

5 February 2019



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Dear Sir / Madam,

**MERTON LOCAL PLAN 2020 (REGULATION 19) PUBLIC CONSULTATIONS REPRESENTATIONS
LAND AT THE FORMER LESSA SPORTS GROUND, RAYNES PARK, LONDON, SW20 9AN**

Further to a recent meeting with Tara Butler, these representations are submitted by Savills (UK) Ltd on behalf of our client, Bellway Homes Ltd (South London), in response to the London Borough of Merton's (LBM) New Local Plan Stage 2 (Regulation 18).

These representations are in support of land at the former LESSA Sports Ground ('The Site') as a site for housing and new sports facilities within the Merton Local Plan 2020. The site was submitted as part of the 'call for sites' in January 2018, promoting the site for residential development.

On behalf of Bellway Homes, we submit representations in support of the site's allocation for residential development. The site has been considered as a potential location for housing within Policy Document N3.4 'Raynes Park', as Site RP6, which is fully supported.

These representations should be read in conjunction with the 'call for sites' submission contained within Appendix A.

The Site

The Site being promoted for residential development amounts to 2.8 hectares in size. The former LESSA Sports Ground is located off Grand Drive on the western side in Raynes Park and comprises a fenced off field, accessible from Meadowview Close. The Site was previously owned by London Electricity. It was a private sports facility for members of London Electricity's sports and social club. Due to a declining membership, the facility was closed in September 2000. The unoccupied Site is currently secured to prevent it from falling into disrepair.

To the north of the site are 44 homes along Meadowview Road and Raynes Park Tennis Club, completed in 2013. The redevelopment of this scheme on open space required the development to fund sports facilities.

The site is located within a residential area. The surrounding properties are predominantly two-storeys in height. These include semi-detached houses along Meadowview Road and Blenheim Road/Blenheim Close (to the north), Westway (to the west), Greenway (to the south) and Orchard Close/Elm Grove (to the east). Raynes Park Residents Lawn Tennis Club is located to the north western corner of the Site and comprises five tennis courts and a clubhouse. The Site is sustainably located and location is considered very suitable for residential development.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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The Site has a PTAL rating of 1b and is in very close proximity of PTAL 3 where Meadowview Road meets Grand Drive. As a suburban location, the London Plan 2016 Table 3.2 suggests that the density of development at the Site could be 35-75 units per hectare and around 150-200 habitable rooms per hectare.

The south west corner of the Site is located within Flood Zone 3. No residential development is proposed in this area.

Planning Policy Designations

The Site is designated open space within the current Merton Sites and Policies Plan 2014. The Site has two policy designations. Core Planning Strategy Policy CS13: *Open Space, Nature Conservation, Leisure and Culture* and Policy DMO1: Open Space. Policy CS13 seeks to protect and enhance public and private open space. It also seeks to safeguard viable leisure, recreational and sporting facilities. It supports proposals for new and improved facilities. Residential Development which would enable viable leisure and sporting facilities would not be contrary to these policies. Policy DMO1 also seeks to protect and open space and improve access to open space.

We request that the Site is released from its current designations and allocated for residential development for the reasons set out below.

Policy Document N3.4 'Raynes Park' - Site RP6

Bellway Homes strongly support the Sites inclusion as a potential housing site within the New Local Plan.

The supporting text to Site RP6 states the following with respect to the proposed allocation:

"Sporting or community use of the whole site will have to be demonstrated as undeliverable before any other uses can be considered"

In respect of the sites opportunities, the Council's review of the Site states:

"The site may have opportunities for whole site sports use. Use of the site for sports use or other uses compatible with the designated open space should be actively demonstrated prior to any alternatives being taken forward"

The Site has not been used for sporting or leisure facilities since the closure of the private sporting facilities in September 2000. As a result, the Site is currently under-utilised and vacant. It has received no interest in being used solely as sports pitch. Unless an alternative, viable use for the site is found, it will remain vacant and underutilised indefinitely. The site is at risk of becoming an eyesore and impacting on the surrounding residential areas.

There are a range of sports pitches in the local area. The provision of new sporting or community facilities on the site would require significant investment to acquire the land; construct the necessary facilities and buildings; and pay for the ongoing maintenance and upkeep of said facilities. From discussions with Tara, we understand that the Council has no budget or willingness to acquire the site for sporting or community use. Moreover, we are not aware of any other viable interest to acquire the site for such purposes. It is therefore considered that the use of the whole site is not viable and alternatives should be considered.

Given the foregoing, it is considered that residential development is required to facilitate the delivery of some form of community benefit or sports use on part of the site. As outlined in our previous submissions, one option includes the potential to provide additional tennis facilities for the Raynes Park Residents Lawn Tennis Club (RPRLTC) to expand as well as providing facilities to benefit existing and new residents of Raynes Park.

Bellway has had previous discussions with the Trustees of RPRLTC. The Trustees have expressed their vision for the Club's expansion through additional tennis courts for adults and junior players, flexible sports provision

and car parking. This would include the provision of public access to the new facilities. In previous discussion with RPRLTC it is understood that there was in principle support for the proposed approach of providing residential accommodation and sports facilities for the tennis club.

In addition, there is scope to provide a Multi-Use Games Area (MUGA) within the south west corner of the site. MUGAs allow the use of one court to play a multitude of games, including football, tennis, basketball and netball. The MUGA would be a public facility benefitting existing and new residents. The management and maintenance of this facility will need to be discussed and agreed with the Council and RPRLTC.

The supporting text to Site RP6 also references the following potential issues associated with allocating the site:

“Drainage on the site will have to be improved for any proposals to address the likelihood of fluvial flooding and critical drainage”

With respect to flooding and drainage, the residential development will be concentrated to those areas not located within the flood zone. Furthermore, any development proposals will be accompanied by a site wide drainage and Flood Risk Assessment and mitigation measures used to address flooding and drainage issues. From initial advice, Bellway are confident that matters can be addressed through detailed design.

The supporting text also states:

“the site is within a wholly residential setting; any proposal should protect the amenity of surrounding residents”

In view of the above, it is considered that the redevelopment of the site for residential uses would be a wholly compatible and acceptable land use. Subject to careful design, it would not result in inappropriate or unacceptable impacts upon the residential amenity of surrounding properties. Residential development is considered to be a more sensitive land use with respect to amenity when compared to other possible uses, such as sports pitches which could be flood-lit and result in greater levels of noise.

LBM Open Space Assessment/Playing Pitch Strategy

We are aware that LBM are producing an Open Space Assessment / Playing Pitch Strategy to support the New Local Plan 2020. Given the relevance of this supporting document to the former LESSA site, we reserve our right to submit further representations following the publication of this document.

Housing Need and Delivery

Releasing the site from its current designations and allocating it for residential would enable the delivery of up to 90 new homes at this sustainable site which would significantly contribute to much needed new homes within the Borough. The draft New London Plan sets a 10-year target for housing completions in Merton at 13,280, with an average target of 1,328 homes per year. Developing the Site for new housing would positively contribute towards Merton’s and London’s ambitious housing targets. Allocating the Site for residential development would make a valuable contribution to the housing land supply. It would ensure that Local Plan policies take priority and allow development in Merton to remain plan-led.

Residential development at the Site could provide up to 40% affordable housing. The delivery of affordable housing is a further significant planning benefit that would result from the release of the site for residential development.

Summary and Conclusions

The former LESSA Sports Ground Site is vacant. There is no interest in developing the Site solely as sports fields and the Site is falling into disrepair causing the underutilised site to become an eyesore as a result. We

strongly support the site's inclusion as a housing site which will help deliver much needed new tennis facilities and a new MUGA. It is and recommended the London Borough of Merton include the former LESSA Site within their emerging Local Plan as an allocated residential development site.

Significantly, the Site would contribute to meeting the housing needs of Merton and London. Residential development could also enable the provision of new tennis facilities and a communal multi use games area.

The Site is suitable, available and deliverable. The Site can be delivered in the first 5 years of the new Local Plan period. The new Local Plan should release the Site from its current designations and allocate it for residential development.

We would be grateful for confirmation of these representations. Please feel free to contact myself or Gregory Evans on (0207 409 8024) of these offices in the first instance if you have any queries or would like to discuss.

Yours faithfully

A handwritten signature in black ink, appearing to read "Kieran Wheeler". The signature is stylized and cursive, with a large loop at the end.

Kieran Wheeler
Director

Appendix A

- Copy of 'Call for Sites' Supporting Statement made to London Borough of Merton, *8 January 2018*
- Copy of 'Call for Sites Survey' made to London Borough of Merton, *8 January 2018*

Supporting Statement

Introduction

This Supporting Statement is prepared on behalf of Bellway Homes (South London) Limited. It is submitted to the London Borough of Merton (the 'Council') as part of its 'call for sites' in support of the former LESSA (London Electricity Sports and Social Association) Sports Ground, Raynes Park (the 'Site') to be allocated for residential development and included in its emerging Local Plan. The Site can be delivered in the first 5 years of the new Local Plan period.

This submission to the Council's call for sites comprises:

- This Supporting Statement
- Completed Call for Sites Form
- Development proposals document, prepared by Stockwool
- Highways and Transportation Technical Note, prepared by Ardent Consulting Engineers

Site location

The former LESSA Sports Ground (the 'Site') is located off Grand Drive on the western side in Raynes Park. The Site was previously owned by London Electricity. It was a private sports facility for members of London Electricity's sports and social club. Due to a declining membership, the facility was closed in September 2000.

Part of the overall former LESSA Sports Ground site has been developed for 44 dwellings and tennis courts. Approval for this redevelopment was granted at appeal in October 2009 and is detailed in the next section of this report.

The Site being promoted for residential development amounts to 2.8 hectares in size and its location is shown outlined in red on the plan below.



Figure 1: Site Location and extent of Site submitted to the call for sites

Background of the Site

Full planning permission was approved at appeal in October 2009 (LPA Ref: 08/P1869, PINS Ref: APP/T5720/A/09/2102075) for the redevelopment of 0.6 hectares of the former LESSA Sports Ground for residential development of 44 dwellings and the retention and re-use of the remaining 4 hectares of land as tennis courts and new sports playing fields with associated facilities.

The residential dwellings have been built and are occupied, forming Meadowview Road. The tennis courts have been completed and a lease has been granted to the Trustees of Raynes Park Residents Lawn Tennis Club ('RPRLTC'). The tennis courts operate very successfully. However, the area of retained sports fields (the Site), remains vacant.

A Section 106 Agreement (the 'S106') attached to the 2009 planning permission includes a number of clauses regarding the delivery of the retained sports fields land. In 2012, a Deed of Variation to the S106 was agreed. The Deed of Variation agreed that the Council surrendered the Third Tennis Courts Option. This enabled the landowner to grant a lease to the Trustees of RPRLTC and bring forward the successful tennis club.

The S106 included clauses which required lease options on the sports fields land to be exercised within specified timeframes by either the Council and/or Kings College School Wimbledon (KCS Wimbledon). These lease options were not exercised within the specified timeframes. There are no clauses within the S106 which cover the event that none of the lease options are exercised by either the Council or KCS Wimbledon.

Time has elapsed. The sports field land has not been utilised since 2000. Bellway Homes, a successful national housebuilder with a proven track record of delivering new homes across the UK, hope to utilise the potential of the site and make better use of this underutilised land. An initial review of playing fields and sports pitches in the surrounding area has demonstrated that the Site is surplus to local needs. The unoccupied Site is currently secured to prevent it from falling into disrepair.

The Council's 'call for sites' and its preparation of a new Local Plan provides the potential to release the Site for residential development, including the provision of affordable housing. The Site's release may also generate the opportunity to deliver new leisure facilities within the Site benefitting RPRLTC and local people.

Discussions with Trustees of Raynes Park Residents Lawn Tennis Club

Bellway Homes has had long standing discussions with the Trustees of RPRLTC. The Trustees have expressed their visions for the Club's expansion through additional tennis courts for adults and junior players, flexible sports pitches and car parking. There is the potential for these new facilities to be delivered through part of the Site's release and redevelopment for housing.

Trustees of RPRLTC have expressed their in-principle support for the release and redevelopment of the former LESSA Sports Ground. Trustees of RPRLTC recognise the potential for residential development at the Site to generate the opportunity to deliver new leisure facilities which could directly benefit them.

Site context

■ Public Transport Accessibility Level (PTAL)

The Site has a PTAL rating of 1b and is in very close proximity of PTAL 3 where Meadowview Road meets Grand Drive. As a suburban location, the London Plan 2016 Table 3.2 suggests that the density of development at the Site could be 35-75 units per hectare and around 150-200 habitable rooms per hectare.

■ Surrounding land uses

The Site is almost entirely bounded by residential properties of predominantly two-storey height, including semi-detached houses along Meadowview Road and Blenheim Road/Blenheim Close (to the north), Westway (to the west), Greenway (to the south) and Orchard Close/Elm Grove (to the east). Raynes Park Residents Lawn Tennis Club is located to the north western corner of the Site and comprises five tennis courts and a clubhouse. The Site's location is very suitable for residential development.

■ **Boundary treatment**

The northern boundary of the Site is formed by Meadowview Road and car parking spaces with a separate pedestrian footpath. The west, south and eastern boundaries are formed by hedgerows and trees separating the site with the rear gardens and residential curtilages of houses along Westway, Greenway and Grand Drive.

■ **Flood risk**

The south west corner of the Site is located within Flood Zone 3. No residential development is proposed in this area.

■ **Conservation Area and Listed Buildings**

The Site is not located within or adjacent to a Conservation Area. There are no Listed Buildings within or adjacent to the Site or within 400 metres of the site. Residential development at the Site would not affect the setting or negatively impact on Conservation Areas or Listed Buildings.

■ **Merton's Local Plan Sites and Policies Plan and Policies Maps (July 2014) allocations**

The Site is designated with two open space policies on the currently adopted policies maps: Core Planning Strategy Policy CS13: *Open Space, Nature Conservation, Leisure and Culture* and Policy DM01. Policy CS13 seeks to protect and enhance public and private open space. It also seeks to safeguard viable leisure, recreational and sporting facilities. It supports proposals for new and improved facilities. Refurbishment and replacing facilities is also supported. Residential Development which would enable viable leisure and sporting facilities would not be contrary to these policies. Through the preparation of the new Local Plan, the Site should be released from its current designations and allocated for residential development.

Development Proposals

Bellway Homes has commissioned Stockwool architects, an award winning architecture and urbanism firm, to prepare an initial study to suggest possible development proposals at the Site. Accompanying this submission is Stockwool's development proposals document which details the study of the Site and its surroundings. Stockwool's document sets out proposed development designs which respond to the Site's context and demonstrate the deliverability of the Site for residential use.

Option A: Residential development of 71 dwellings and sporting facilities

Development proposal Option A develops the south eastern sections of the Site with 60 houses and an apartment block of 11 units. Access to the new dwellings is proposed from Meadowview Road. Communal green open space is proposed along the northern section of the Site forming a landscaped green band. The western part of the Site would be developed to provide new sports and tennis pitches. An access road would link the existing tennis courts with new car parking spaces for 20 cars, along with two full-size tennis courts and three mini-tennis courts. A multi use games area (MUGA) would also be delivered to provide flexible sports pitches for a variety of sporting and leisure uses. The sports and tennis pitches would be surrounded by landscaped communal open space. An existing equipped play area would remain in the north eastern corner of the Site. All proposals for dwellings avoid the south western corner of the site located within Flood Zone 3.

Option B: Residential development of 87 dwellings and sporting facilities

Development proposal Option B considers a larger number of apartments. The eastern section of the Site would be developed for residential with the western part of the Site proposed for sports pitches. Four apartment buildings would front onto the band of green open space along the northern boundary of the Site and provide 24 dwellings. The south eastern part of the proposed residential area would be developed as 52 houses. A three-storey apartment building is proposed in the south eastern corner of the site and provide 11 units. Access to the residential element would be from Meadowview Road. A landscaped band of communal green open space is proposed along the northern section of the Site and would surround the sports pitches. The western part of the Site would be developed with sports pitches and 20 car parking spaces, as in Option

A. The existing equipped play area located in the north eastern corner of the site would remain. All proposed dwellings are located outside of the south western corner of the site located in Flood Zone 3.

Benefits of allocating the Site for residential development

The redevelopment of the Site would provide multiple planning benefits. These are set out below.

■ Enabling the needs of Raynes Park Residents Lawn Tennis Club

The Site has not been used for sporting or leisure facilities since the close of the private sporting facilities in September 2000. The Site is currently under-utilised, vacant, has received no interest in being used solely as sports pitches and will fall into disrepair and potentially become an eyesore, decreasing the attractiveness of the area.

Trustees of RPRLTC expressed an early interest in part of the LESSA site for use as its tennis club and a Deed of Variation to the S106 was agreed in order to facilitate this. Residential development of part of the Site would act as an enabling-device to meet the needs of RPRLTC to increase its size, court numbers and facilities.

Residential development would provide viable sports pitches on part of the former LESSA Sports Grounds, retaining part of the Site's use as sports facilities, whilst providing open space along with much needed housing.

■ Sustainable development

The Site is very sustainably located within an existing residential area. Raynes Park Station is approximately 900 metres north of the Site and Motspur Park Station approximately the same distance south of the Site. There are many local services, supermarkets, schools and sporting and leisure facilities located within a 1km of the Site.

A Highways and Transportation Technical Note prepared by Ardent (December 2017) accompanies this submission. The Technical Note also confirms that the site is sustainably located being within walking and cycling distance of local facilities and close to bus stops and a mainline railway station.

The Technical Note concludes:

The site is in a sustainable location, being within walking and cycling distance of local facilities, with links to cycle routes, and close to bus stops and a mainline railway station. This is confirmed by Census Travel to Work data which shows that only a third of existing residents of the local area drive to work, with the rest using public transport, walking or cycling. It is therefore well suited for further residential development in accordance with current national (NPPF), London Plan and local (LBM) policy on land use and transport planning.

The existing site access junction and Meadowview Road itself both have ample capacity to accommodate predicted additional traffic generated by a development of the size proposed.

In view of this, the site is highly suitable for allocation for residential development.

■ Multi Use Games Area (MUGA) provided on Site

Initial redevelopment proposals of the Site include a MUGA within the south west corner of the Site. MUGAs allow the use of one court to play a multitude of games, including football, tennis, basketball and netball. The MUGA would be a public facility benefitting existing and new residents.

■ **Up to 50% affordable housing**

The London Mayor's long-term aim is for half of all new homes to be affordable. This aim is set out in the current Mayor of London's *Affordable Housing and Viability Supplementary Planning Guidance* August 2017. This aim is also central to the emerging New London Plan.

Residential development at the Site could provide up to 50% affordable housing. This would assist in allowing Londoners of all means and backgrounds to play their part in community life. Affordable housing would help ensure that London remains a mixed and inclusive place in which people have a choice about where to live.

■ **Meeting the housing target for new home completions**

The draft New London Plan sets a 10-year target for housing completions in Merton at 13,280, with an average target of 1,328 homes per year. Developing the Site for new housing would positively contribute towards Merton's and London's ambitious housing targets. Allocating the Site for residential development would make a valuable contribution to the housing land supply and ensure that Local Plan policies take priority and allow development in Merton to remain plan-led.

■ **Resolving an existing problem of a vacant site**

The Site is vacant. There is no interest in the Site being used solely as sports fields. The Site is underutilised and it is not fulfilling a functional use. Allocating the Site for development would provide new housing and enable the delivery of sports and leisure facilities on surplus available land.

Residential development is the most appropriate, suitable, beneficial and sustainable use of the Site. It would allow a sustainably located Site to be brought back into a viable use. Much needed housing would be provided, including affordable housing. Communal leisure facilities could be provided, benefitting local residents and the Raynes Park Residents Lawn Tennis Club.

Summary and Conclusions

The former LESSA Sports Ground Site is vacant. There is no interest in developing the Site solely as sports fields. The Site is falling into disrepair. We strongly recommend that London Borough of Merton include the Site within their emerging Local Plan as an allocated residential development site. Significantly, the Site would contribute to meeting the housing needs of Merton and London. Residential development would also enable the provision of new tennis facilities and a communal multi use games area. Bellway Homes, a national housebuilder with a proven track record of delivering quality housing supports the development of the Site and would bring forward much needed housing, including affordable housing, at the earliest opportunity.

The Site is suitable, available and deliverable. The Site can be delivered in the first 5 years of the new Local Plan period. The new Local Plan should release the Site from its current designations and allocate it for residential development.

Savills
8 January 2018

Call for Sites Survey

As part of Merton's new Local Plan, we are asking residents, community groups, landowners, developers and anyone who has an interest in Merton to suggest potential sites for redevelopment, reuse, or protection.

We would like to know where you think new homes, shops, offices, schools, health centres and other facilities are needed in Merton over the next 15 years.

We won't publish anyone's personal details but we will ask for your contact details in case we need to find out more information about what you are proposing.

If you would prefer not to use SurveyMonkey to tell us about your proposal, please see our website www.merton.gov.uk/localplan which will give a PDF of this questionnaire that you can email to future.merton@merton.gov.uk or post to Future Merton, Merton Civic Centre, London Road, Morden, SM4 5DX.

At the end of the questionnaire there will be an opportunity to upload additional documents to provide us with more information.

1. Please provide the following:

Site address: Land at the former LESSA Sports Ground, south of Meadowview Road, Grand Drive, Raynes Park, London

Postcode: SW20 9EB

2. Please upload a site location plan

(Please attach any documents to your response)

Site location plan included in supported documents.

***3. What is the site area (hectares)?**

2.8 hectares

***4. What is the current use of this site (please let us know what it was last used for if the site is now vacant)?**

The site is vacant. The site's previously use was as a private sports facility for members of London Electricity's sports and social club.

***5. Please tell us your suggested use(s)**

Residential

6. Relevant planning history (please tick all that are relevant for your site)

- Pre-application advice
- Planning application submitted
- Planning application decision received
- Appeal
- None/not relevant
- Not known

High level discussions have been held with officers at London Borough of Merton.

The wider former LESSA Sports Ground site was granted planning permission in October 2009 for the redevelopment of 0.6 hectares as residential development of 44 dwellings.

7. Please use the box below to tell us more about any relevant planning history.

The questions below are optional but will help us assess the site's potential.

8. Are there any factors which might help or hinder this site coming forward as you propose? Please tick all that apply.

- Land in other ownership; site must be bought before development can take place
- Current use needs to be relocated
- Physical constraints (e.g. access, trees, other)
- Issues with viability (e.g. lending availability, contamination and other financial implications)
- Restrictive covenant exists
- Please use the box below to tell us more (optional)

The site is suitable, available and deliverable and can be brought forward for residential development in the first five 5 years of the new Local Plan period.

9. What is the level of developer interest?

- There is a landowner/developer who wants to build the site**
- The landowner wants this to happen but is yet to appoint a developer
- I do not know
- This is not relevant
- Please use the box below to tell us more (optional)

10. Please indicate the approximate timescale for availability

- 0-5 years: short term (up to 2023)**
- 6-10 years: medium term (up to 2028)
- 10-15 years: long term (up to 2033)

11. Please tell us any other relevant information

Bottom of Form

We won't publish anyone's personal details but we will ask for your contact details in case we need to find out more information about what you are proposing. We will not use any of the personal information that you provide for anything other than contacting you about planning for the future of Merton.

Unfortunately we won't be able to accept anonymous submissions.

***12. What are your details?**

Name: Kieran Wheeler

Address: Savills

Address 2: 33 Margaret Street

City/Town: London

Postal Code: W1G 0JD

Country: United Kingdom

Email Address: kwheeler@savills.com or grevans@savills.com

Phone Number: +44 (0) 20 3320 8243 +44 (0) 7807 999 239

***13. I am the/a...**

Owner of (all or part of) the site

Land agent

Developer

Registered social landlord

Planning consultant

Community group

***14. Are submitting a representation on behalf of someone else?**

Site owner name

Company (If applicable)

Address

Address 2

City/Town

Postal Code

Country

Email Address

Phone Number

16. What is your client's address

Your clients name: Chris Jasper, Planning Manager

Company (If applicable): Bellway Homes (South London) Limited

Address: Bellway House

Address 2: London Road North

City/Town: Merstham, Surrey

Postal Code: RH1 3YU

Country: United Kingdom

Email Address: C/O Agent (Savills)

Phone Number: [C/O Agent \(Savills\)](#)

***17. Does the site owner(s) support your proposal(s) for the site?**

Yes

No

18. How did you hear about this consultation? Please select one or more

Email

Letter

Website

Newspaper

Other (please specify)

19. Please tell us if you have any other comments.

In addition to this completed Call for Sites form, please see the following accompanying documents:

- **Supporting Statement, prepare by Savills**
- **Development proposals document, prepared by Stockwool**
- **Highways and transportation Technical Note, prepared by Ardent Consulting Engineers.**

20. Please upload any additional documents that you think are relevant.

(Please attach any documents to your response)

Thank you for taking part in this survey.

Your responses will help shape the future of your borough.

For future information and future updates on the New Local Plan

www.merton.gov.uk/newlocalplan