

**Place Directorate  
Head of Planning & Regeneration - Viv Evans**



Tara Butler,  
Deputy FutureMerton Manager,  
FutureMerton team,  
Merton Civic Centre,  
London Road,  
Morden SM4 5DX

**Strategic Planning Team,**  
The Royal Borough of Kingston upon Thames  
Guildhall 2,  
High Street,  
Kingston upon Thames,  
KT1 1EU

Tel: 020 8547 5002  
Email: [localplan@kingston.gov.uk](mailto:localplan@kingston.gov.uk)

**Response sent via email**

8 January 2018

Dear Ms Butler,

**Re: Merton's new Local Plan**

Thank you for consulting the Royal Borough of Kingston upon Thames on the above document.

At this Issues stage there are no detailed plan proposals to comment on, therefore our response focuses on the potential strategic cross-boundary issues between Kingston and Merton boroughs.

It is noted that Merton's housing target looks to increase by over 200%, as set out in the new draft London Plan. The Royal Borough of Kingston is itself at the early stages of its Local Plan preparation and has not fully assessed its future housing supply and demand, however similarly to Merton, the draft London Plan housing target for Kingston also looks to more than double the current target (643 to 1,364 homes per year). Going forward, the Royal Borough of Kingston would be interested to know if Merton's current projections can demonstrate a five year supply of housing and, under the Duty to Cooperate, would like to explore whether there would be any potential for Merton to assist with neighbouring boroughs' needs.

The consultation issues do not set out any strategic direction for Merton borough, e.g. options or broad locations for development and, at this stage, it is unclear whether this type of approach will be taken, however there are several issues that should be explored under the Duty to Cooperate. For example, should Merton propose specific locations and approaches to development, then the Royal Borough of Kingston would like to be involved in discussions on the scale and location of such development, as this would impact upon the existing infrastructure, including transport and social/community infrastructure provision. Merton states that they will work with infrastructure partners to identify opportunities to improve services and facilities. Should development locations be near Merton's borough boundary, there will undoubtedly be impacts on infrastructure in neighbouring boroughs. Strategic cross boundary transport initiatives such as Crossrail 2 will impact both Merton and Kingston boroughs in terms of the location of new higher density development and the movement of people, while Kingston and Merton will continue to work together on the Go Cycle

green route between New Malden Railway Station and Raynes Park Recreation Ground. Additionally, Wimbledon will continue to grow as a strategic transport hub in South West London with associated implications for surrounding areas. Common environmental issues such as flood risk from the Beverley Brook, and the impact on air quality from the A3; both arising from development will need to be mitigated. We must work together to ensure that the impacts of any growth and development are mitigated by adequate infrastructure provision through S106 and CIL receipts.

With regard to retail provision, Kingston town centre is a regional shopping centre with Metropolitan Centre status, while Wimbledon is a Major Centre, and we will need to ensure that changes at Wimbledon are mindful of London's town centre hierarchy. It is noted that one of the consultation proposals is to:

*“restrict further out-of-centre developments at Shannon Corner where these could impact on the vitality and viability of nearby town and local centres and generate trips by private transport. Businesses will be encouraged to locate at Shannon Corner where they could benefit from proximity to the strategic road network, not compete with nearby town centres or generate significant private car trips”.*

Shannon Corner retail area is close to the borough boundary with Kingston and visited by many of Kingston borough's residents. Whilst out-of-town shopping centres can have a detrimental impact on the vitality and viability of nearby town centres, it is considered that the location of Shannon Corner can be beneficial and complementary to retail provision at nearby shopping centres. For example, Shannon Corner provides passing trade to New Malden District Centre in Kingston borough and the two shopping areas provide customer choice and a diverse retail offer, in line with NPPF para 23.

I trust this response is of some assistance and we look forward to working with Merton as your Local Plan progresses.

Yours sincerely,



**Lisa Fairmaner**  
Group Manager - Strategic Planning  
The Royal Borough of Kingston upon Thames