as healthy and sustainable neighbourhoods.

Landowners and developers will be important partners in the regeneration and growth of the borough. Much of the land in the growth areas are held by private landowners and their commitment and active involvement for the growth in the borough is needed. We will continue to engage with landowners to support the delivery of this Local Plan.

We will consider joint development schemes with private landowners or developers holding adjacent or nearby sites which could involve joint ventures to deliver new homes, community uses and business spaces.

Merton Council's pro-active planning approach to delivering sustainable growth will be supported by several planning documents and detailed guidance, where appropriate for example:

- Local Plan documents.
- Supplementary Planning documents (SPDs).

- Opportunity Area Planning Frameworks (OAPFs) and Development Briefs.

More detail on planning frameworks can be found in the relevant sections of the Local Plan and more detail on the schedule can be found within Merton's [Local Development Scheme](#)

### **Coronavirus pandemic (COVID-19)**

Growth will need to positively contribute to Merton's COVID-19 recovery. The pandemic has accelerated changes in shopping habits, provision for homes especially affordable, jobs and training and behavioural changes in lifestyles and travel. Therefore it is important that recovery and growth are sustainable, and do not simply rebuild existing systems that drive inequalities or harm our environment.

Our health inequality gap is growing; this trend was known before Covid-19 however the pandemic has increased it and highlighted the issues across the UK. Residents suffering from poor health in Merton are concentrated in our deprived wards mainly in the east. Addressing these inequalities and improving Merton's health and wellbeing, both physical and mental, goes beyond improving access to medical facilities and includes a range of measures to improve our social and physical environment.

### **Climate change**

We must face up to the reality of the Climate Emergency and the need to limit Merton's contribution to this major global problem. Tackling climate change and its consequences is one of the priorities for the local plan. The challenge for planning is providing much needed homes and jobs in a way that does not have a detrimental impact on our climate and environment.

Merton is already experiencing the impacts of climate change with an increase in the frequency and severity of extreme weather events including extended periods of hot weather and drought, and extreme rainfall and flooding events. Climate change already affects the way we do things and will continue to do so as the scale of global warming increases. New developments will therefore need to prioritise sustainable design and construction to mitigate and adapt to the impacts of climate change, with energy-efficiency, low carbon energy generation, and climate resilience on an equal footing with aesthetic appeal. Ensuring developments are energy efficient and adaptable to the impacts of climate change, making them cheaper to run and more comfortable to be in, will benefit all especially people with lower incomes and in deprived areas.

The move away from petrol and diesel cars towards greener alternatives needs to be made easier with more electric vehicle charging points, dockless bikes/scooter hire, cycle parking and facilities, in and around our town centres and surrounding areas. The transition to more sustainable modes of travel will help improve our air quality, considerably reduce noise pollution, and improve the health and wellbeing of people who live and work in Merton and visit

the borough.

Delivering growth means prioritising climate change in all planning decisions. Several local plan policies both directly and indirectly address climate change mitigation and adaptation, including our climate change, flooding, air quality, design, green infrastructure, health and wellbeing and transport policies. These policies are supported by a number of strategies including Merton's [Climate Strategy and Action Plan](#) (2020), [Green Infrastructure Study 2020](#), [Air Quality Action Plan](#) and Strategic Flood Risk Assessment.

### **Healthier and greener environments**

Making Merton a healthier and greener borough as well as a fairer one is important. It is why, health inequalities cannot be seen in isolation. As already stated, our health inequality gap is growing; this trend was known before Covid-19 however, the pandemic has increased it and highlighted the issues across the UK. Growth in Merton will need to addressing inequalities both income and health.

Making walking and cycling the default choice of travel is essential. Making it easier and safer, is important for both physical and mental health but, it also contributes to the local economy, relieves stress on the National Health Service (NHS) and helps to tackle climate change.

Merton's green infrastructure and heritage assets not only provide recreational opportunities and improve mental health but also contribute to the character and attractiveness of Merton. The creation of a network of green spaces and other green infrastructure such as street trees, provides multiple benefits for biodiversity, nature, recreation, climate change resilience and health and wellbeing. Protecting and enhancing our green infrastructure will help our residents to lead healthier, more active lives and provide access to nature which is good for mental health.

Our heritage assets and historic environment are irreplaceable and an essential part of what makes Merton a vibrant borough and their effective management is a fundamental. The historic environment, represented in its built form, landscape heritage and archaeology, provides a depth of character that benefits the local economy, culture and our quality of life.

Design must consider safety and security, layout and orientation, public realm, social inclusion and environmental health impacts such as noise and air quality to ensure we are creating healthy neighbourhoods, which are accessible for all. The potential harmful effects to human health such as, loss of daylight and sunlight, loss of privacy, loss of outlook, overcrowding, isolation, exposure to odours, noise and vibration must be considered in design.

All development, be it housing, commercial or infrastructure, must be designed and delivered in a way that contributes to nature and our heritage assets, not their decline.

Delivering growth means prioritising health and wellbeing in all planning decisions, including through design that supports health outcomes, and the assessment and mitigation of any potential adverse impacts of development proposals on health and health inequality.

Healthy and green approaches are embedded into a number of local plan policies both directly and indirectly for example design, health and wellbeing, transport and green and blue infrastructure policies. These are supported by a number of Merton's strategies for example: [Merton's Green Infrastructure Study 2020](#), [Joint Strategic Needs Assessment](#) and [Merton's Borough Character Study 2021](#).

The Mayor will be developing a London-wide Heritage Strategy, together with Historic England and other partners, to support the capital's heritage and the delivery of heritage-led growth. Merton Council supports this approach and will work with local communities, the Mayor and partners to protect and enhance our rich heritage.

### **More homes and jobs**

The growth in population and jobs has not been matched by the growth in the number and type of homes Merton needs. The cost of renting and house prices have risen to levels that have priced many out of the market. Merton's expected growth and development is shaped by the decisions that are made by Merton's planning committee and planners. Every individual decision to provide affordable housing helps to make the housing market fairer, reducing overcrowding and homelessness. Securing more homes is a priority, especially genuinely affordable homes which meet the actual needs of our diverse communities.

A large portion of residents before the pandemic travelled out of the borough to work. The pandemic has changed our work patterns and trends, but as we come out of lockdown people will begin to travel out of borough to work again. It is not known if the levels will be the same as before the pandemic. However, alongside this, it is important that Merton residents, particularly those from disadvantaged backgrounds, fully benefit from the diverse range of opportunities economic growth brings. Removing barriers to local employment can improve resident's life chances and help support local business growth.

We will therefore use the opportunities offered by new development, in both the construction and operational phases, to improve residents' access to skills, training and employment. This will include seeking financial contributions towards employment, education and skills initiatives, and on larger schemes, requiring apprenticeships and job placements in accordance with targets set out in an agreed Employment and Skills Plan. Securing job placements within the end use of a development, rather than solely in the construction phase will be important to ensure residents fully benefit in the long term from the diverse opportunities economic growth brings.

Delivering growth means setting the conditions to deliver more homes, supporting business, providing opportunities for more jobs, employment and training. A number of local plan policies deliver this both direct and indirectly for example housing, economy, design, health and wellbeing and transport. This is supported by a number of Merton's strategies such as [Merton's Green Infrastructure Study 2020](#), [Joint Strategic Needs Assessment](#), and Merton's emerging housing delivery strategy.

### **Supporting infrastructure**

Ensuring we have the infrastructure and services to meet the needs of our growing and aging population is important such as transport, utilities, broadband, education and health. Delivering growth means ensuring we have the right infrastructure to meet our needs for now and in the future. Careful planning together with our partners and stakeholders will make Merton more efficient and more resilient, preparing it for the future.

The right infrastructure is also needed to help businesses succeed, grow and remain in Merton. The digital economy, underpinned by world-class digital connectivity, data and digital services is of ever-increasing importance, improving processes, opening new markets and allowing more flexible working.

An [Infrastructure Delivery Plan \(IDP\)](#) has been prepared alongside the Local Plan; this is a 'live' document. It sets out the borough's key infrastructure requirements, anticipated costs and expected delivery based upon partnership working with stakeholder and utilities providers throughout the Local Plan process. The IDP will be monitored and reviewed on a regular basis to reflect the current circumstances and to inform the development management process. The Infrastructure Schedule contained in the IDP sets out an overview of the key infrastructure requirements necessary to support regeneration in the borough.

A number of planning policies (both direct and indirectly) help to deliver infrastructure for example green and blue infrastructure, design, health and wellbeing and transport. This is supported by a number of Merton's strategies such as Merton's Green Infrastructure Study 2020, Joint Strategic Needs Assessment, and Merton's Infrastructure Delivery Plan.

### **Making the most of our limited land**

We will promote and ensure the most efficient use of land and development while also looking to improve the quality of our environment, protect the amenity of occupiers, neighbours and meet planning aims. It is important that development delivers not only homes, but also the infrastructure to support the new homes, employment and business spaces which create resilient and sustainable communities.

Applying a design-led approach to determine the optimum development capacity of sites is essential to improve the quality of our environment (physical and natural), protect the amenity of occupiers, neighbours and meet planning aims.

### **Density and mixed uses**

We will expect high quality developments with higher densities, where appropriate, that can appropriately be delivered by the efficient use of land, particularly in neighbourhoods with good accessibility to public transport and in Merton's Opportunity Area. In accordance with the London Plan, neighbourhoods with good public transport accessibility level (PTAL) such as Wimbledon, Morden, South Wimbledon, Morden and Colliers Wood will generally expect densities towards the higher end, considering all aspects of local character such as heritage assets, open spaces and setting, while having regard to the borough's acute housing needs.

The provision of a suitable mix of uses can contribute to successfully promoting growth in Merton and importantly, make better use of our limited land. A mix of uses can:

- Increase the provision of much needed homes including those that are genuinely affordable.
- Promote healthy and active neighbourhoods that have a range of activities that are used throughout the day such as entertainment, culture and restaurants.
- Increasing safety and security.
- Reduce the need to travel, reducing the need for some journeys, helping to cut congestion in the borough and improve air quality.

Taller buildings are one form of high-density development that can be right in some locations, subject to excellent design, good public transport accessibility, impact on existing character, heritage and townscape. The architectural quality and materials will need to be of an exemplary standard to ensure that the appearance and architectural integrity of the building is kept through its lifespan.

### **Identifying Merton's Growth areas**

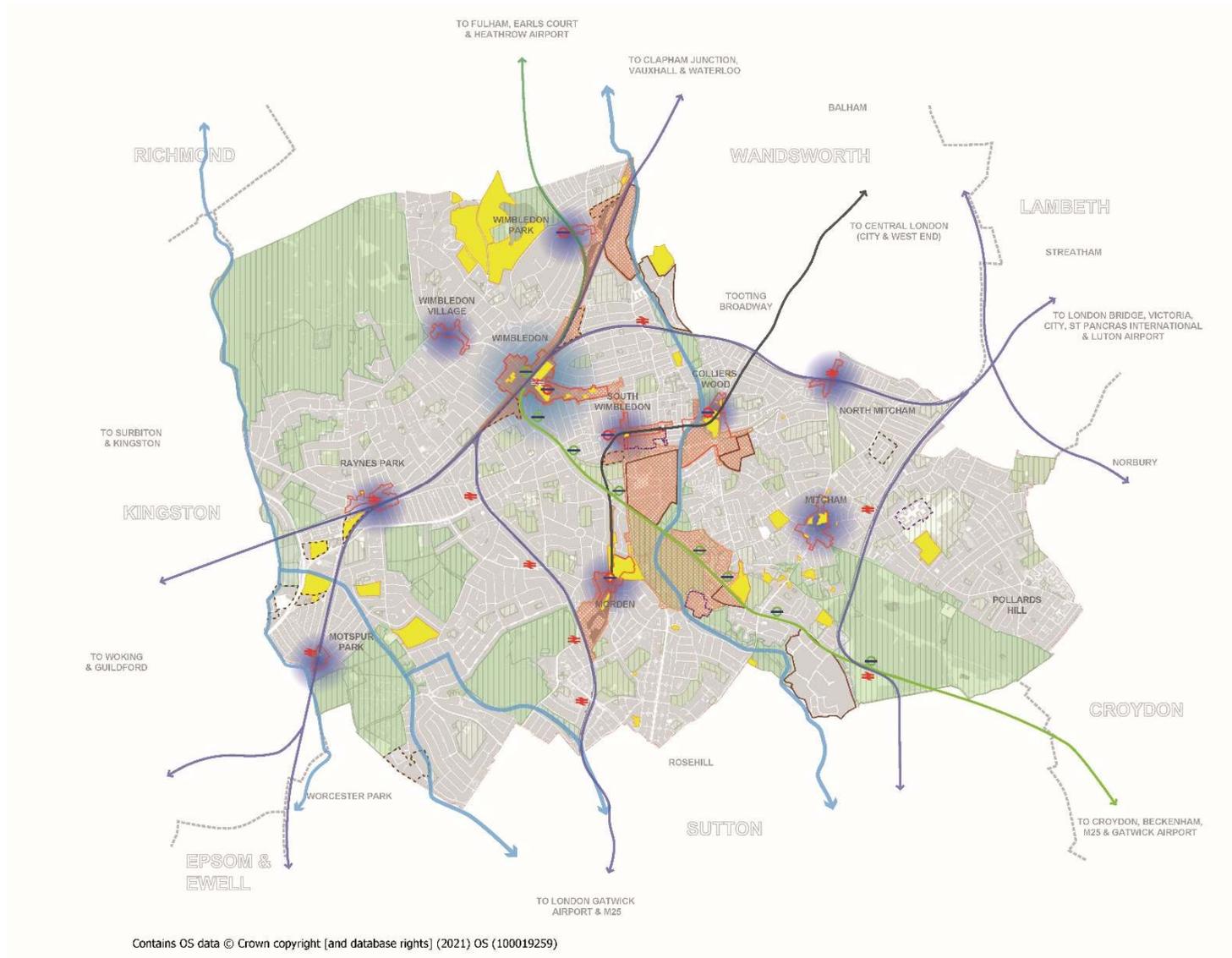
A considerable proportion of Merton's growth up to 2036 and beyond is expected to be delivered in the Opportunity Area (OA). The OA is designated in the [London Plan](#) (Table 2.1 - Opportunity Area Indicative capacity for new homes and jobs). The GLA, has agreed that Morden can be included in Merton's OA.

OAs are identified as significant locations with development ability to deliver new housing,

commercial development and infrastructure. The town centres found in the OA are suitable for large-scale development and significant increases in jobs and homes as they have particularly good public transport and transport interchanges, for example, Wimbledon town centre. Each centre will make contribute in ways suitable to their location, centre designation and its character.

A clear focus on delivery will require all stakeholders to work together to unlock sites and drive the right sort of development. The council's overall spatial strategy is illustrated in the Figure below. This shows the broad locations of Merton's growth area. Development will still take place outside of the OA, although not at the same scale. Outside the OA, smaller scale development and more incremental change will take place. The following sections provides further detail on the parts of the borough where the most significant growth is expected to take place and the role our centre will play in Merton's growth.

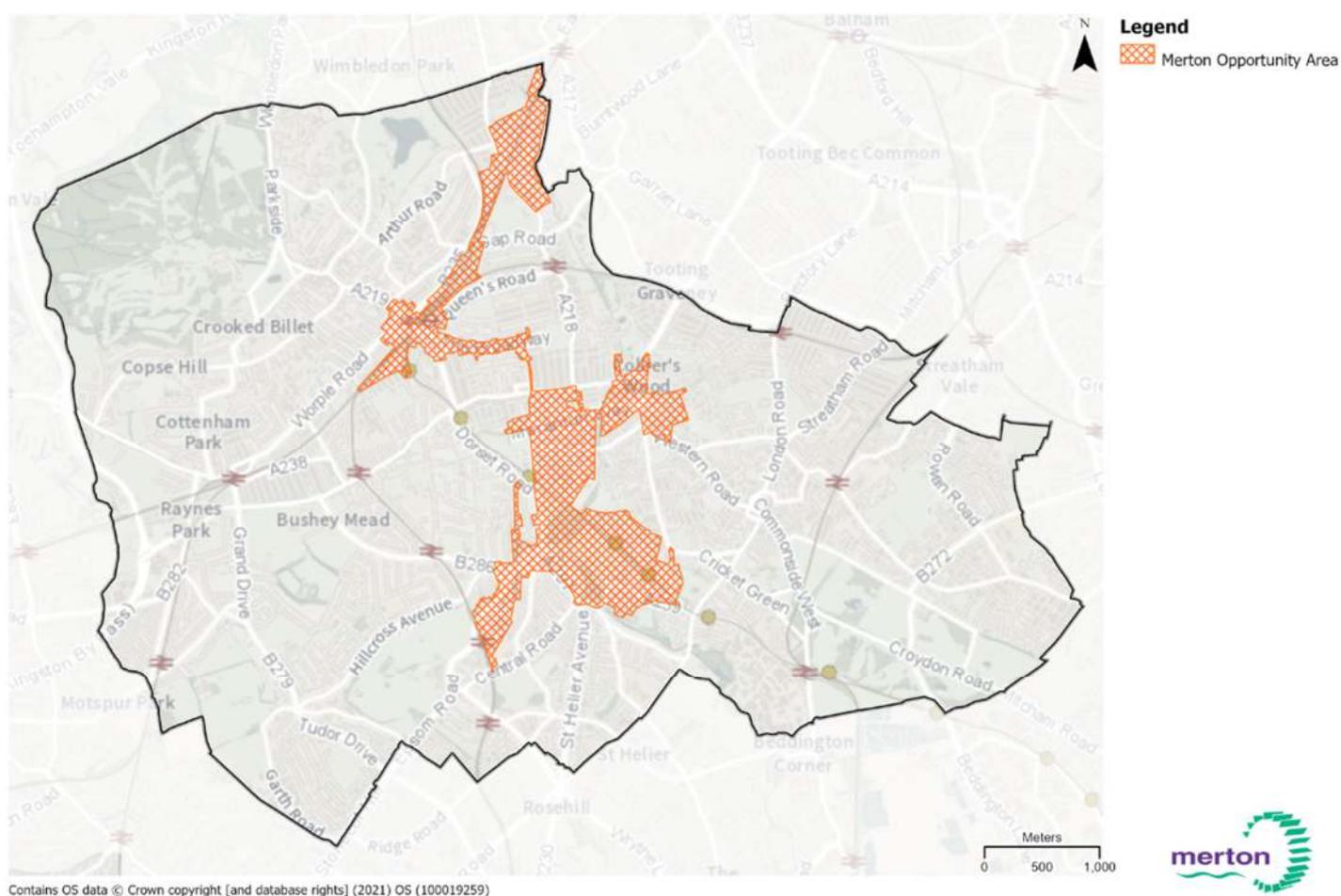
Figure 1 – Merton’s spatial strategy



National Rail Stations	Town Centre Boundaries
Underground Stations	Major Centre
Tram Stops	Town Centre
Railway	Strategic Industrial Locations
Northern Line Underground	Locally Significant Industrial Sites
District Line Underground	Estate Regeneration
Tram Line	Opportunity Area Planning Frameworks
Rivers	Open Space
Other Borough Boundaries	Metropolitan Open Land

## Opportunity Area (OA)

The London Plan ambition for Merton’s Opportunity Area of “Wimbledon, South Wimbledon and Colliers Wood” is to deliver 5000 new homes and 6000 jobs (indicative figure up to 2041). It should be noted that these figures form the starting point from which we can carry out more precise local level exploration of what can be achieved in terms of the OA’s ability to accommodate growth. Importantly, the ambition for the OA is not predicated on the delivery of Crossrail 2. Merton’s OA is shown in the Figure below and illustrated on Merton’s policies map.



**Figure 2: Opportunity Area**

To ensure that the OA fully realise its growth and regeneration potential the council will work with the GLA to produce an Opportunity Area Planning Frameworks (OAPFs) in accordance with London Plan policy *SD1 Opportunity Areas*. This plan-led approach, outlining delivery of affordable housing, create mixed and inclusive communities and ensure the OA will contribute to regeneration objectives to tackle spatial inequalities and environmental, economic and social barriers that affect the lives of all.

The OAPF will be prepared in a collaborative way with Merton's diverse communities (including children and young people, Black, Asian and other ethnic minority groups, businesses and stakeholders). The key priorities for an OA, as outlined in the London Plan, are to:

- Maximise the delivery of affordable housing and create mixed and inclusive communities.
- Contribute to regeneration objectives by tackling inequalities and environmental, economic and social barriers that affect the lives of people in the area.
- Facilitates ambitious transport mode share targets.

## **Wimbledon**

Wimbledon is designated a Major town centre and classified as a centre for high residential and commercial growth in the London Plan (London Plan Table A1.1 - Town Centre Network). Therefore, Wimbledon will be expected to continue to secure the development of high quality and attractive schemes. Wimbledon will become a safe and healthy place (including at night), providing a balance of mix of uses, delivering new homes including affordable, provision for flexible workspaces/hubs and offices to meet changing work patterns following the pandemic and create and secure employment and skill training opportunities. In addition we will:

- Maintain and create public space and greening (including appropriate tree and shrub planting) of the street environment:
  - to improve air quality and help tackle climate change.
  - To improve the health (including mental health) and wellbeing.
  - To help-mitigate flooding from all sources.
- Support the highest quality development that preserves local amenity, enhance and conserve Wimbledon rich heritage assets, character and appearance of place.
- Through town centre management initiatives, we will endeavour to ensure that the night-time economy is managed in a way that benefits residents, visitors and businesses working with local communities and stakeholders.
- Maximise opportunities to enable walking and cycling with improved network of safe and attractive greener places and routes.
- Create safe and secure environments for all especially for women, children and the elderly and reduce opportunities for crime and antisocial behaviour by using Secure by Design.
- Work with construction sites to minimise and improve air quality and noise pollution.

- Encourage and enable travel behavioural changes by providing electric car charging points, more cycle parking facilities and improve road safety for all. Working with communities, TfL, GLA and other stakeholders to create a safe network for walking and cycling.
- Work with LoveWimbledon Business Improvement District and the Wimbledon Village Business Association to support the economic recovery, encourage business resilience and promote both local business and the area as a business location.
- Work with Network Rail and Transport for London - on the plans for Crossrail2 to ensure it maximises the benefits for Wimbledon, Raynes Park, Wimbledon Chase and Motspur Park.

## **Colliers Wood**

Colliers Wood town centre is designated as a District Centre and classified 'Medium' for commercial growth and 'high' for residential growth in the London Plan (London Plan Table A1.1 - Town Centre Network). Colliers Wood neighbourhood will build on its diverse mix of communities and culture, local and independent shops, small businesses and its rich heritage. In addition we will:

- Reduce inequalities in the neighbourhood (health, income and social) and improve the wider determinates of health - providing a mix of uses, including substantial new homes (including affordable), employment and community uses.
- Maintain public space and greening (including appropriate tree and shrub planting) of the street environment to:
  - improve air quality and help tackle climate change.
  - improve the health (including mental health) and wellbeing.
  - Mitigate flooding from all sources.
- Create safe and secure environments for all especially for women, children and the elderly and reduce opportunities for crime and antisocial behaviour by using Secure by Design.
- Enable travel behavioural changes by providing electric car charging points and cycle parking facilities. Enable more pedestrian and cycle movement, routes and choices - making walking and 'way-finding' easier for all.
- Provide sustainable and safe design of the highest quality that respects the character and heritage assets including the town centre. Working in partnership with cultural, historical and

heritage organisations to promote the history of Colliers Wood - its historical links at Merton Priory and industrial heritage of William Morris and the Wandle Trail.

- Significant increase in the number of jobs and training provided in the area. - Provide employment space for identified growth sectors and small to medium enterprises and start-ups and contribute towards training and apprenticeship opportunities.
- We will continue to work with Transport for London (TfL), to improve roads in the borough and including Colliers Wood. We will seek external funding to improve safety and movement around the town centre and other busy street in the neighbourhood to improve and increase more walking and cycling, with the aim to improve air quality and improve the health of all.

### **South Wimbledon**

South Wimbledon will become a vibrant, attractive and thriving new local centre that builds on its location between Colliers Wood and Wimbledon. Growth in this neighbourhood will need to contribute to improving the deprivation found here. In addition we will:

- Make more efficient use of land, taking opportunities to provide a mix of uses, including new homes (especially affordable homes) and affordable and flexible employment floor space.
- Enable and create the development of a '20 minutes' neighbourhood'.
- Create safe and secure environments for all especially for women, children and the elderly and reduce opportunities for crime and antisocial behaviour by way Secure by design.
- Maintain and create new public space and greening (including appropriate tree and shrub planting) of the street environment to:
  - improve air quality and help tackle climate change.
  - improve the health (including mental health) and wellbeing.
  - Mitigate flooding from all sources.
- Create opportunities for jobs and training for all by supporting for local businesses and new enterprises opportunities.
- Promote its local identity and links to its history and environment through design and layout having regard to established local character.
- Enhanced and improve connectivity and public realm, with more active frontages along Merton High Street.

## Morden

Morden is designated as a District centre and classified as low for commercial growth and high for residential growth in the London Plan (London Plan Table A1.1 - Town Centre Network). The Morden Regeneration Zone (town centre) is expected to deliver circa 2000 new homes. In addition we will:

- Reduce inequalities in the neighbourhood (health, income and social) and improve the wider determinates of health by delivering a mix of uses, including affordable homes, offices and other employment opportunities, social community facilities and retail to support new homes.
- Maintain and create new public space and greening (including appropriate tree and shrub planting) of the street environment to:
  - improve air quality and help tackle climate change.
  - improve the health (including mental health) and wellbeing.
  - Mitigate flooding from all sources.
- Deliver excellent public realm, with an improved network of safe and attractive places and routes for pedestrians and cyclists to enable and encourage more sustainable travel link to neighbouring areas and reduces the dominance of traffic in the area.
- Deliver high quality homes, sympathetic to historic area which preserve local amenity and look to enhance and conserve the significance of heritage assets such as the character and appearance of conservation areas and National Trust park.
- Create safe and secure environments for all especially for women, children and the elderly and reduce opportunities for crime and antisocial behaviour using Secure by Design.
- Improve cycling facilities, enabling more walking and cycling, and work with Transport for London (TfL) in improve road safety on road for all users and the pedestrians to and around Morden Underground station.
- Maximising densities compatible with local context, sustainable design principles and public transport capacity.
- Explore the development of a decentralised energy network for the town centre.

## Outside the Opportunity Area

### Mitcham neighbourhood

Growth in this neighbourhood should contribute to the council's wider vision and objectives for this part of the borough. Mitcham town centre is designated as a District centre and classified as 'low' for commercial growth and 'high' for residential growth in the London Plan (London Plan Table A1.1 - Town Centre Network). Growth in this neighbourhood must positively contribute to reducing the deprivation found here. In addition:

- Reduce inequalities in the neighbourhood (health, income and social) and improve the wider determinates of health - providing a mix of uses, including substantial new homes (including affordable), employment and community uses.
- Create thriving 20 minutes' neighbourhoods with local services, which preserves local amenity.
- Make more efficient and intensive use of land, taking opportunities to provide a mix of tenure of new housing -especially affordable homes and provide flexible employment floor space which will provide jobs and training to improve the income deprivation.
- Explore opportunities for social housing estate regeneration. We will engage and work with housing providers in Mitcham neighbourhood. The Council's ambition is that regeneration will focus primarily on improving the quality of housing stock but also offers the potential to create an improved physical environment and enhanced connectivity as well as address several social and economic issues. This is a long-term aspiration which will continue outside this plan period.
- Maintain and create new public space and greening (including appropriate tree and shrub planting) of the street environment to:
  - improve air quality and help tackle climate change.
  - improve the health (including mental health) and wellbeing.
  - Mitigate flooding from all sources.
- Create safe and secure environments for all especially for women, children and the elderly and reduce opportunities for crime and antisocial behaviour using Secure by Design.
- Support local businesses, new enterprises/start-ups to create a better mix of market/retail offer in the town centre and local shopping parades.
- Ensure community and social facilities, are coordinated and tailored to meet local needs

and contribute to tackle the health and income inequalities in this neighbourhood.

- Improve local accessibility and interchange at the Mitcham stations (Eastfields and Mitcham Junction) with enhanced walking, cycling and bus routes to improve the town centre footfall.

### **Raynes Park neighbourhood (including West Barnes)**

Growth in this neighbourhood should contribute to the council's wider vision and objectives for this part of the borough by:

- Creating a thriving a walkable neighbourhood or '20 minutes' neighbourhood' with local services, which preserves local amenity.
- Maintaining and creating new public space and greening (including appropriate tree and shrub planting) of the street environment to:
  - improve air quality and help climate change.
  - improve the health (including mental health) and wellbeing.
  - Mitigate flooding from all sources.
- Creating safe and secure environments for all especially for women, children and the elderly and reduce opportunities for crime and antisocial behaviour by way Secure by design.
- Supplying a balanced mix of uses, including housing and affordable housing, employment opportunities, community facilities, and retail.
- Supporting local businesses and new enterprises.
- Delivering excellent public realm, with an improved safe route networks which enable and encourages cycling and walking with the needed infrastructure to encourage people to adopt sustainable travel such as cycling and scooter parking and facilities.

### **Wimbledon Chase**

Development in this area must contribute to the council's wider vision and objectives for this part of the borough by:

- Working with transport partners, such as Transport for London (TfL) and Network Rail to relieve congestion in Kingston Road and explore Wimbledon Chase Station capacity upgrade and step free access.
- Creating a thriving local centre which will become a walkable neighbourhood or '20

minutes' neighbourhood' which will contribute to reduce poor air quality and improve the health for all.

- Creating safe and secure environments for all especially for women, children and the elderly and reduce opportunities for crime and antisocial behaviour by way Secure by design.
- Maintaining and creating new public space and greening (including appropriate tree and shrub planting) of the street environment to:
  - improve air quality and help tackle climate change.
  - improve the health (including mental health) and wellbeing.
  - Mitigate flooding from all sources.
- Providing the highest quality that preserves local amenity, enhance and conserve Wimbledon Chase heritage assets, character and appearance of place.
- Creating a more vibrant, attractive area that builds on its location between Raynes Park and Wimbledon and its transport links.
- Enhancing connectivity and public realm, with more active frontages along Kingston Road to support businesses and encourage shoppers.
- Making more efficient and intensive use of land, taking opportunities to provide a mix of uses, including new homes.

## **Wimbledon Village**

The village will maintain its competitiveness without altering its unique green village character of equestrian pursuits, outdoor activities, book festivals and other cultural events, farmers' markets and Wimbledon Common. Whilst development opportunities here are relatively limited, Wimbledon Village will continue to contribute to local economy with its mix of independent shops and cafes, retail and social venues, while respecting it's the character. Wimbledon Village will play a key role as the borough historical and sporting tourist destination.

- Maintaining and creating new public space and greening (including appropriate tree and shrub planting) of the street environment to:
  - improve air quality and help tackle climate change.
  - improve the health (including mental health) and wellbeing.
  - mitigate flooding from all sources.
- Greener transport opportunities such as electric charging points and cycling parking

facilities.

- Prioritise and promoting walking and cycling to reduce pressure on car parking and improve accessibility.
- Supporting independent retail, business and leisure active for example equestrian and other pursuits.