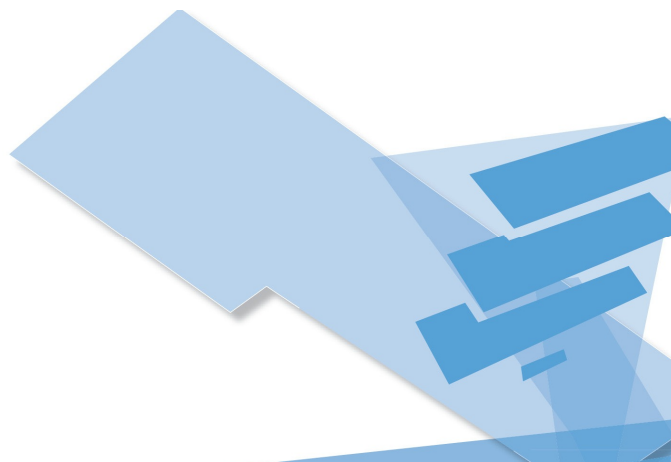




London Borough of Merton

AUTHORITY MONITORING REPORT

2010-2011



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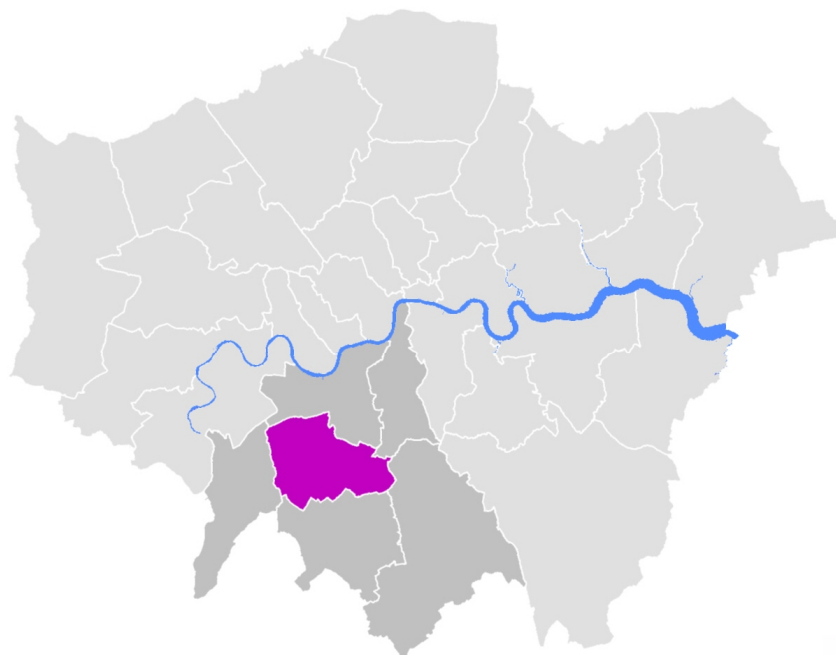
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1. Introduction

- 1.1. Every local planning authority is required to publish an Annual Monitoring Report (AMR) each year containing information on the implementation of the Local Development Scheme (LDS), the progress and effectiveness of the Local Development Framework (LDF) and the extent to which the planning policies set out in the LDF documents are being achieved.
- 1.2. This is the seventh (7th) Annual Monitoring Report (AMR).
- 1.3. The AMR monitors the financial year 2010/11 (1st April 2010 to 31st March 2011). Events that take place outside this time period may be referred to but will be monitored in previous or subsequent reports.
- 1.4. The Town and Country Planning Regulation 48 and section 48 and 35 of the Planning and Compulsory Purchase Act 2004 outlines the requirements for an Annual Monitoring Report which must be submitted to the Secretary of State, within nine months of the end of the financial year (i.e. by 31st December 2010). This is currently subject to changes under the Localism Bill which removes the requirement to submit the report to the secretary of state, and offers greater flexibility to the borough in the content of the report.

2. London Borough of Merton Context and Population

- 2.1. Merton is designated as an outer London borough in the London Plan, situated south west of the City of London and bordering Wandsworth, Kingston, Sutton, Croydon and Lambeth boroughs. Merton occupies an area of 37 square kilometres and is predominately residential in character, playing a transitional role from urban to suburban neighbourhoods, neither bordering Surrey nor central London. Open space is an important component of the character of Merton, occupying approximately 25% of the borough.



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Figure 2.1 - Merton's Location within London

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- 2.2. The borough contains several distinct districts and town centres including Wimbledon, Morden, Mitcham and Colliers Wood. It also takes in some impressive open spaces including Mitcham and Wimbledon Commons. There are a number of smaller local centres scattered at Arthur Road, Motspur Park, North Mitcham, Raynes Park and Wimbledon Village that each have their own distinct character.

- 2.3. The 2011 projected population for Merton is 200,700 (Greater London Authority 2011). This differs from that projected by the Office for National Statistics (ONS) which in Mid 2010 was 208,800 people. The disparity between the two figures can be explained by rather long length of elapsed time since the 2001 census and the differing assumptions used by each authority in their calculations. There is always going to be some error margin when using projected figures, and as such it is considered best to look at both figures together. The disparity in figures will be resolved once the 2011 census figures are released.
- 2.4. In 2010 in Merton, the population density of the local authority was 5552 people per square km. Figures for Merton compare with the national average of 401 people per square km, and 4978 people per square km in London region (Office for National Statistics). As can be seen at **Figure 2.2**, Merton’s population is significantly denser than Outer London, London and England, which means that on average people in Merton live closer together.

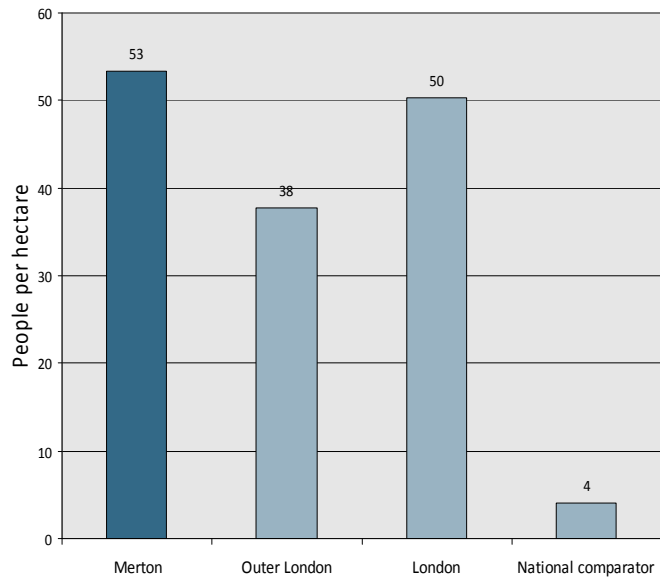
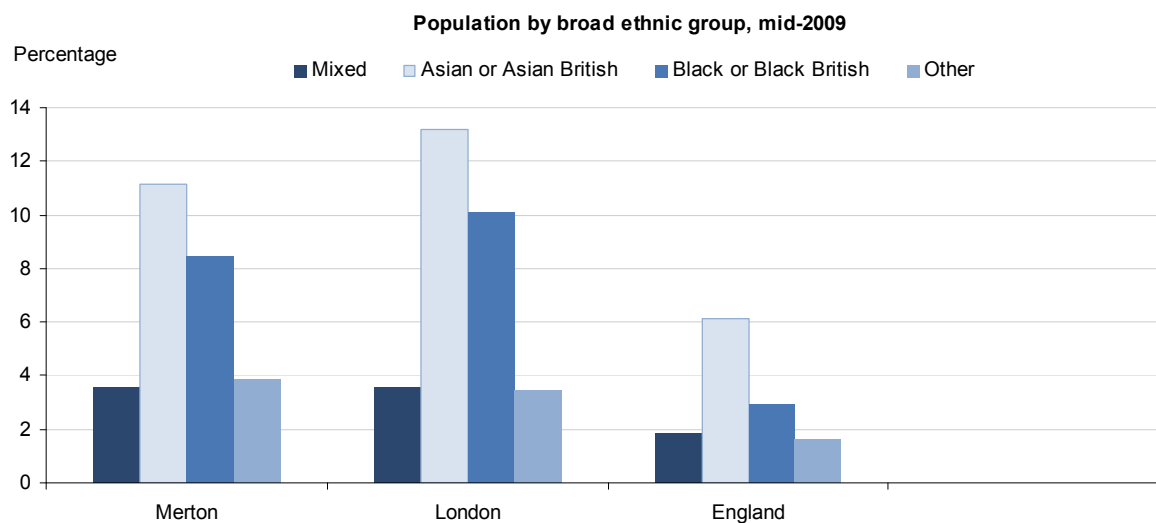


Figure 2.2 - Population Density Per hectare
(source: Greater London Authority 2011)

- 2.5. 40% of Merton’s population is born overseas. This is significantly higher than the London average of 34% and the England average of 11%. The largest migrant population by birth in Merton is South African, which differs from that across London and the United Kingdom which is Indian (source: Office for National Statistics: 2011 Annual Population Survey)



Source: Population Estimates by Ethnic Group, Office for National Statistics

Figure 2.3 - Population by Ethnic Group

House prices

- 2.6. During the 2010-2011 monitoring period, the average house price in Merton was £329,725 (Land Registry Data). This figure is slightly below the London average for the same period, however is well above the national average as seen at **Table 2.2**.

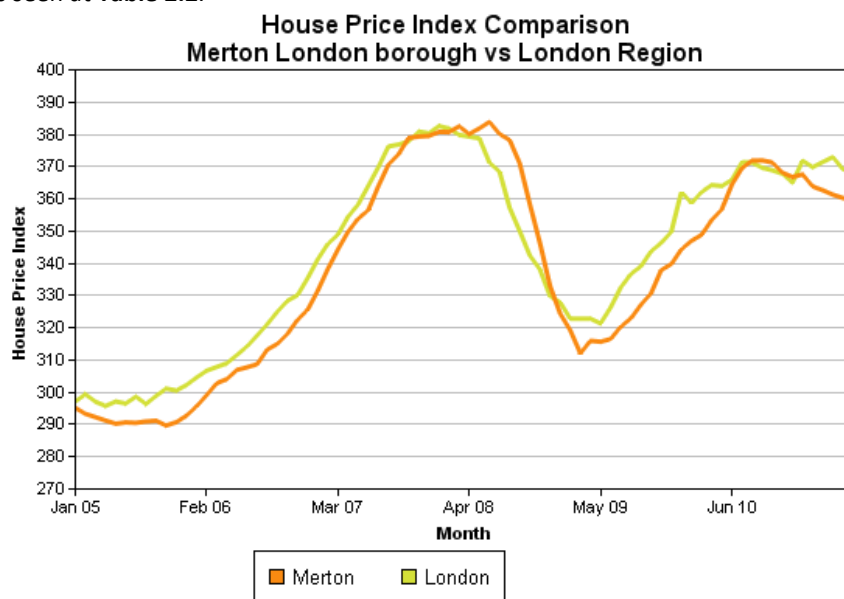


Table 2.1 - House Price Index Comparison

(Source: DSP Housing Values Information Update - August 2011)

	Merton	London	England and Wales
2006-2007	£288,477	£301,275	£168,464
2007-2008	£334,603	£343,697	£180,934
2008-2009	£320,747	£321,163	£165,784
2009-2010	£298,358	£314,370	£158,479
2010-2011	£329,725	£338,933	£164,586

Table 2.2 - Merton's Average Annual House Price compared with London, England and Wales
(Source: Land Registry Data)

3. Monitoring progress of the LDF

- 3.1. This chapter sets out Merton Council's progress towards meeting its LDF timetables and milestones as set out in the Local Development Scheme (LDS) and the reasons for any differences between milestones and actual events.

Date	Action
January 2008	Secretary of State approved LDS version 5
February 2008	Merton Council resolved that the LDS version 5 shall come into effect
June 2009	Revised LDS version 6 submitted to the Secretary of State
March 2010	Secretary of State approved LDS version 6
July 2010	Merton Council to resolve that the LDS version 6 shall come into effect
September 2011	Mayor of London approved LDS version 7

Table 3.1 – Iterations of Merton's Local Development Scheme

- 3.2. Merton's LDS has been revised to ensure that it will continue accurately and realistically to represent Merton Council's progress on the LDF and will keep Merton's communities informed of the next stages, including when community consultation will take place. Reasons for the revisions between LDS Version 1 to Version 6 are set out in Merton's earlier AMR's.
- 3.3. Merton's Local Development Scheme is regularly reviewed against progress with the LDF to accommodate changes in priorities for forward planning in Merton. The main changes between version 6 and 7 reflect the introduction of a new document - the sites and policies DPD, changes to regional and national guidance, slight changes to timeframes to accommodate the sites and policies DPD with proposal map and the inclusion of projects that future Merton undertake outside of the LDF process [for example the Regeneration Plan, Community Infrastructure Levy (CIL) and Local Implementation Plan (LiP)].
- 3.4. Merton's Local Development Framework (LDF) consists of the following documents:
1. Local Development Scheme
 2. Statement of Community Involvement SCI
 3. Core Strategy
 4. Sites and Policies DPD
 5. Proposals Map
 6. Sustainability Appraisal
 7. South London Waste Plan
 8. Supplementary planning documents (SPD)
 9. Annual Monitoring Report

Local Development Scheme

- 3.5. The Local Development Scheme (LDS) is the project plan for the Local Development Framework (LDF). It sets out what documents are going to be produced in the LDF, when they are going to be produced - including the stages of community consultation - and some information on what they are likely to contain.
- 3.6. The LDS was approved by full Council on 13 July 2011 and has subsequently been approved by the Mayor of London. The document is scheduled to go before full Council in February 2012 again for formal adoption.

	2011												2012												2013													
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
Core strategy DPD																																						
Sites & Polcies DPD																																						
Proposals Map																																						
Joint Waste DPD																																						
Community Infrastructure Levy																																						

Table 3.2 - Local Development Scheme Timetable

	Public Consultation
	Public Consultation on draft Document
	Pre- Submission Public Consultation
	Submission Stage
	Examination
	Inspector's Report
	Adoption
	Pre-production work and considering options
	Access results and finalise document
	Period before Adoption of the document

- 3.7. All major key dates in the LDS timetable (see **Table 3.2**) are on track and are explained further in individual sections below.

Statement of Community Involvement SCI

- 3.8. Planning policies and decisions taken on planning applications affect the lives of people living and working in Merton. Merton Council wants to involve the community to find out what they want from the policies shaping their local area.
- 3.9. People like to be consulted in different ways. Some prefer focus groups or public meetings to tell them what's going on, others prefer to read about it in the local paper or on the web.
- 3.10. The Statement of Community Involvement (SCI) set out Merton's commitment to community involvement in planning. It explains how Merton's communities can let the Council know what they think about new planning policy and on planning applications, and how the Council will keep them involved on planning issues.
- 3.11. Merton's SCI was submitted to the Planning Inspectorate in September 2005 and was judged to be sound. It was adopted by Merton Council in July 2006.

Core Planning Strategy

- 3.12. On 18 November 2010, Merton's Core Planning Strategy was submitted to the Secretary of State. The public hearing element of the examination took place between 09 and 17 February 2011.
- 3.13. Following the Examination in Public (EIP) in February 2011, Merton's submitted Core Strategy DPD was found sound by the Planning Inspectorate. On 13 July 2011, Merton Council adopted Merton's Core Planning Strategy.

Sites and Policies DPD and 5) Proposals Map

- 3.14. Merton is currently working on a sites and policies DPD which will accompany the Core Strategy, providing further policy detail and information for development in the borough. This DPD will allocate sites for the specific future land uses or developments, including policies relating to the delivery of site-specific allocations and also includes the Proposals Map.

Date	Action	Progress
Initial Preparation:	May - June 2011	Completed
Call for Sites consultation	July - August 2011	Completed
Public Consultation on draft DPD	January– March 2012	Future
Publication and Approval of submission draft	November 2012	Future
Pre-Submission Consultation	December 2012 – January 2013	Future
Submission to Secretary of State	March 2013	Future
Public examination hearing	June 2013	Future
Inspectors Report	August 2013	Future
Adoption by council	October to December 2013	Future

Table 3.3 - LDS timetable for the Sites and Policies DPD

- 3.15. The timetable for the production of the Sites and Policies DPD can be seen at **Table 3.3**. At the time of writing (November 2011), the borough has completed the initial preparation of the document and Call for Sites Consultation, and is on target for consultation of the sites and policies DPD in early 2012.

South London Waste Plan

- 3.16. The South London Waste Plan DPD sets out the issues and objectives to be met in waste management for the next ten years. It is a joint DPD and covers the geographical area comprising the London Borough of Croydon, the Royal Borough of Kingston-upon-Thames, the London Borough of Merton and the London Borough of Sutton. The South London Waste Plan DPD contains policies to guide the determination of planning applications for waste management facilities and identifies existing waste sites to be safeguarded and areas where waste management development may be suitable.
- 3.17. The South London Waste Plan (SLWP) was submitted to the Secretary of State on 28 April 2011. The examination-in-public hearings were held between 12 and 19 July 2011 and a consultation on the proposed changes to the plan arising from the hearings was held between 3 August and 20 September 2011. The Planning Inspector issued his report on 26 October 2011 and has found the SLWP sound.
- 3.18. In line with the timetable of the LDS, Councillors across the four boroughs will now consider the adoption of the South London Waste Plan as part of each borough's Local Development Framework between December and March 2012.

Community Infrastructure Levy (CIL)

- 3.19. Under current legislation, the Community Infrastructure Levy will replace Section 106 agreements by April 2014 as the principal means by which developer contributions towards providing the necessary infrastructure to support new development should be collected. Therefore Merton will have to adopt a CIL Charging Schedule by April 2014 to help fund infrastructure in the borough.
- 3.20. Under CIL, local authorities and the Mayor of London will be able to charge a mandatory tariff on a wide variety of development including most new owner-occupied homes and other buildings over 100 sqm.
- 3.21. Although the CIL is outside this monitoring year, the CIL process started July 2011 in line with the LDS version 7 timetable.

4. Housing

- 4.1. Merton's new housing provision is made up of a combination of housing types such as brownfield redevelopment sites, town centre high density development, and incremental residential development in established neighbourhoods, such as through dwelling conversions.
- 4.2. During the 2010-2011 monitoring period the draft replacement London Plan was consulted upon. That plan provides a housing target for Merton of 320 units. The London plan was subsequently adopted in July 2011.

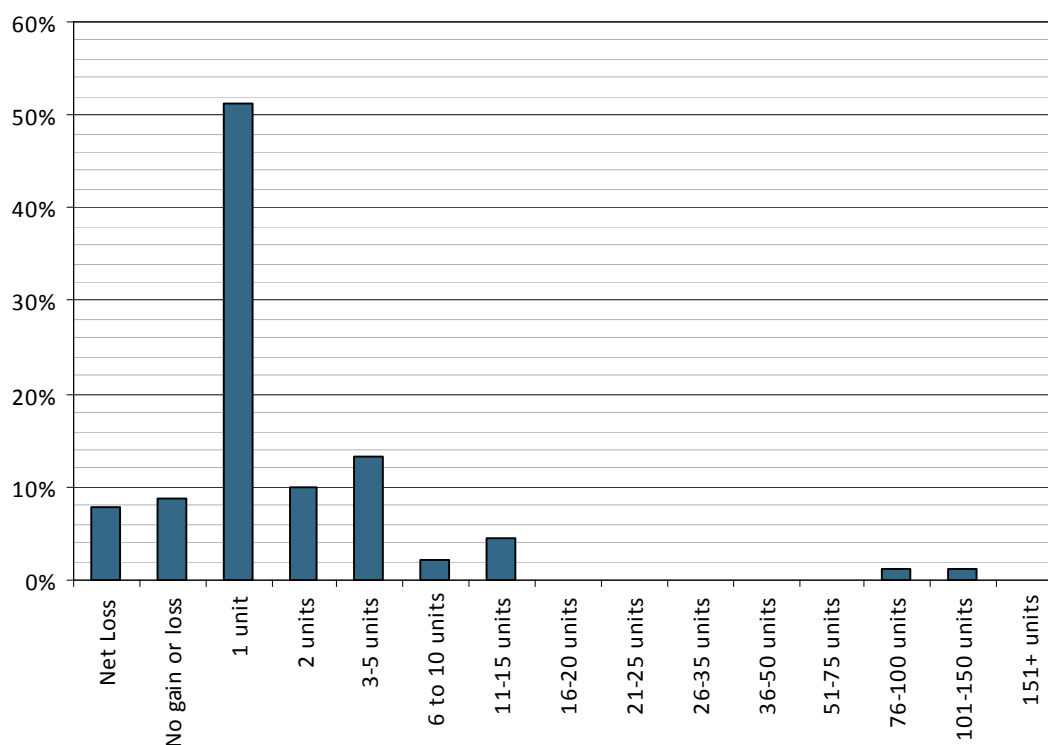


Figure 4.1 - 2010-2011 Completed Schemes by Net Number of Units

(Source: Merton's Residential Monitoring Database)

	Schemes Approved	Schemes Completed	Schemes Completed %
Net Loss	13	7	8%
No gain or loss	29	8	9%
1 unit	57	46	51%
2 units	3	9	10%
3-5 units	6	12	13%
6 to 10 units	8	2	2%
11-15 units	3	4	4%
16-20 units	0	0	0%
21-25 units	0	0	0%
26-35 units	1	0	0%
36-50 units	0	0	0%
51-75 units	0	0	0%
76-100 units	0	1	1%
101-150 units	0	1	1%
151+ units	2	0	0%
Total	122	90	1

Table 4.1 - 2010-2011 Completed and Approved schemes by Net Number of Units

(Source: Merton's Residential Monitoring Database)

- 4.3. During the 2010-2011 monitoring period there were 357 net additional housing units. This figure was 13 units lower than the 2008 London Plan target. More importantly however, it was 27 units above the current (and more reflective) London Plan target.

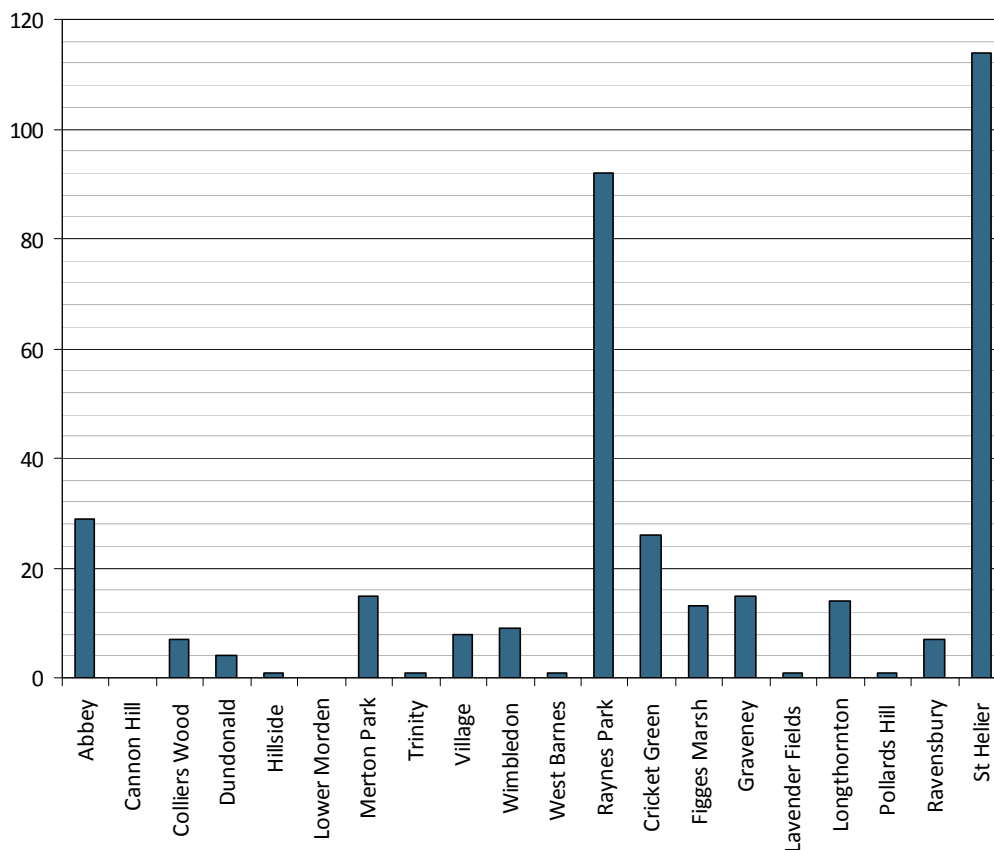


Figure 4.2 - 2010-2011 Completions by Ward
(Source: Merton's Residential Monitoring Database)

- 4.4. A breakdown of 2010-2011 completions can be seen at **Table 4.2** and **Figure 4.2**. It is clear that in the monitoring year there were two wards which provided a significantly large proportion of the overall completion figure. The figures in each of those two areas can be attributed to large developments which were delivered in the year. In the Raynes Park ward, 88 units (or 96% of the total for the ward) were accounted for by the Waitrose development at 21-31 Coombe Lane. In the St Helier ward, 111 units (or 97% of the total for the ward) were accounted for by 'the Willows' development at the former Merton Sixth Form College, Central Road site.

	Ward	2010-2011
Wards outside East Merton Neighbourhood Renewal Area	Abbey	29
	Cannon Hill	0
	Colliers Wood	7
	Dundonald	4
	Hillside	1
	Lower Morden	-1
	Merton Park	15
	Trinity	1
	Village	8
	Wimbledon	9
	West Barnes	1
	Raynes Park	92

East Merton Neighbourhood Renewal Area	Cricket Green	26
	Figges Marsh	13
	Graveney	15
	Lavender Fields	1
	Longthornton	14
	Pollards Hill	1
	Ravensbury	7
	St Helier	114
TOTAL		357

Table 4.2 - 2010-2011 Completions by Ward
(Source: Merton's Residential Monitoring Database)

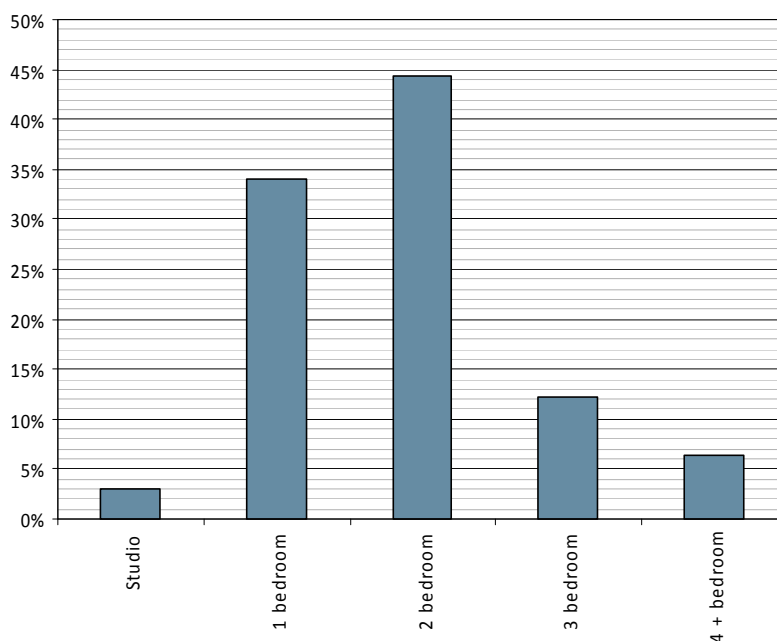


Figure 4.3 - 2010-2011 Completed Households by Unit Bedrooms
(Source: Merton's Residential Monitoring Database)

	Units Approved	Units Completed	% Bedroom/ Units Completed	% Bedroom/ Units Approved
Units	598 Net	357 Net	-	-
Studio	75	13	3%	9.40%
1 bedroom	189	149	34%	23.68%
2 bedroom	294	194	44%	36.84%
3 bedroom	159	53	12%	19.92%
4 + bedroom	81	28	6%	10.15%
Total	798	437	100.00%	100.00%

Table 4.3 - Units Approved and Completed by bedroom
(Source: Merton's Residential Monitoring Database)

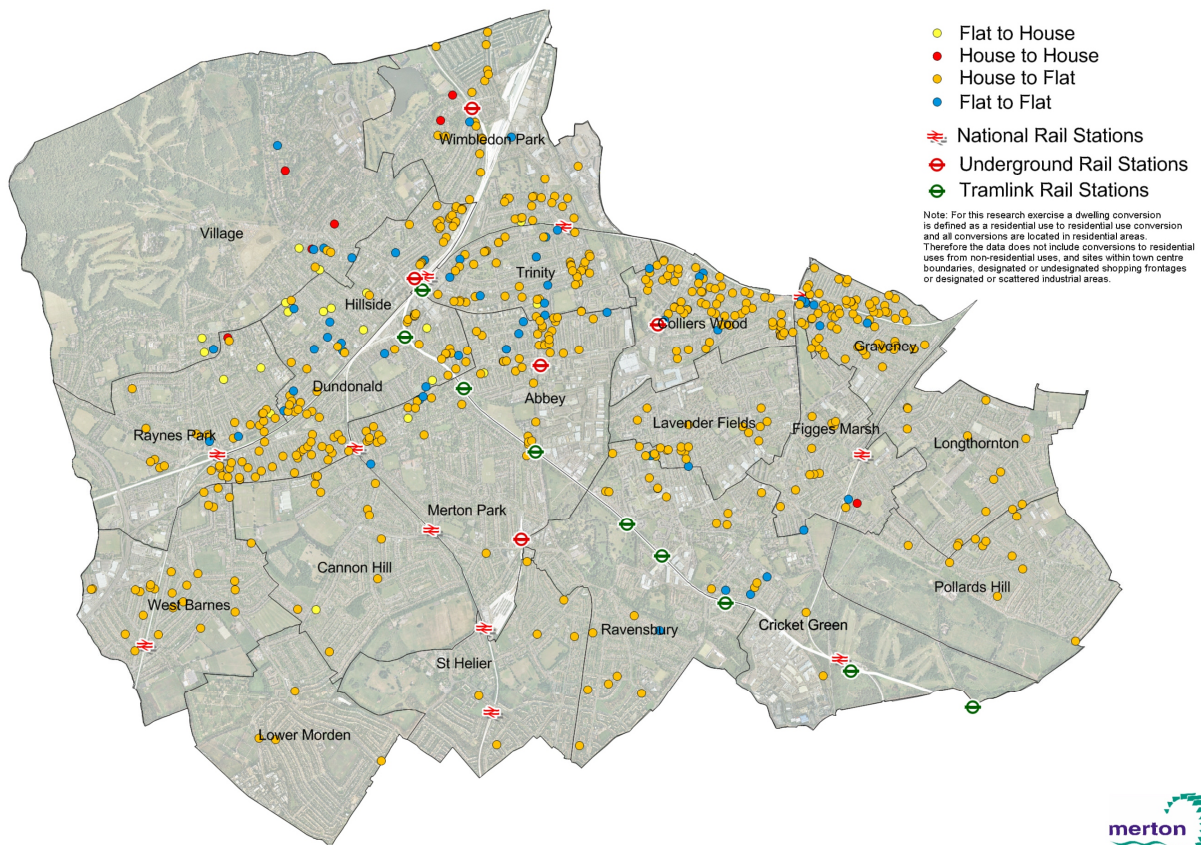
- 4.5. During the 2010-2011 period, the majority of completed housing units were either 1 or 2 bedrooms (see **Table 4.3** and **Figure 4.3**), providing a combined total of 78.5% of all units. 12% were 3 bedrooms, 6.4% 4+ bedrooms.

Approvals

- 4.6. There were 598 net additional housing units approved during the 2010-2011 monitoring period (see **Figure 4.3** and **Table 4.3**).

Dwelling Conversions

- 4.7. Proposals for residential conversion can include the conversion of a building into several dwellings, or the conversion of all or part of a building from a non-residential use to form one or two or more dwellings. The dwellings produced will normally provide for the full and self-contained requirements of everyday living, including a bathroom and kitchen for the sole use of the occupier.



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Figure 4.4 - Historical dwelling conversion completions in Merton (1987-2010)

- 4.8. As can be seen at **Figure 4.5**, during the monitoring year there were 61 applications received for dwelling conversions. This is a similar figure to the previous year (which had 52 applications) however was significantly less than the 2008-2009 period which had 88 applications.
- 4.9. During the monitoring year, the majority of applications submitted for dwelling conversions (73%) were for the conversion of a house to a flat. Of those applications 61% were refused, with the majority of cases citing inadequate internal space and living conditions for future occupiers or access to private open space.
- 4.10. Of note all applications for the conversion of flats back to a single dwelling were approved during the period.

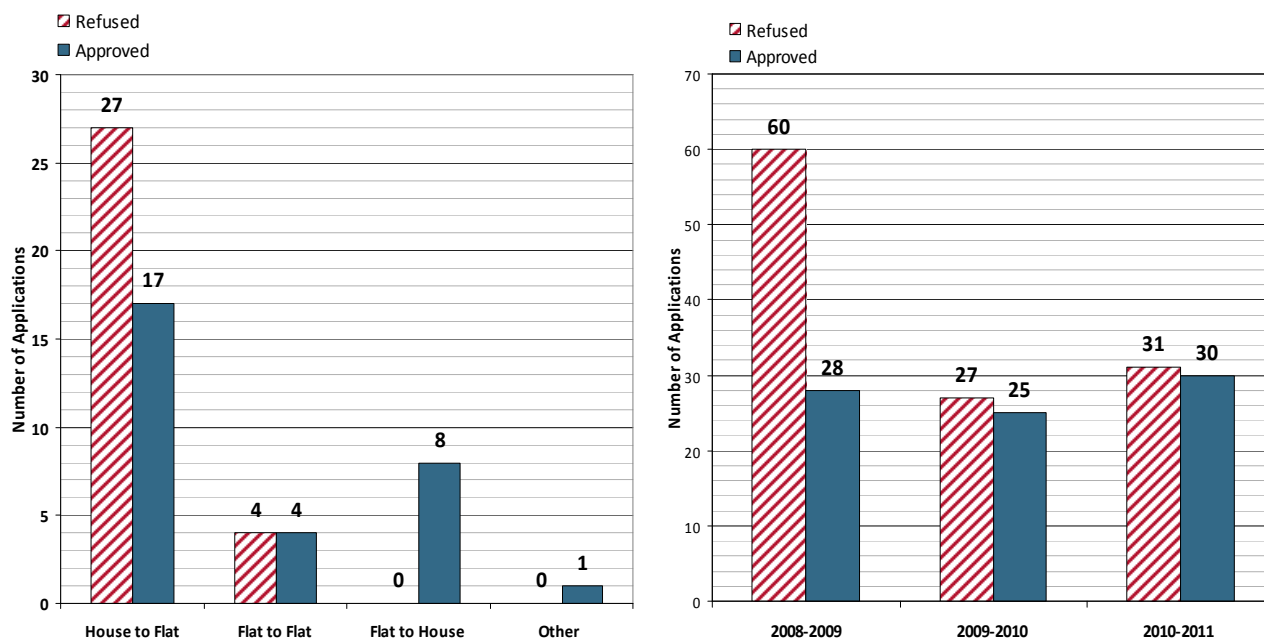


Figure 4.5 - Breakdown of 2010-211 Unit Conversions

Planning Appeal Information

- 4.11. There were a total of 113 planning applications appeal decisions determined between March 2010 and March 2011. Of these 82 applications were dismissed, while 31 were permitted. A breakdown of the appeal decisions by ward can be seen at **Figure 4.6** where it is clear that the majority of appeals decided were for developments situated in the Village ward.

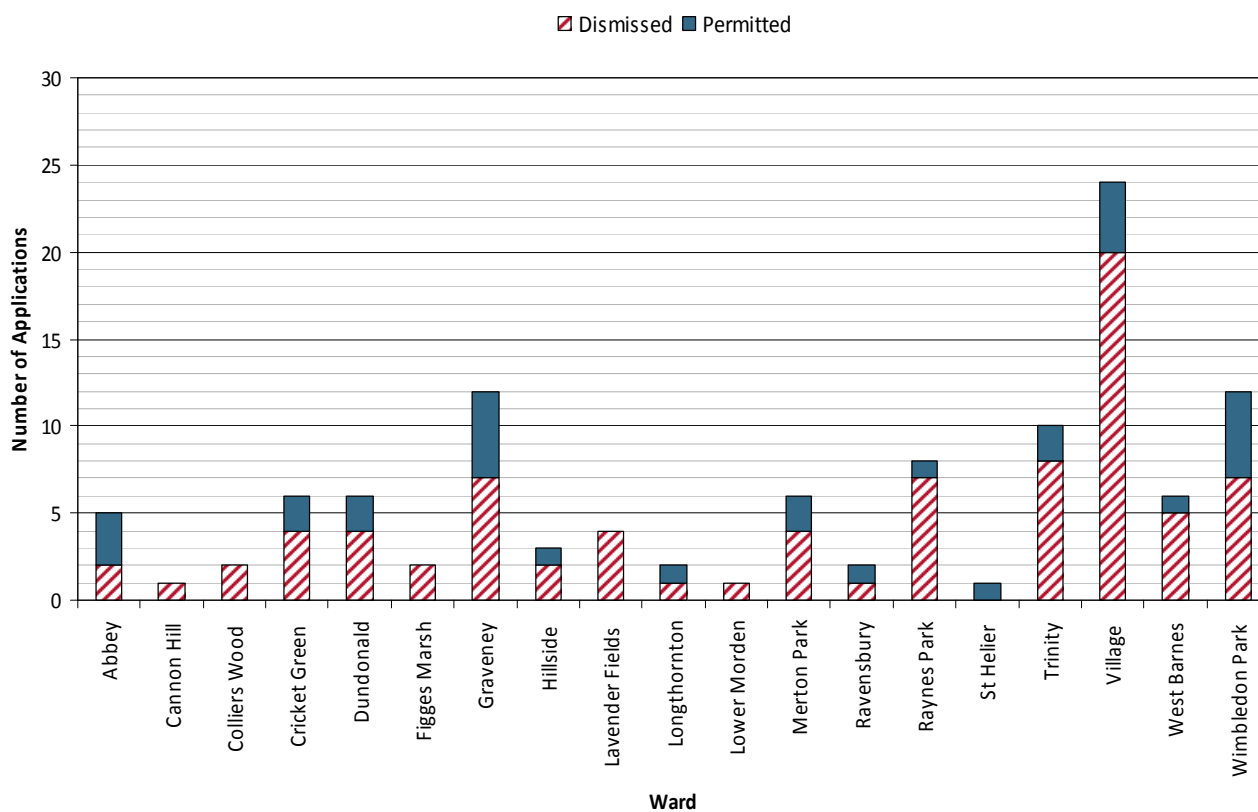


Figure 4.6 – 2010-2011 Appeals determined by ward

- 4.12. When looking at the breadth of appeals determined, it is also useful to consider the type of applications being presented for appeal (see **Figure 4.7** and **Table 4.4**). It is clear that the majority of applications which proceed to appeal in Merton are new build residential schemes (28%), followed closely by residential extensions (19%) and then residential alterations and additions (14%).
- 4.13. Of the residential new build applications which go to appeal, approximately 75% of cases during 2010-2011 were dismissed.

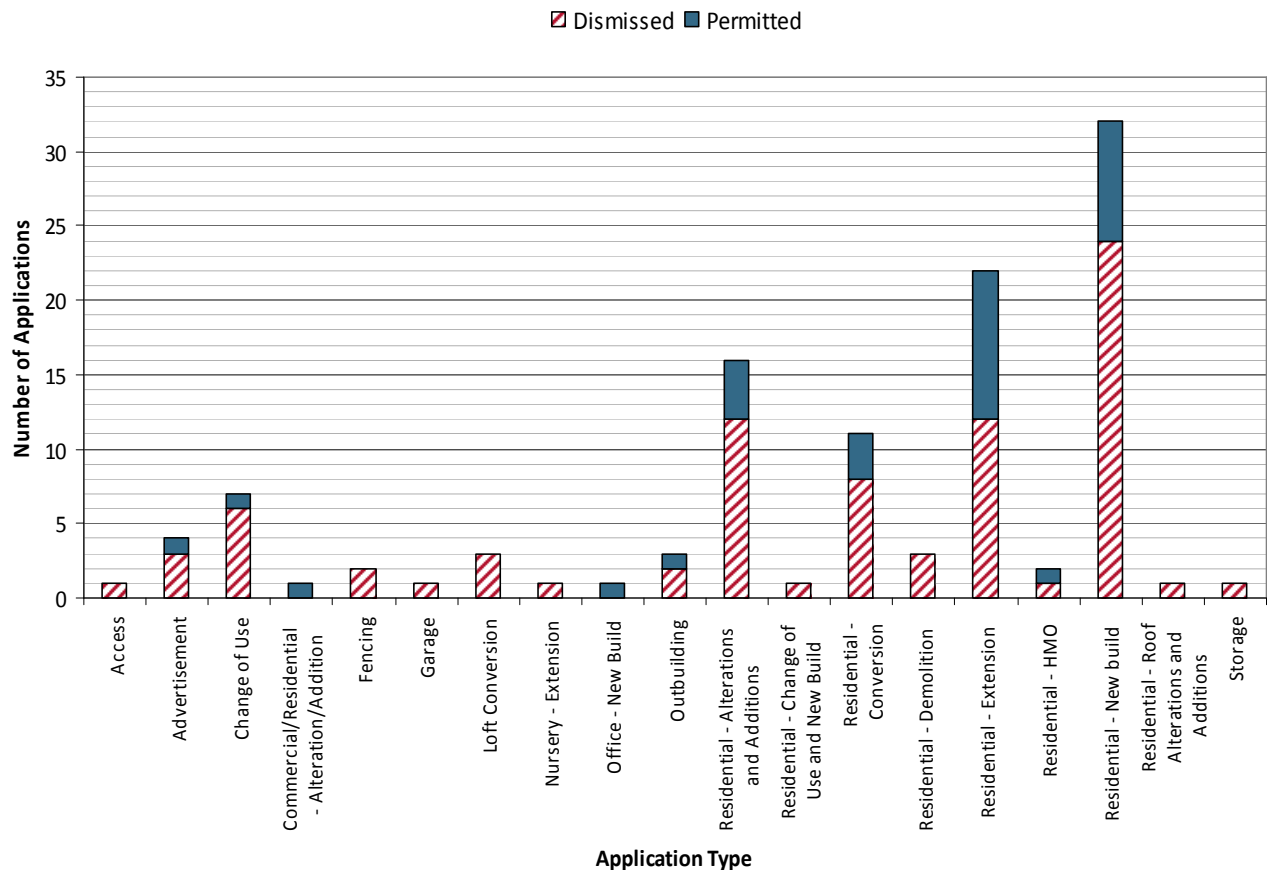


Figure 4.7 - 2010-2011 Appeals determined by Type
(Source: Merton's Appeal Monitoring Database)

Type of Appeal	Dismissed	Permitted	Grand Total
Access	1	0	1
Advertisement	3	1	4
Change of Use	6	1	7
Commercial/Residential - Alteration/Addition	0	1	1
Fencing	2	0	2
Garage	1	0	1
Loft Conversion	3	0	3
Nursery - Extension	1	0	1
Office - New Build	0	1	1
Outbuilding	2	1	3
Residential - Alterations and Additions	12	4	16
Residential - Change of Use and New Build	1	0	1
Residential - Conversion	8	3	11
Residential - Demolition	3	0	3
Residential - Extension	12	10	22

Residential - HMO	1	1	2
Residential - New build	24	8	32
Residential - Roof Alterations and Additions	1	0	1
Storage	1	0	1
Grand Total	82	31	113

Table 4.4 - Appeals Determined by Type
(Source: Merton's Appeal Monitoring Database)

Refusals

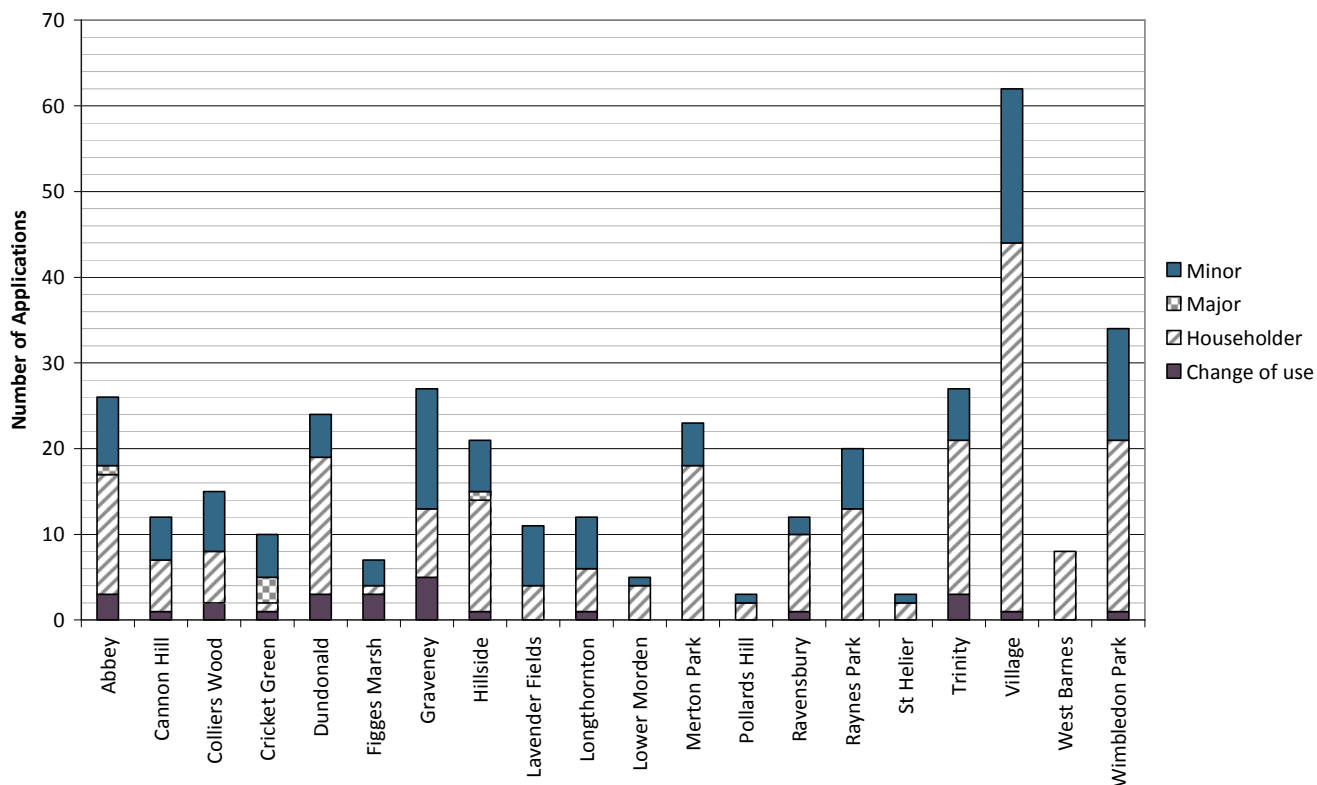


Table 4.5 - 2010-2011 Refusals by Application Type

Ward	Change of use	Householder	Major	Minor	Grand Total
Abbey	3	14	1	8	26
Cannon Hill	1	6		5	12
Colliers Wood	2	6		7	15
Cricket Green	1	1	3	5	10
Dundonald	3	16		5	24
Figges Marsh	3	1		3	7
Graveney	5	8		14	27
Hillside	1	13	1	6	21
Lavender Fields		4		7	11
Longthornton	1	5		6	12
Lower Morden		4		1	5
Merton Park		18		5	23
Pollards Hill		2		1	3
Ravensbury	1	9		2	12
Raynes Park		13		7	20
St Helier		2		1	3

Trinity	3	18		6	27
Village	1	43		18	62
West Barnes		8			8
Wimbledon Park	1	20		13	34
Grand Total	26	211	5	120	362

Table 4.6 - 2010-2011 Refusals by Application Type

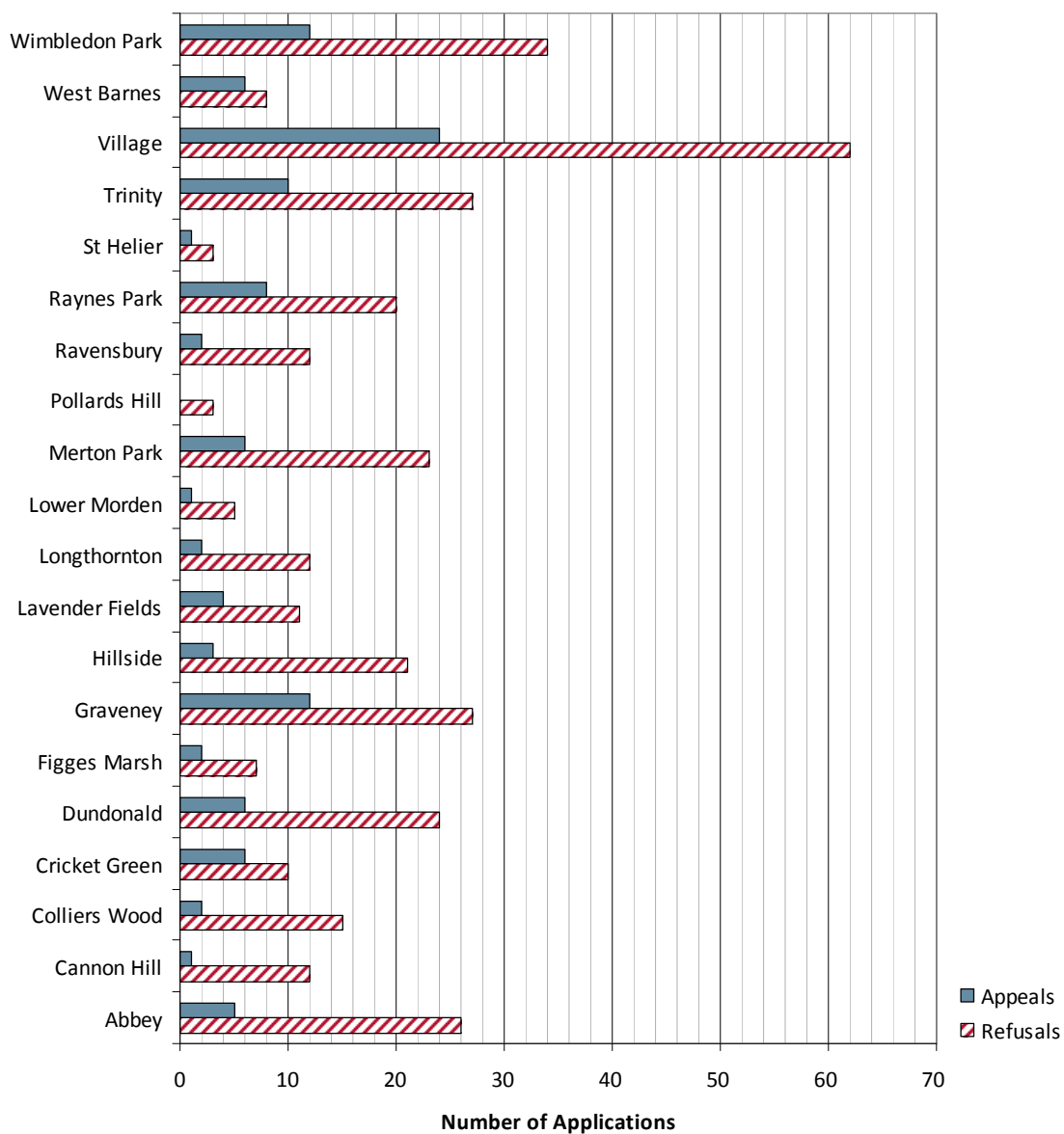


Table 4.7 - 2010-2011 Appeals and Refusals by Ward

Ward	Refusals	Appeals
Abbey	26	5
Cannon Hill	12	1
Colliers Wood	15	2
Cricket Green	10	6
Dundonald	24	6
Figges Marsh	7	2

Graveney	27	12
Hillside	21	3
Lavender Fields	11	4
Longthornton	12	2
Lower Morden	5	1
Merton Park	23	6
Pollards Hill	3	0
Ravensbury	12	2
Raynes Park	20	8
St Helier	3	1
Trinity	27	10
Village	62	24
West Barnes	8	6
Wimbledon Park	34	12
Refusals	362	113

Table 4.8 - 2010-2011 Appeals and Refusals by Ward

5 year supply

- 4.14. A number of unusually large schemes are currently being developed in Merton and are likely to be completed over the next 5 years. These schemes include St Catherine's Square (87 units), Brenley Playing Fields (169 units), Windmill Trading Estate (212 units) and the former Rowan High School site (217 units). These developments largely account for the projected figures represented at **Figure 4.8**.

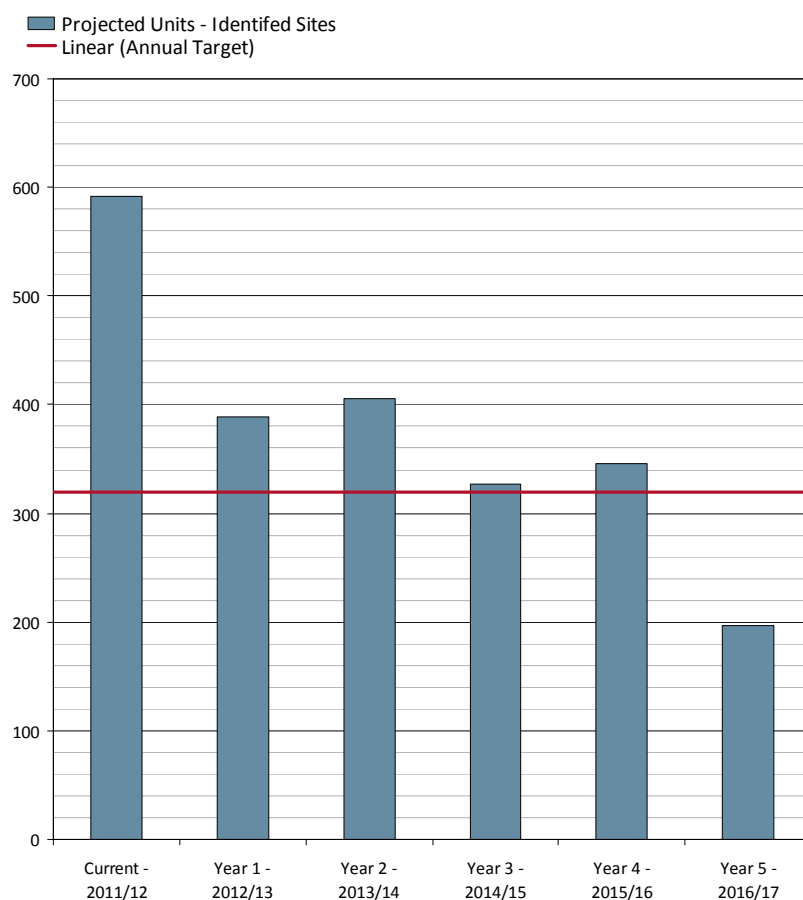


Figure 4.8 - Projected Units for the current year and the following 5 Years
(Source: Merton's Residential Monitoring Database)

Housing trajectory

- 4.15. In accordance with government guidance, Merton's housing trajectory contains the following:
- (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
 - (ii) Net additional dwellings for the current year;
 - (iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
 - (iv) The annual net additional dwelling requirement; and
 - (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year's performance.
- 4.16. The housing trajectory also meets the requirements of PPS3 to identify a five-year supply of deliverable sites for housing which are available, suitable and achievable (PPS3, Nov 2006, paras 52-60). The housing trajectory does not include allowances for windfall sites. 'Windfalls' is a term which refers to housing units which derive from applications or sites which were not previously identified in a plan for future development, or a previously approved development.
- 4.17. Projected completion figures are based on an assessment and grading of sites from a number of sources. Essentially, housing sites in the borough were allocated one of 6 'grades' depending on their likely timeframe for delivery. Grade A sites consist of sites likely to deliver one or more dwellings the soonest, whilst Grade F sites consist of sites likely to take the longest to deliver completed new dwellings.
- 4.18. Merton's trajectory as seen at **Figure 4.9** takes account of actual completions from 2004 through to 2011, and projected completion figures from 2011-2027. Although it can be seen that there are years ahead where it may appear that Merton will struggle to meet the annual housing requirements of the London Plan, Merton has traditionally had a large percentage of 'windfall sites', which is projected to continue. These have not been accounted for in the graph. A study of the residential completions between 2000-2009 where there was a net increase or decrease in units identified that windfalls account for approximately 96% of applications and 58% of net additional housing units in Merton. This is a result of the large amount of permissions in Merton which are generally small schemes of less than 5 units (see **Figure 4.1**).

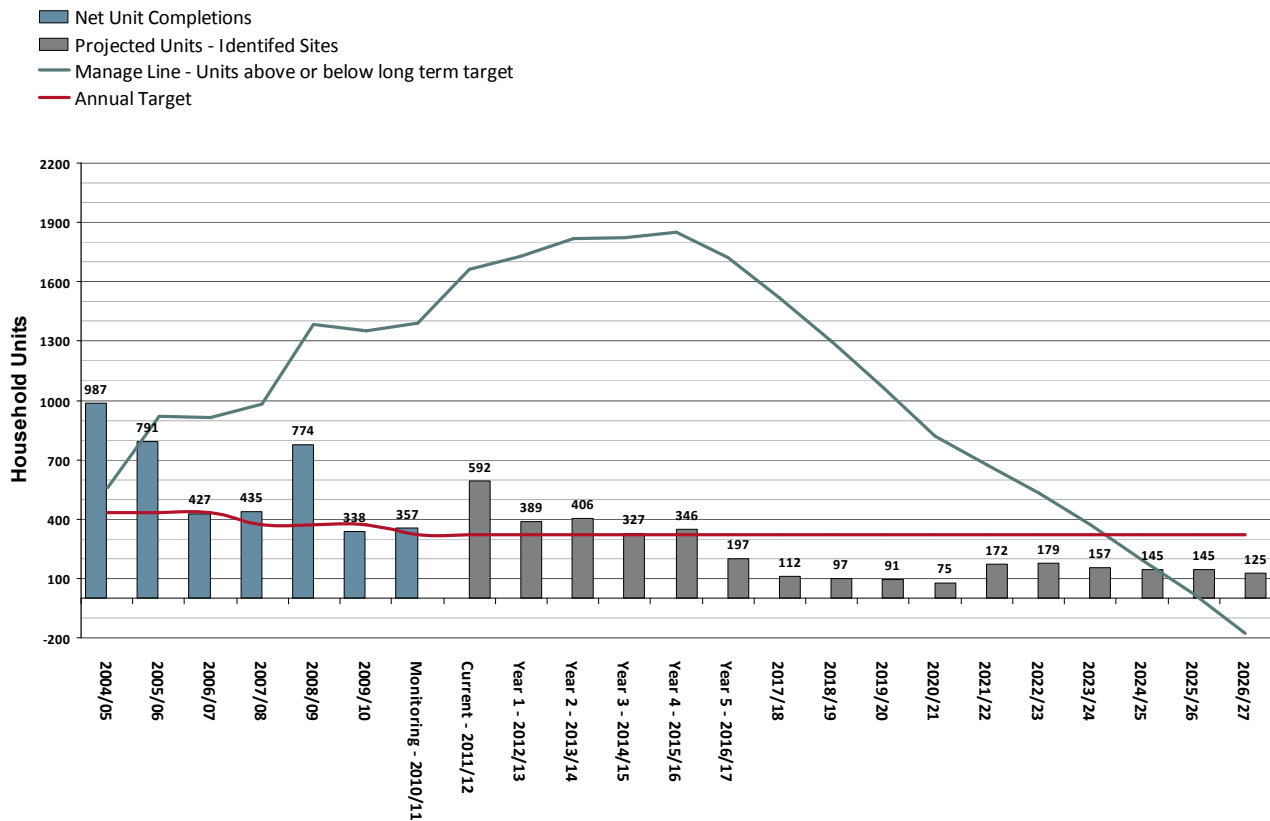


Figure 4.9 - Projected Housing Trajectory

Year	Annual Target	Housing Units on Identified Sites	% of annual target	Overall Cumulative Target	Cumulative Units	Manage Line - Cumulative units above or below the target	Managed Target
2004/05	430	987	230%	430	987	557	430
2005/06	430	791	184%	860	1778	918	312
2006/07	430	427	99%	1290	2205	915	289
2007/08	370	435	118%	1660	2640	980	282
2008/09	370	774	209%	2030	3414	1384	274
2009/10	370	338	91%	2400	3752	1352	246
Monitoring - 2010/11	320	357	112%	2720	4109	1389	240
Current - 2011/12	320	592	185%	3040	4701	1661	233
Year 1 - 2012/13	320	389	122%	3360	5090	1730	209
Year 2 - 2013/14	320	406	127%	3680	5496	1816	196
Year 3 - 2014/15	320	327	102%	4000	5823	1823	180
Year 4 - 2015/16	320	346	108%	4320	6169	1849	168
Year 5 - 2016/17	320	197	62%	4640	6366	1726	152
2017/18	320	112	35%	4960	6478	1518	147
2018/19	320	97	30%	5280	6575	1295	151
2019/20	320	91	28%	5600	6666	1066	158
2020/21	320	75	23%	5920	6741	821	168
2021/22	320	172	54%	6240	6913	673	183
2022/23	320	179	56%	6560	7092	532	185
2023/24	320	157	49%	6880	7249	369	187
2024/25	320	145	45%	7200	7394	194	197
2025/26	320	145	45%	7520	7539	19	223
2026/27	320	125	39%	7840	7664	-176	301
Total	7840	7,664		7840	7836		

Table 4.9 - Projected Housing Trajectory

Affordable Housing

- 4.19. The planning system helps to deliver affordable homes through application of an affordable housing target. However, the majority of affordable homes completed in Merton have been delivered through other corporate strategies e.g. the Housing Strategy. It is also important to note that delivery of new homes largely depends on landowners, Registered Social Landlords (RSLs) and property developers completing the schemes for which they have planning permission. Contributions from other agencies, for example, the Homes and Communities Agency (HCA) may assist in the delivery of schemes.
- 4.20. Merton's Strategic Housing Market Assessment (SHMA) identifies a need for both social rented and intermediate affordable housing. To address the need for more affordable housing, and in line with national and regional guidance, the Core Strategy has set affordable housing targets which are based on a realistic assessment of housing needs and supply and in line with Merton's visions, objectives and strategies to encourage mixed and balanced communities.

Households accepted as homeless

- 4.21. In 2010-2011, there were a total of 183 homelessness applications. Of those, 89 homeless applications were accepted by the council.

Affordable Housing stock and completions

- 4.22. As at October 2010 the borough had 80,710 households (source: Council Tax Records). Of these, approximately 11,700 households are operated as affordable by Registered Landlords (Source: Council Housing Department). This provides that approximately 14.5% of all households in the borough are affordable.
- 4.23. The borough's affordable housing target for future development is 40%. It is envisaged that this requirement will lead to an increase in overall affordable housing stock within the borough.
- 4.24. At the end of 31st March 2011, 112 affordable homes were completed, including 45 homes for social rent and 67 for intermediate housing. (Merton Housing Department). This represents over 31% of all completions within the period.

Prior Affordable Housing Completions

- 4.25. During the monitoring year, there was a significant increase in affordable housing provided as compared with the previous financial year (see **Figure 4.10** and **Figure 4.11**).
- 4.26. In many cases the difference between the housing department and planning department figures relate to differences in the definition of affordable homes. The main difference is that the housing department include homes which are acquired for affordable homes during the year which were not subject to a planning application.

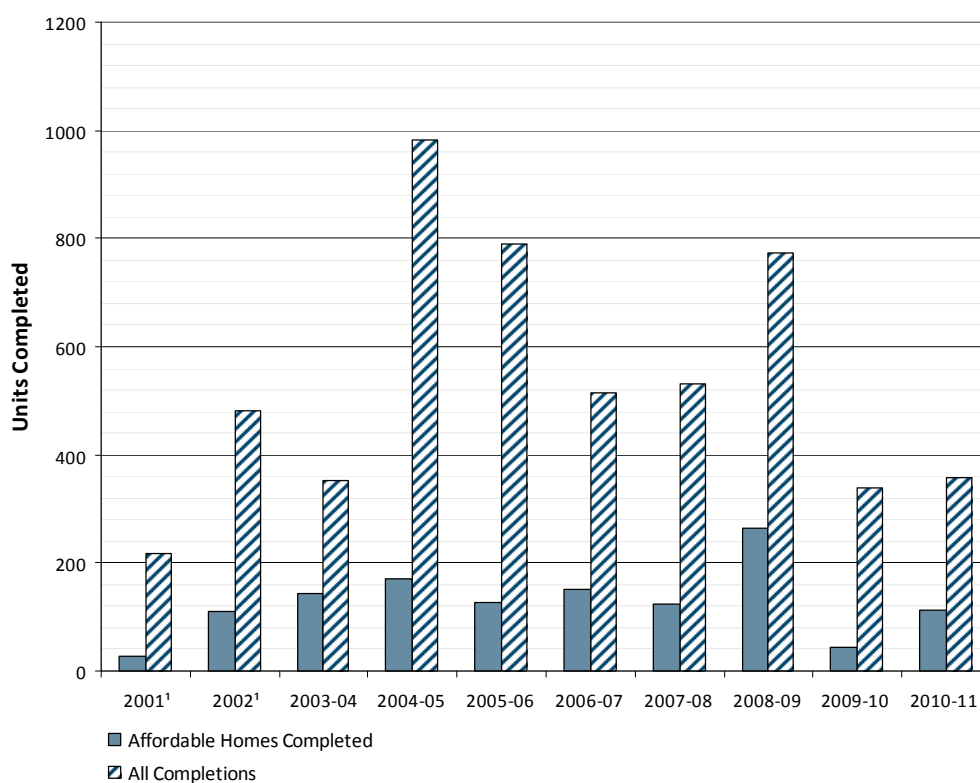


Figure 4.10 - 2001-2011 Affordable Housing Completions against all net completions

(Source: 2007-08, 2008-09, 2009-10 Annual Monitoring Reports, Merton's Residential Database, Merton Housing Department and GLA LDD)

	Affordable Homes Completed	All net housing completions	% of affordable to all completions
2001¹	28	218	13%
2002¹	110	482	23%
2003-04	144	353	41%
2004-05	172	983	17%
2005-06	127	791	16%
2006-07	152	514	30%
2007-08	125	532	23%
2008-09	265	774	34%
2009-10	45	338	13%
2010-11	112 (includes 51 units for 'the Willows')	357	31%

Table 4.10 - 2001-2011 Affordable Housing Completions against all net completions

(Source: 2007-08, 2008-09, 2009-10 Annual Monitoring Reports, Merton's Residential Database, Merton Housing Department and GLA LDD)

¹ Based on Calendar Year

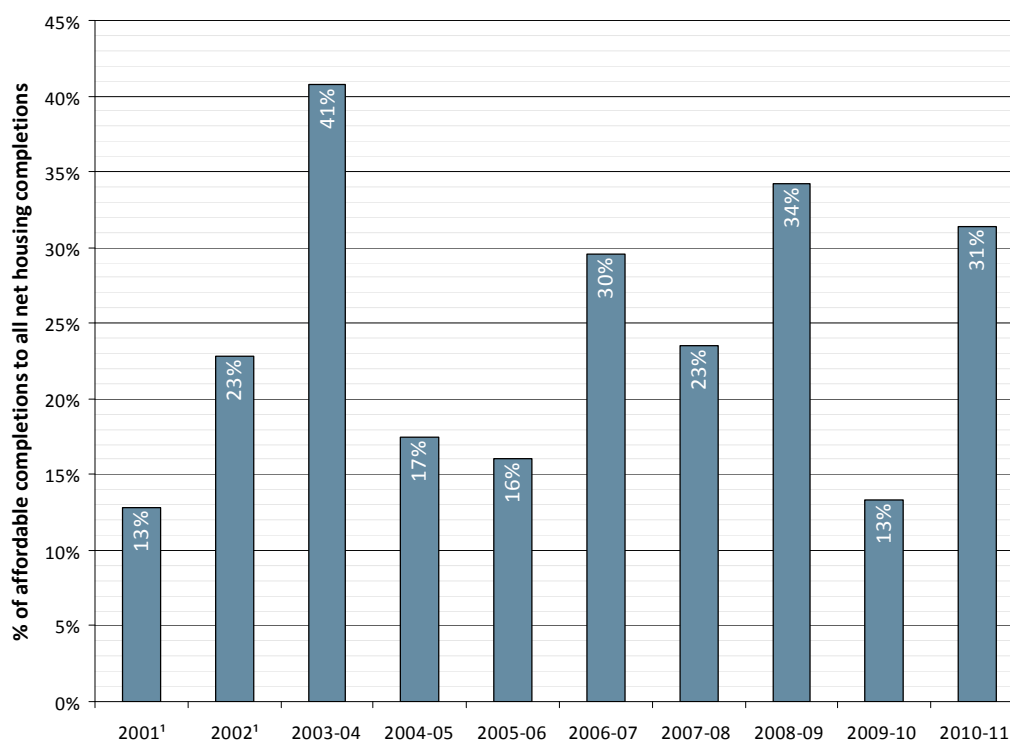


Figure 4.11 - Affordable Housing as percentage of all completions

Number of families housed

4.27. A total of 378 lettings were made in 2010-11. These comprised:

- 190x1-bedrooms (50%);
- 107x2-bedrooms (28%); and
- 81x3-bedrooms (22%).

4.28. All 2 and 3 bedroom units were let to families, with the majority of the 1 bedroom homes let to either single parent or couples with a child under the age of one (1).

4.29. A small number of the above were let to vulnerable single people/couples.

Affordability ratio (outcome) – House price / average income

- 4.30. In Merton, the average property price for the 2010-2011 monitoring period was £329,725 (source: Land Registry data).

Date	Merton	Great Britain	London
2006	28,007	23,482	28,671
2007	29,429	24,173	29,841
2008	31,801	25,299	31,097
2009	32,672	25,929	31,941
2010	32,744	26,000	32,008

Table 4.11 - Gross Annual Household Pay (Full Time Workforce)

(Source – Office for National Statistics – NOMIS)

- 4.31. The gross annual average household pay in Merton for the fulltime workforce was £32,744 (source: NOMIS – Office for National Statistics).
- 4.32. Based on an average household income of £32,744 and an average house price of £329,725, the affordability ratio for Merton is 10.07. This compares with the London Average at the end of 2010 of 9.0 and 6.7 in England as a whole (Focus on London 2011: Housing a growing city – GLA). The document also mentions that within London the affordability ratios range from 6.6 in Barking and Dagenham to 22.1 in Kensington and Chelsea.
- 4.33. 'A household can be considered able to afford to buy a home if it costs 3.5 times the annual gross household income for a single earner household or 2.9 times the gross household income for dual-income households. Housing market partnerships will need to consider that what is affordable may vary (e.g. a higher proportion may be affordable for someone on a higher income or the relevant ratio may change with interest rates). Local circumstances could justify using different figures. Where possible, allowance should be made for access to capital that could be used towards the cost of home ownership.' (Measuring Housing Affordability: A Review of Data Sources Cambridge Centre for Housing and Planning Research, April 2009)

Planning Performance

- 4.34. With the exception of the Thames Gateway, during the 2010-2011 monitoring period Merton had the lowest amount of decisions decided under delegated authority than all other London boroughs (see **Figure 4.16**).
- 4.35. Merton had a higher than average percentage of 'other applications' to deal with as a borough than other London and England boroughs.

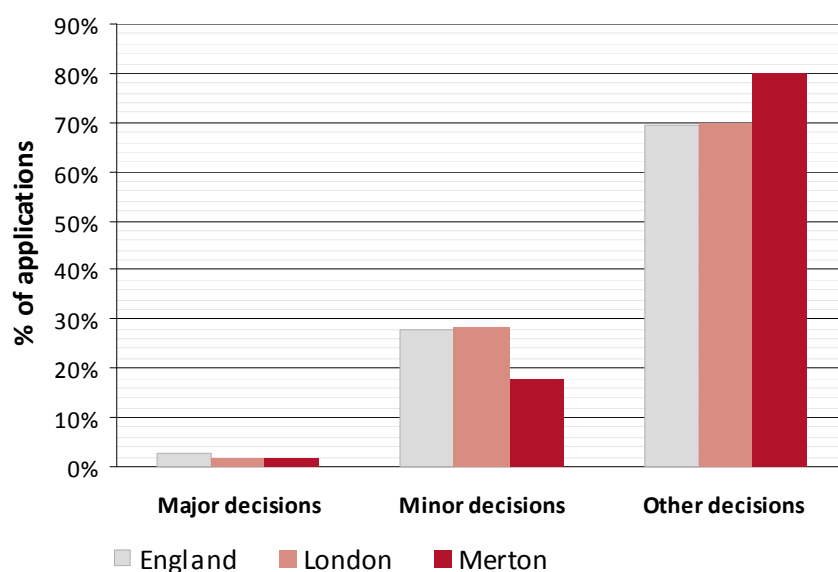


Figure 4.12 – 2010-2011 Percentage breakdown of planning applications by main category
(Source: CLG Live Tables 2011 and General Development Control Returns)

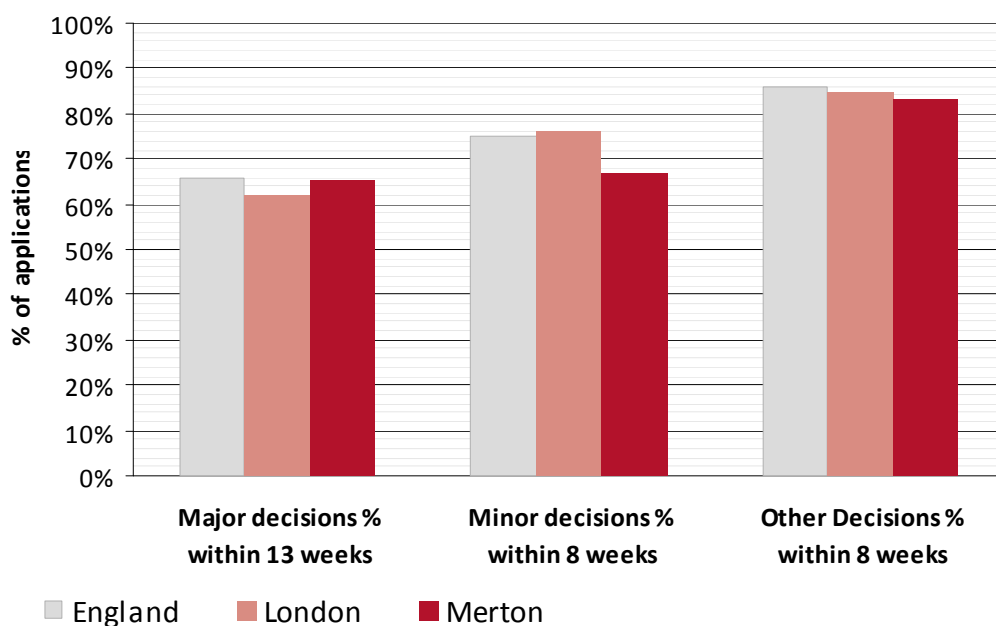


Figure 4.13 – 2010-2011 planning applications by length of time taken to determine
(Source: CLG Live Tables 2011 and General Development Control Return Returns)

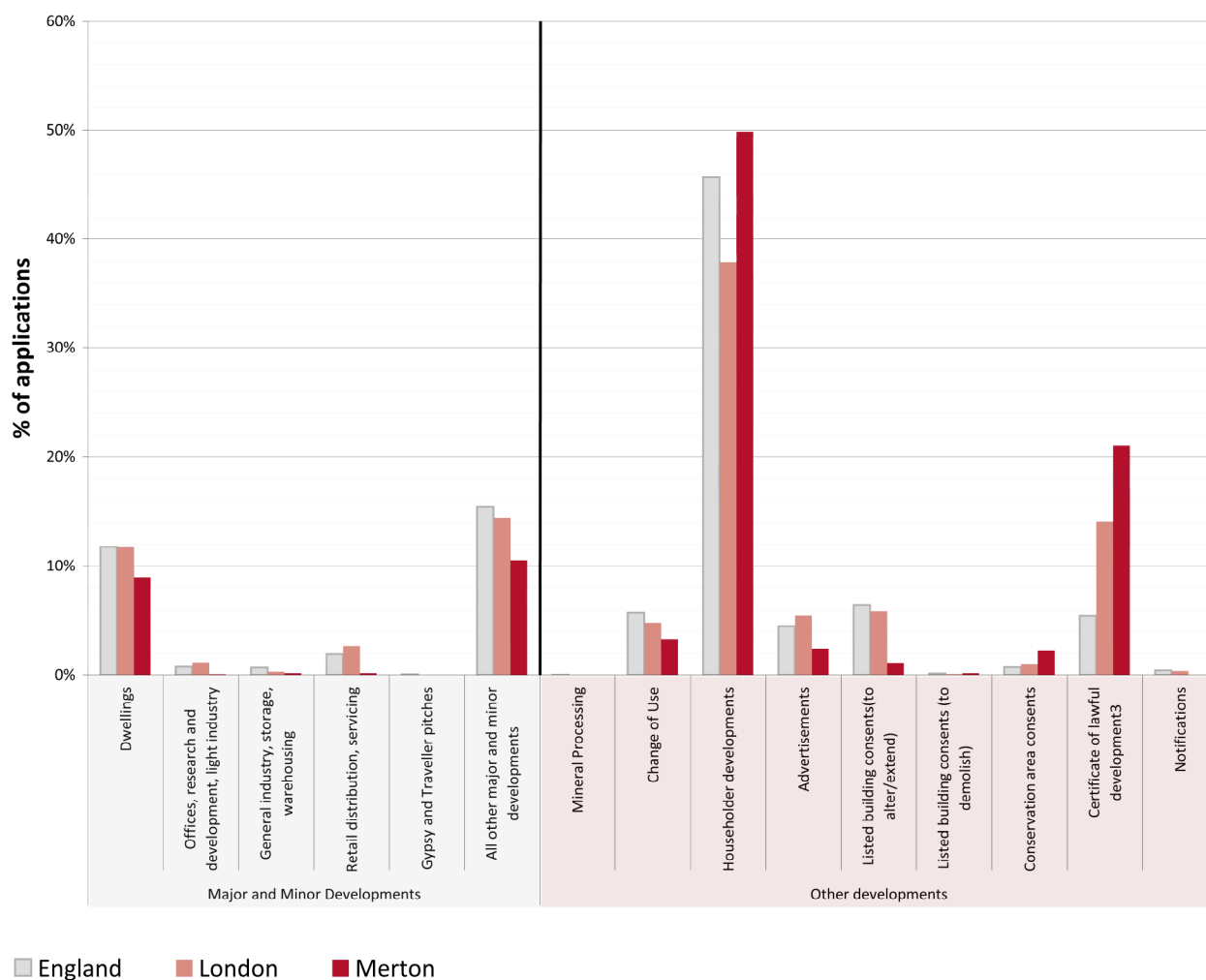


Figure 4.14 - 2010-2011 - Breakdown of planning applications determined by type
 (Source: CLG Live Tables 2011 and General Development Control Return Returns)

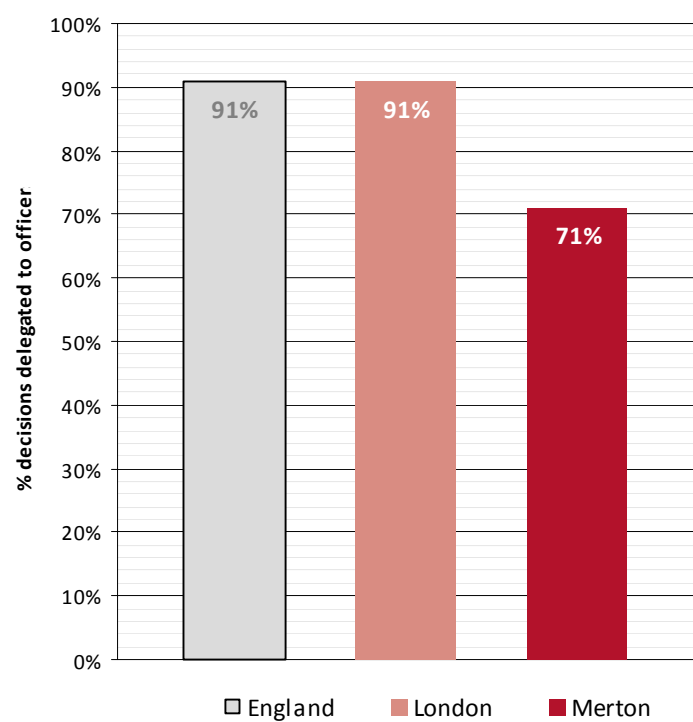


Figure 4.15 - Percentage of planning decisions delegated to officers
(Source: CLG Live Tables 2011 and General Development Control Return Returns)

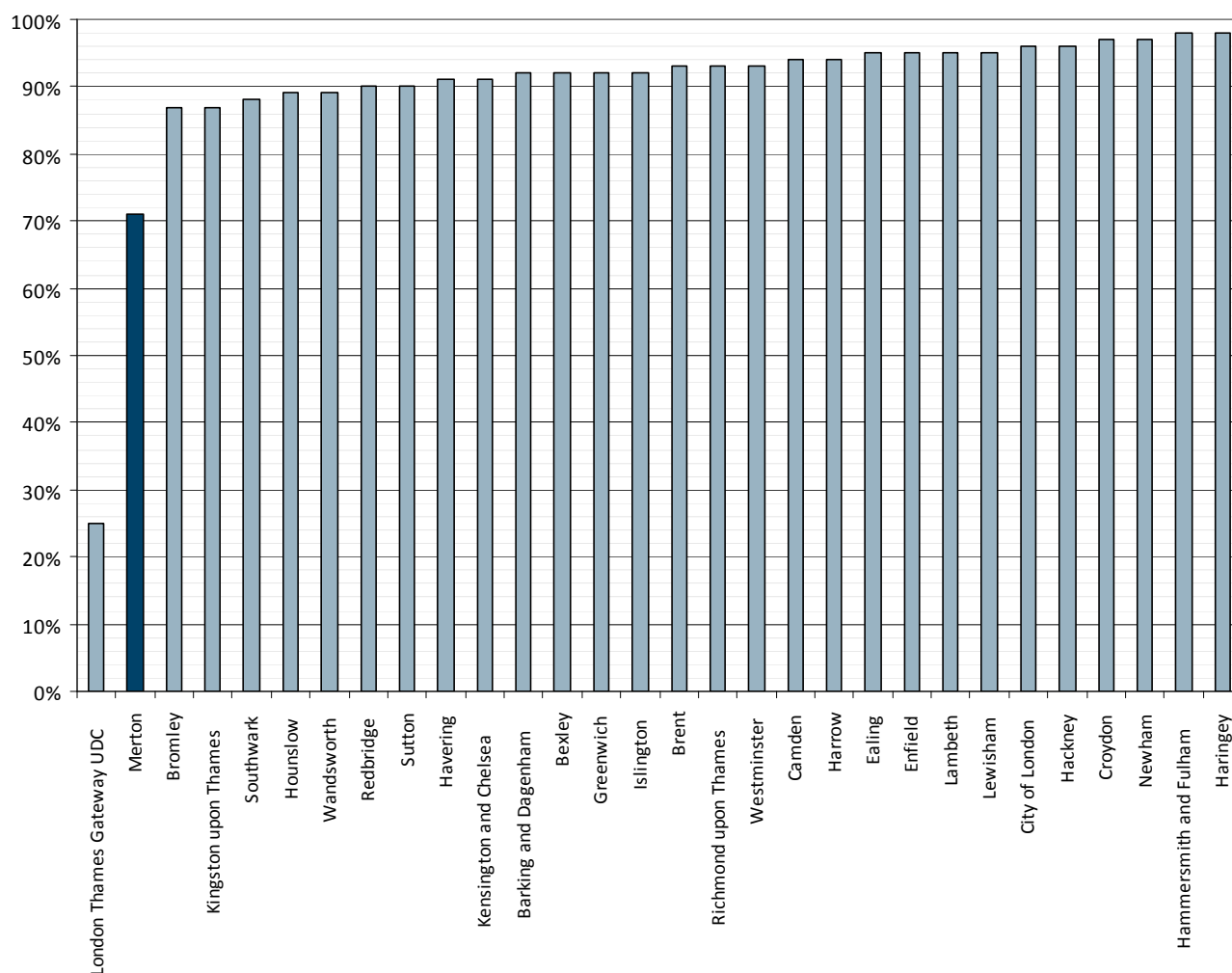


Figure 4.16 - Percentage of planning decisions which are delegated to officers across London²
 (Source: CLG Live Tables 2011 and General Development Control Return Returns)

² Please note that Barnet, Hillingdon, Tower Hamlets and Waltham Forest figures were not available for comparison

5. Biodiversity and Open Space

- 5.1. During the 2010-2011 monitoring year Merton commenced work on a new Open Space Strategy for the borough. The document took an audit of all open spaces in the borough and categorised each to meet with PPG 17 requirements. This Merton Open Space Strategy is likely to be published in November 2011.

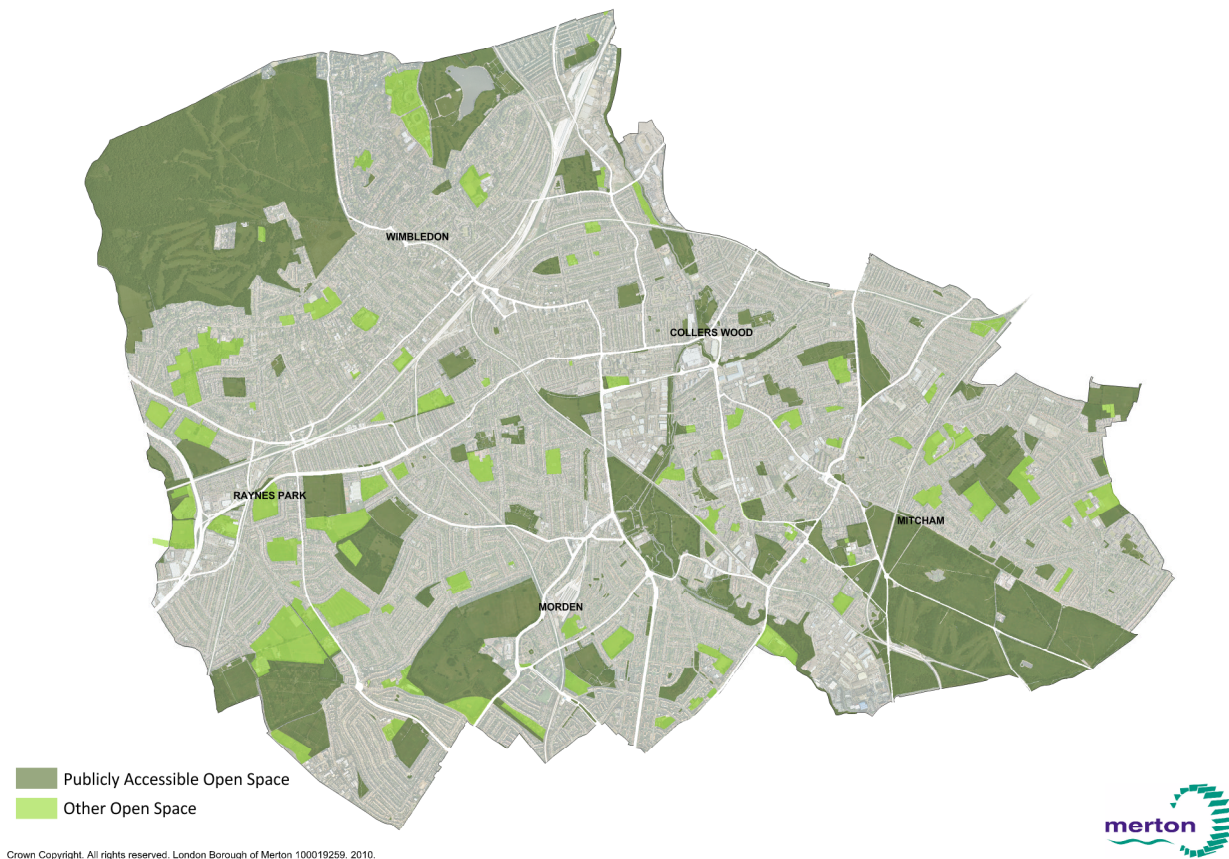


Figure 5.1 - Merton's Open Space Network
(Source: London Borough of Merton)

- 5.2. The National indicator 197 has been replaced by Single Data List 160-00 (see **Table 5.1**). The Single Data provide the proportion of local sites where positive conservation management is being or has been implemented.

Number of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2011 (X)	Total number of Local Sites in area (Y)	% of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2011 (X/Y x 100)
37	57	65%

Table 5.1 - Single Data List - Proportion of local sites where positive conservation management is being or has been implemented

Special Areas of Conservation (SACs, Special Protection Areas (SPAs) and Sites of Special Scientific Importance (SSSIs)

- 5.3. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are areas designated under European law and are the most important sites for wildlife in the UK. The designations aim to conserve important or threatened species and habitats and provide them with increased protection and management. Areas are very unlikely to change year-to-year.

- 5.4. In the 2010-2011 monitoring period there were no changes to the designations within our borough (see **Table 5.2**).

Designation	Borough Name	Special protection Name	Area (ha)	Borough Area (ha)	% Area of Borough
SAC	Merton	Wimbledon Common	246.17	3750.68	6.56

Table 5.2 - Special Areas of Conservation and Special Protection Areas in Merton

(source: GiGL Annual Monitoring Report data 2011)

- 5.5. Consultation and some form of agreement with the national statutory conservation agency is mandatory before any listed (potentially damaging) activity or development can be carried out on a Sites of Special Scientific Importance (SSSI). The areas designated as SSSIs are very unlikely to change year-to-year, although condition is monitored and may change year on year as seen at **Table 5.4**.

- 5.6. In the 2010-2011 monitoring period there were no changes to the designations within our borough (see **Table 5.3**).

Designation	Borough Name	SSSI Name	Area (ha)	Borough Area (ha)	% Area of Borough
SSSI	Merton	Wimbledon Common	246.17	3750.68	6.56

Table 5.3 – Sites of Special Scientific Interest in Merton

(source: GiGL Annual Monitoring Report data 2011)

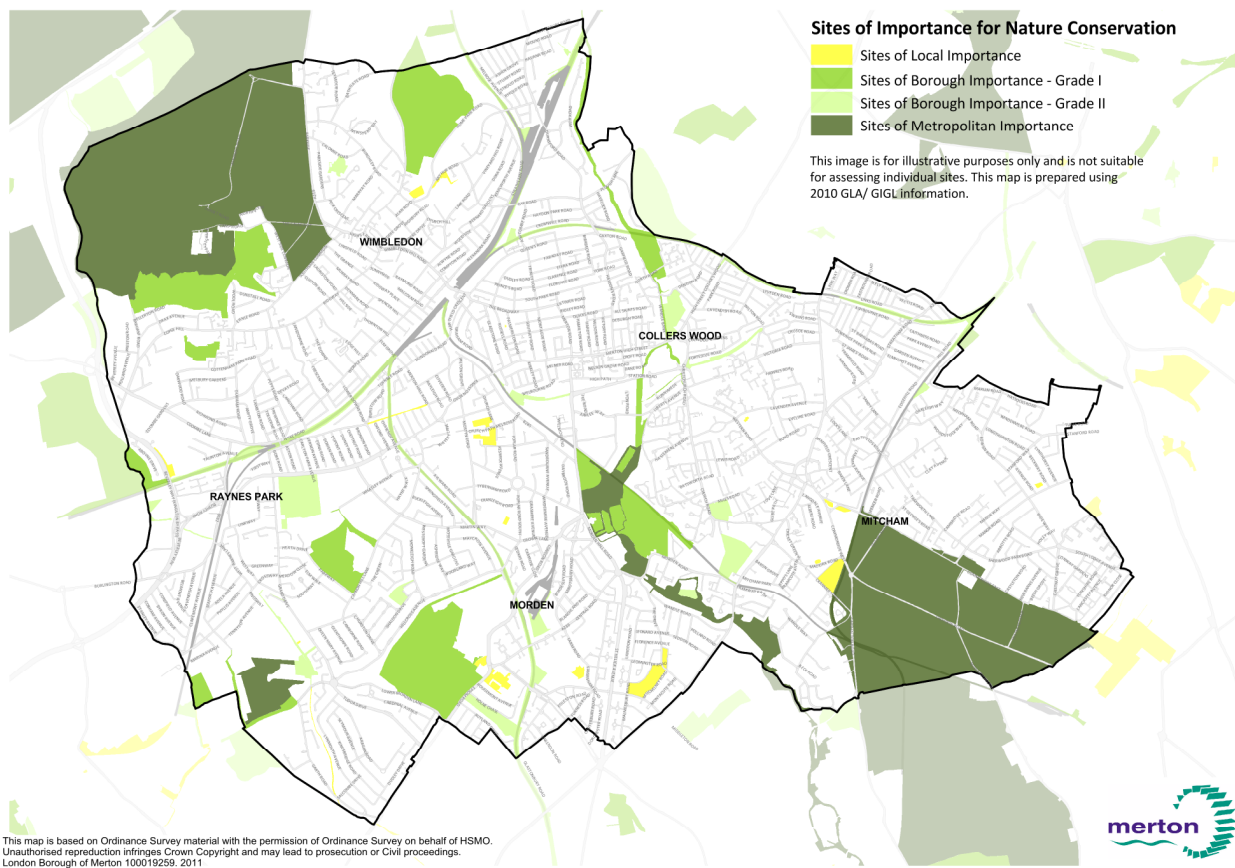
- 5.7. Greenspace Information for Greater London collates information on the quality and condition of SSSIs across London. As Wimbledon Common is the only SSSI in Merton, the condition assessment at **Table 5.4** refers to the Common only and indicates the condition of the areas of the Common assessed as at the Condition Assessment Date (March 2009, June 2009 and July 2010).

Site Name	Wimbledon Common		
Unit Name	Southern Grassland/Heathland	Hookhamslade	Merton Woodland
Unit Area	17.62	129.31	95.40
Natural Feature Code	D112	B11	A111
Natural Feature Description	Heathland: Dry Dwarf Shrub Heath, Acid, Lowland	Grassland: Acid, Unimproved	Woodland: Broadleaved, Semi-Natural
Operational Name	Wet And Dry Heathland	Acid Grassland	Broadleaved Woodland
Main Habitat	Dwarf Shrub Heath	Acid Grassland	Broadleaved, Mixed And Yew Woodland
Sub Habitat	Lowland	Lowland	Lowland
Condition Assessment Date	20/07/2010	11/06/2009	02/03/2009
Condition Assessment Description	Unfavourable Declining	Unfavourable Recovering	Unfavourable Recovering
Adverse Reason	Inappropriate Cutting/Mowing		
At Risk Status	No Identifiable Risks	No Identifiable Risks	No Identifiable Risks
Earliest Red Date	Not Set	Not Set	Not Set

Table 5.4 - SSSI Unit Condition Detail (2010)

(source: GiGL Annual Monitoring Report data 2011)

- 5.8. Sites of Importance for Nature Conservation (SINCs) are important wildlife sites which are recognized by the Greater London Authority and London borough councils. There are over 1,400 SINCs which have been identified across London and these amount to nearly 20% of the total area.
- 5.9. There are three different types of SINCs:
- (i) Sites of Metropolitan Importance
 - (ii) Sites of Borough Importance (Grades 1 and 2); and
 - (iii) Sites of Local Importance
- 5.10. The individual sites are categorized into those types listed above based upon their level of importance on either a local, borough or wider still (metropolitan) scale.
- 5.11. A London Wildlife Sites Board (LWSB) has been established to provide support and guidance on the selection of SINCs. There has been no changes to the London Borough of Merton's SINCs within the 2010-2011 monitoring period.



Borough Name	Borough area (ha)	SINC GRADE*	SINC area (ha) per grade	Count of SINCs per grade	% of Borough
Merton	3750.68	Borough Level 1	257.321	17	6.86
Merton		Borough Level 2	89.4517	30	2.38
Merton		Local	19.2624	22	0.51
Merton		Metropolitan	521.512	5	13.90

Table 5.5 - Total area of SINC in Merton

(source: GiGL Annual Monitoring Report data 2011)

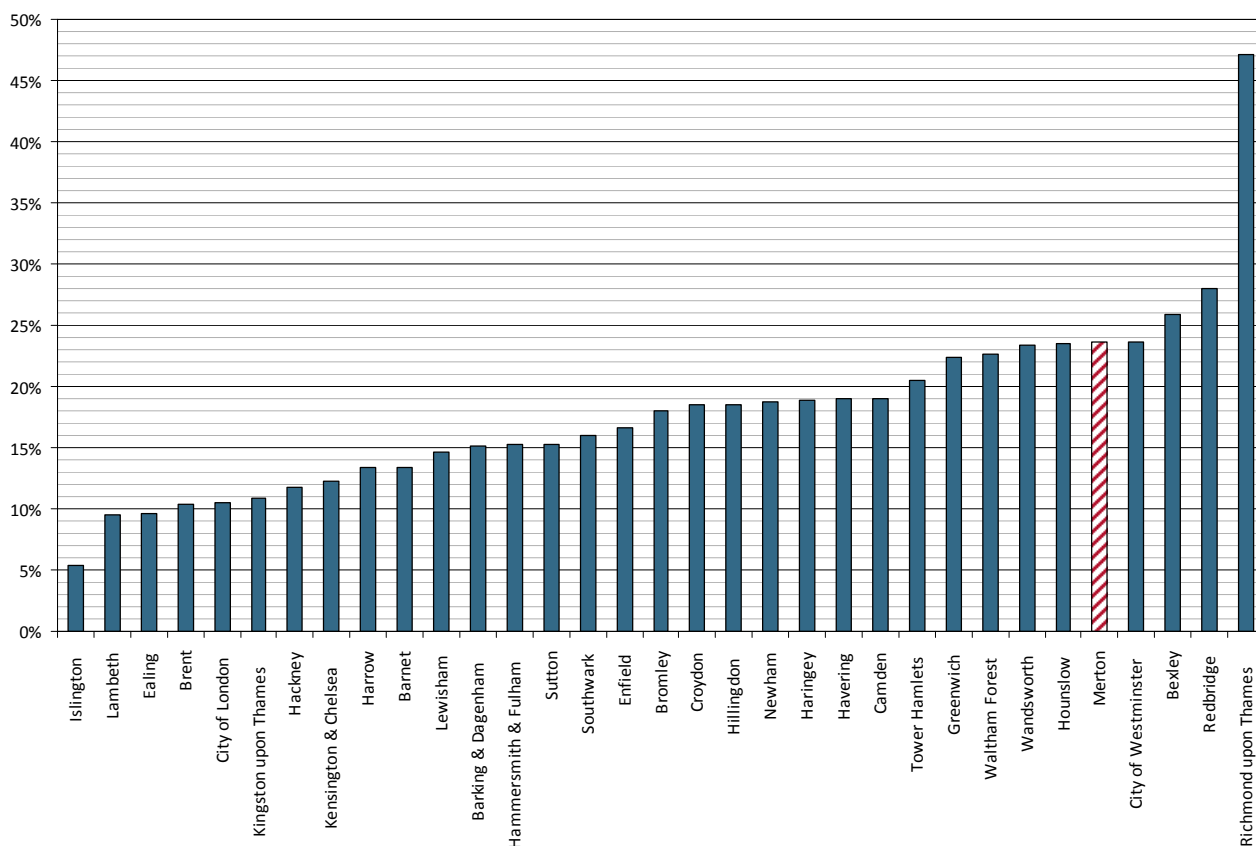


Figure 5.3 - % of borough designated as SINC
(source: GiGL Annual Monitoring Report data 2011)

- 5.12. As can be seen at **Figure 5.3**, Merton has the 5th highest percentage of the borough designated as SINC when compared with London boroughs. Merton has 23.6% of the borough designated as SINC, compared with the London average which is 18.9%.

Areas of deficiency

- 5.13. Areas of Deficiency (AoDs) are built-up areas more than one kilometre walking distance from an accessible Metropolitan or Borough SINC. Areas can change year-to-year, being closely related to changes to SINC designation or access.
- 5.14. Recent changes to SINC will affect AoD areas, these have not been fed through currently, the review of the AoD dataset following SINC changes is underway now.
- 5.15. No change, most recent SINC alterations not yet reflected.

Borough Name	Borough Area (ha)	AoD ha (2010)	% of Borough 2010	AoD ha (2011)	AoD ha % (2011)
Merton	3750.68	388.99	10.37	388.992	10.37

Figure 5.4 - SINC Areas of Deficiency
(source: GiGL Annual Monitoring Report data 2011)

Local Nature Reserves

- 5.16. The National Parks and Access to the Countryside Act, 1949, gives local authorities the power to provide or secure the provision of LNRs. Site selection is undertaken in consultation with English Nature and tends to focus on land recognised as being of importance for nature conservation interest, with open access for the public and either existing or potential value for environmental education.
- 5.17.
- 5.18. All of Merton's LNRs have adopted management plans that identify ecological habitats and prescribe maintenance schedules designed to conserve and enhance wildlife value.

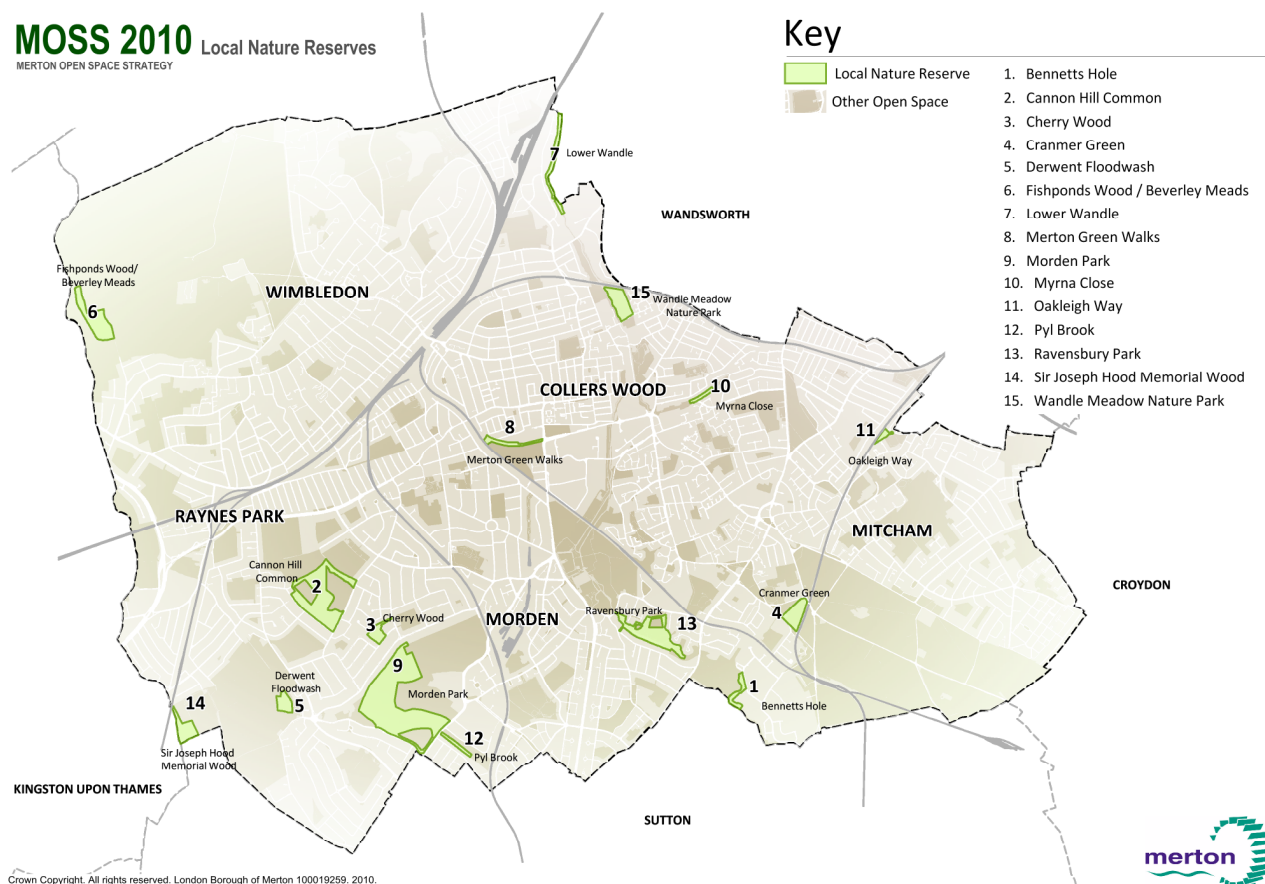


Figure 5.5 - Merton's Local Nature Reserves
(Source: London Borough of 2010-2011 Merton Open Space Strategy)

Borough Name	Borough area (ha)	Site Name	LNR area (ha)	% of Borough
Merton	3750.68	Bennetts Hole	1.22	0.03
		Cannon Hill Common	13.83	0.37
		Cherry Wood	1.62	0.04
		Cranmer Green	3.21	0.09
		Derwent Floodwash ³	1.82	0.05
		Fishpond Wood and Beverley Meads	5.86	0.16
		Lower Wandle	2.52	0.07

³ The Derwent Floodwash has yet to be formally designated as a Local Nature Reserve

		Merton Park Green Walk	1.44	0.04
		Morden Park	28.10	0.75
		Myrna Close	0.78	0.02
		Ravensbury Park	7.06	0.18
		Oakley Way	0.71	0.02
		Pyl Brook	1.34	0.04
		Sir Joseph Hood Memorial Wood	1.60	0.04
		Wandle Meadow Nature Park	3.35	0.09

Figure 5.6 - Local Nature Reserves in Merton
(source: GiGL Annual Monitoring Report data 2011)

- 5.19. The borough has 14 Local Nature Reserves (as listed at Figure 5.6) and a potential further Local Nature Reserve at Derwent Floodwash. Although the Derwent Floodwash is not a designated Local Nature Reserve it's importance is recognised as a potential Local Nature Reserve Site. The reserve has a variety of habitats such as woodland, scrub, marsh, open ditch, tall herbs and rough land. The northern side of the site is dominated by a wide selection of amenity trees, while the south is home to a selection of semi-mature crack-willow and oak trees.

6. Economy

- 6.1. Merton's businesses generally perform better than London averages. However, there are significant disparities in employment rates and occupations evident between the east and the west of the borough. As detailed in the Economic Development Strategy 2010, a higher proportion of people in western wards are employed and are more likely to be working in higher skilled and, therefore, higher earning professions.
- 6.2. PPS4: Planning for Sustainable Economic Development (2009), covers all types of economic development from high value financial and business services through to retailing manufacturing, logistics, leisure and culture, public and community uses, as well as other types of development that generates employment or wealth, economic product or output, thus, adopting the 'whole economy approach' to economic policy and development.
- 6.3. Merton's Core Strategy, in line with the Economic Development Strategy, aims to help the borough adapt to changing commercial circumstances by recognising and supporting the broad range of enterprises that contribute to our economy. It facilitates traditional areas such as office, retail or factory based business, education, health care and other community uses, as well as encouraging the development of specific sectors such as creative industries and environmental technologies.

	Merton (numbers)	Merton (%)	London (%)	Great Britain (%)
All people				
Economically active†	118,200	78.1	74.8	76.2
In employment†	107,800	71.2	68.2	70.3
Employees†	89,800	59.5	57.3	60.8
Self employed†	18,000	11.7	10.6	9.0
Unemployed (model-based)§	7,900	6.8	8.6	7.6
Males				
Economically active†	67,600	87.5	82.8	82.5
In employment†	62,200	80.5	75.6	75.5
Employees†	50,000	65.1	60.7	62.3
Self employed†	12,200	15.4	14.4	12.7
Unemployed§	5,400	7.9	8.5	8.4
Females				
Economically active†	50,600	68.2	66.6	69.9
In employment†	45,600	61.3	60.7	65.1
Employees†	39,800	53.5	53.7	59.4
Self employed†	5,800	7.8	6.6	5.3
Unemployed§	5,000	9.9	8.7	6.7

Table 6.1 - Employment and Unemployment (April 2010-March 2011)

Source: ONS annual population survey

† numbers are for those aged 16 and over, % are for those aged 16-64

§ numbers and % are for those aged 16 and over. % is a proportion of economically active

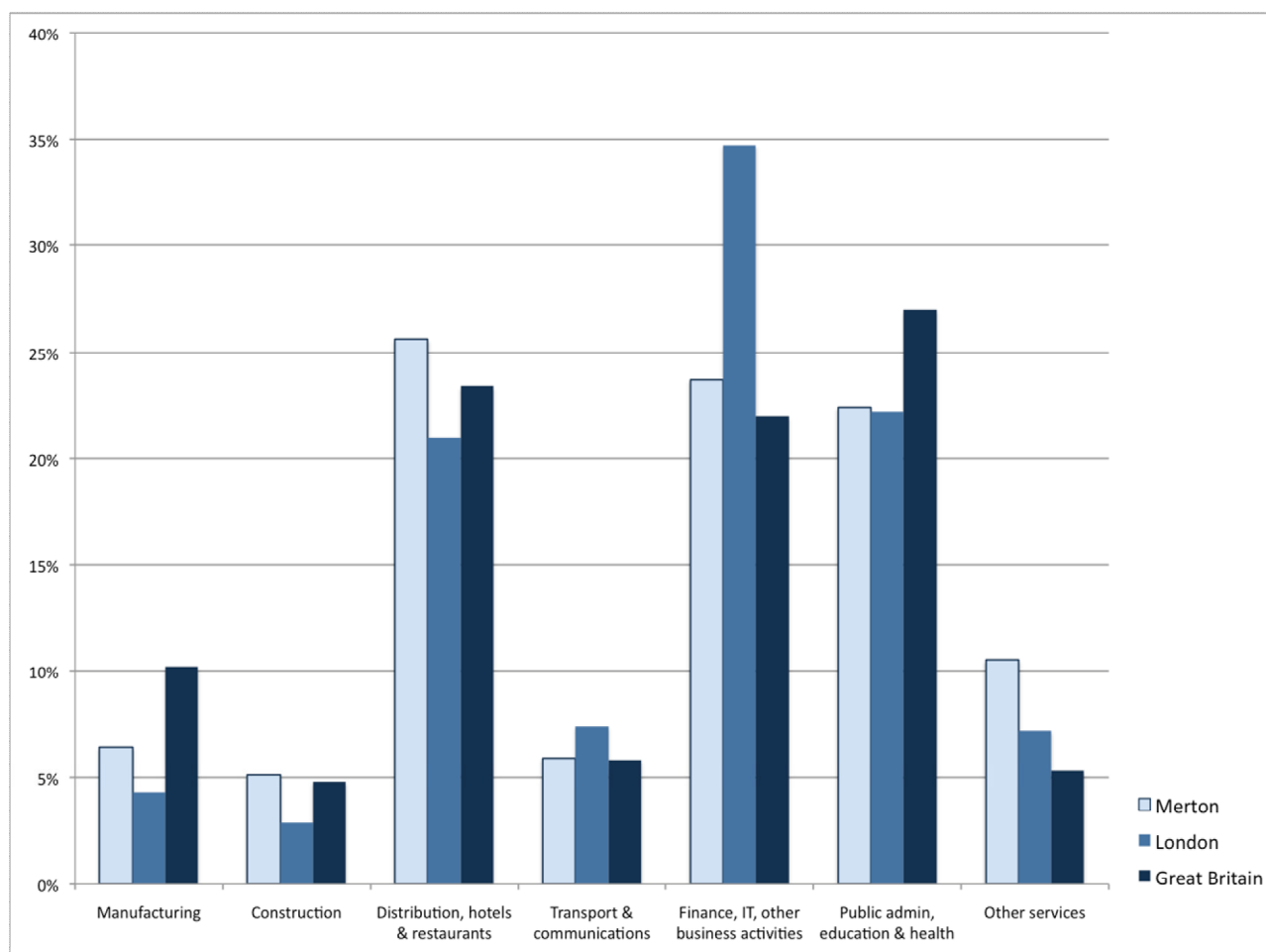
- 6.4. Within the borough, Merton provides approximately 79,000 jobs. This works out to be roughly 55% of the working population (16-64 year olds) of the borough (ONS Jobs density 2009).
- 6.5. On average 88.2% of Merton's employed population (16-64 year olds) are employed in the services industry (which comprised of Distribution, hotels and restaurants, transport and communications, Finance, IT and other business activities and Public admin, education and health). Source – ONS annual business inquiry employee analysis 2008. A breakdown of each type of employee job sector provided in Merton can be seen at Figure 6.1.

	Merton (numbers)	Merton (%)	London (%)	Great Britain (%)
Soc 2000 major group 1-3	57,900	53.9	55.7	44.8
1 Managers and senior officials	20,200	18.7	17.8	15.7
2 Professional occupations	24,200	22.4	18.8	14.1
3 Associate professional & technical	13,500	12.5	18.6	14.8
Soc 2000 major group 4-5	19,400	18.0	17.7	20.9
4 Administrative & secretarial	9,700	9.0	10.3	10.7
5 Skilled trades occupations	9,600	8.9	7.2	10.2
Soc 2000 major group 6-7	14,900	13.8	13.4	16.3
6 Personal service occupations	7,400	6.8	7.0	8.8
7 Sales and customer service occs	7,500	7.0	6.3	7.4
Soc 2000 major group 8-9	15,300	14.2	13.3	17.9
8 Process plant & machine operatives	5,100	4.7	4.1	6.6
9 Elementary occupations	10,100	9.4	9.0	11.3

Table 6.2 - Employment by Occupation Type (April 2010-March 2011)

Source: ONS annual population survey

Notes: Numbers and % are for those of 16+
% is a proportion of all persons in employment

**Figure 6.1 - Employee Jobs by industry**

Source: ONS annual business inquiry employee analysis

The Economic Development Strategy

- 6.6. Merton's Economic Development Strategy (EDS) adopted in March 2010 sets out a vision for the borough's economic future. It looks beyond the current recession and positions the borough to take full advantage of the opportunities that will arise when recovery begins.
- 6.7. The objectives of the EDS are:
- To improve the average levels of productivity, gross value added and hence pay for jobs in Merton
 - To build on Merton's strengths in location, attractiveness, brand value and expertise to promote its economy
 - To promote economic resilience in Merton through a diverse local economic base which does not rely too heavily on any one sector for its continued success
 - To ensure that activity is delivered in a way that supports other values and objectives, notably addressing deprivation in the east of the borough and protecting built heritage and the environment.

Employment floorspace

- 6.8. The decline in traditional manufacturing in London is not leading to a permanent reduction in demand for premises, as growth areas such as creative industries, advanced manufacturing, research and development, recycling and waste management, construction, printing and publishing and logistics are utilising such sites. It should be noted that some employment uses do not provide or increase the number of job opportunities in the borough. An example of this is storage facilities B8 use within the Use Class classification.

Use Class	Completed Gross (m2)	Completed Net (m2)
B1a	6,690	192
B1b	0	0
B1c	105	-1,784 (loss)
B2	3,242	1,861
B8	8,353	4,017
All employment uses	18,390	4,286

Table 6.3 – 2010-2011 Completed employment floorspace by type
(Merton Commercial Monitoring Database)

- 6.9. Across Merton there is 167 hectares of designated industrial land. 133ha is Strategic Industrial Locations and 34ha is Locally Significant Industrial Sites. This figure has not changed in the last year. A table is provided below which lists each Industrial Location by type and size.

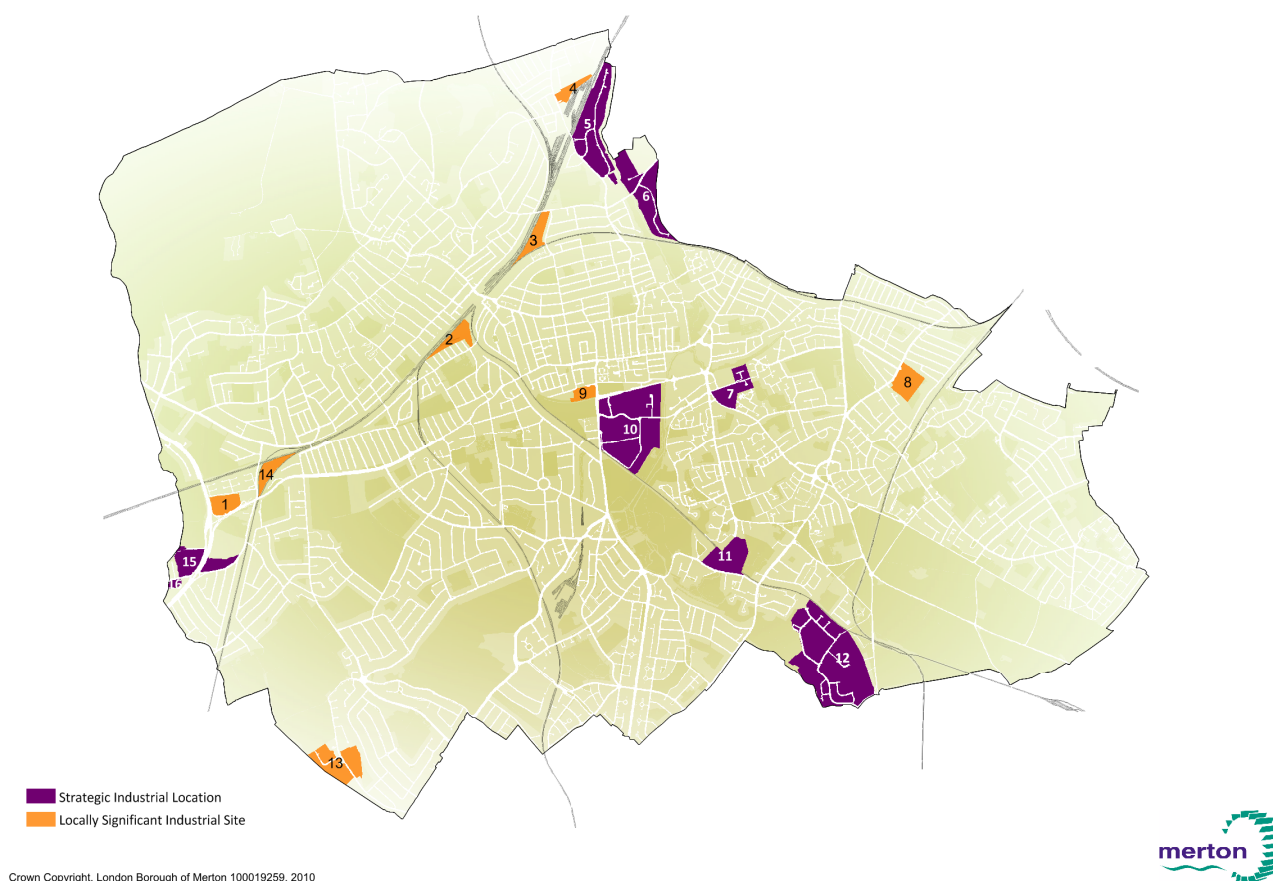


Figure 6.2 - Designated Industrial Sites in Merton
(source: London Borough of Merton Strategic Planning and Policy)

Number	Name	Designation	Ha
1	Bushey Road	Locally Significant Industrial Site	3.69
2	Dundonald Road	Locally Significant Industrial Site	4.55
3	Gap Road	Locally Significant Industrial Site	3.57
4	Durnsford Road A	Locally Significant Industrial Site	2.26
5	Durnsford Road B	Strategic Industrial Location	18.77
6	Plough Lane	Strategic Industrial Location	14.47
7	Prince George's Road	Strategic Industrial Location	6.09
8	Streatham Road	Locally Significant Industrial Site	5.92
9	Nelson Trading Estate	Locally Significant Industrial Site	2.37
10	Morden (South Wimbledon Industrial Location)	Strategic Industrial Location	34.2
11	Hallowfield	Strategic Industrial Location	7.64
12	Willow Lane	Strategic Industrial Location	43.8
13	Garth Road	Locally Significant Industrial Site	9.6
14	Rainbow	Locally Significant Industrial Site	2.5
15	Burlington Road	Strategic Industrial Location	6.86
16	Malden Way	Strategic Industrial Location	0.85
TOTAL			167.14

Table 6.4 – Designated Industrial Land in Merton
(Source: Merton's Economic and Employment Land Study 2010 – NLP)

7. Retail and Town Centres

- 7.1. Centres in Merton play a vital role in supporting sustainable neighbourhoods providing retail goods and services to the local community as well as attracting visitors from outside the borough wide catchment area.
- 7.2. The Core Strategy sets out Merton's retail hierarchy of centres. Wimbledon is Merton's only Major Centre, while Morden and Mitcham are District Centres.
- 7.3. Our aspiration for Colliers Wood, due to the size and scale of the existing convenience and comparison retail offer and the large proportion of multiple retailers it attracts, is to bring the centre into the retail hierarchy by recognising Colliers Wood as a District Centre.

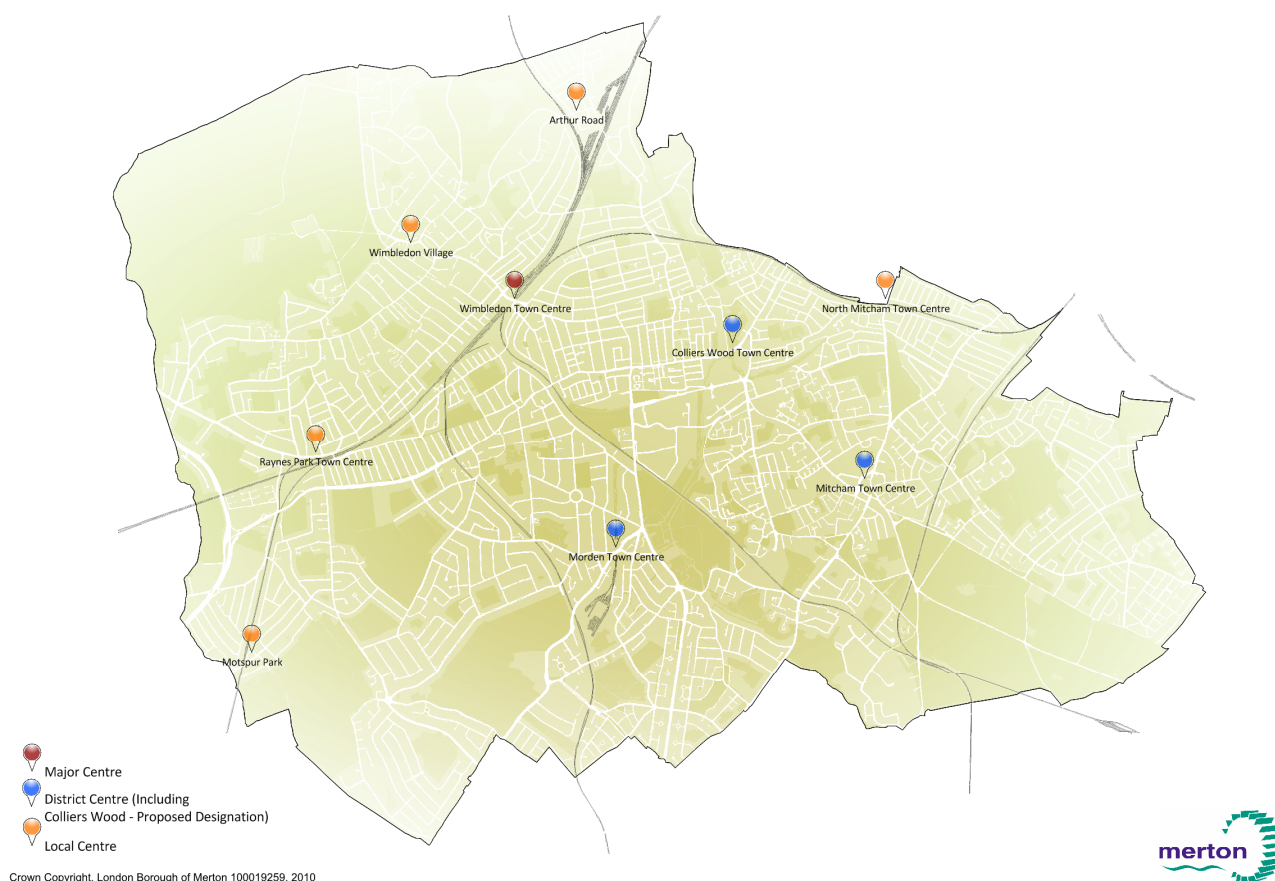


Figure 7.1 - Centres in Merton
(source: London Borough of Merton Strategic Policy and Research)

LDF Designation	Centres in Merton
Major Centre: providing a range of facilities serving a wide catchment area	<ul style="list-style-type: none"> Wimbledon
District: providing shopping and services for the local neighbourhood, mainly for weekly convenience shopping	<ul style="list-style-type: none"> Mitcham Morden Colliers Wood (following re-designation)
Local Centre: shops and service for day-to-day needs, limited office based and other small and medium business activities	<ul style="list-style-type: none"> Arthur Road Motspur Park Raynes Park North Mitcham Raynes Park

<p>Neighbourhood Parades: convenience shopping and other service, mainly accessible to those walking or cycling, or with restricted mobility.</p>	<ul style="list-style-type: none"> • Wimbledon Village • Central Road, Morden • Christchurch Road • Colliers Wood • Church Road, Mitcham • Durnsford Road • Durham Road • Epsom Road, Morden • Grand Drive • Green Lane, St Heliers • Grove Road, Mitcham • Haydon's Road • Kingston Road • Leopold • Martin Way • Merton Hall Road • Merton High Street • Northborough Road, Pollards Hill • South Lodge Avenue, Pollards Hill • St Heliers Avenue • Tamworth Lane • Tudor • Ridgeway
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Table 7.1 - Merton's Centres

- 7.4. In accordance with the sub-area policies, the Local Centres at Arthur Road, Motspur Park, North Mitcham and Raynes Park, and Neighbourhood Parades will continue to function as attractive, thriving and accessible to local residents and workers to help meet day-to-day needs. Local Centres should serve small catchment areas, focused on serving local communities. It is recognised that small scale infill development is likely to be appropriate within Local Centres, where it provides local services and enhances the areas character.

- 7.5. To meet the day-to-day needs of local communities and to reduce the need to travel, essential local shops such as small supermarkets, pharmacies and post offices should be retained within 5 minutes walk (400 metres) of residential areas in Merton. Neighbourhood parades, located throughout the borough, have been designated to ensure that residents and workers continue to have access to a range of important local shops available for their day-to-day needs, which are easily accessible to people without a car or with restricted mobility.

Vacancy rates

- 7.6. As can be seen **Figure 7.2** there has been a general trend toward lower vacancy rates in 2011 across centres when compared against earlier years. There are exceptions to this, for example Motspur Park (which had 3 out of 30 shops vacant) and Wimbledon Village (which had 6 out of 127 shops vacant). As these figures are relatively small, it is likely that the vacancies are the result of changing of tenancies.

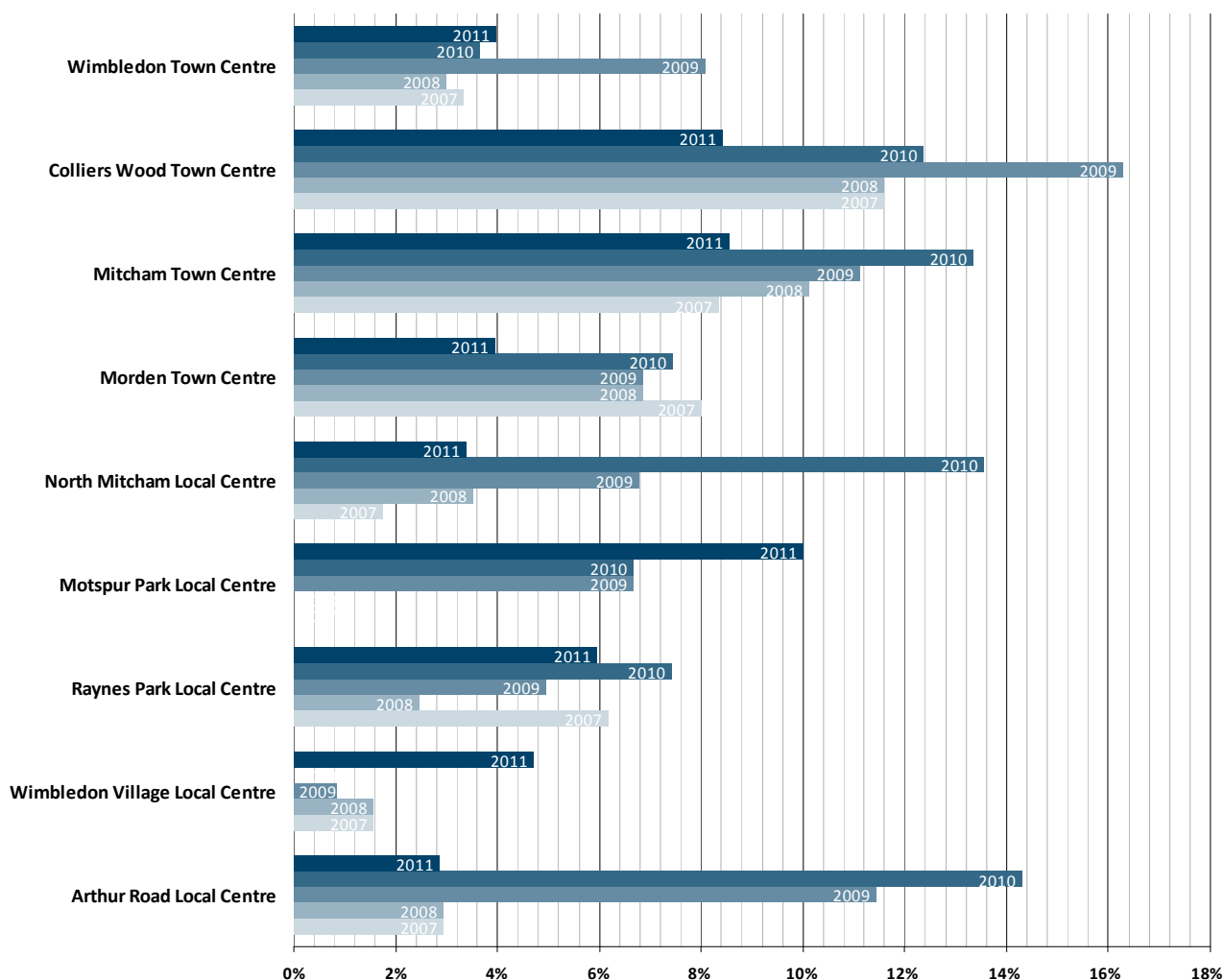


Figure 7.2 – Vacancy % Rate by Town/ Local Centre
(source: Merton's Annual Shopping Survey 2011)

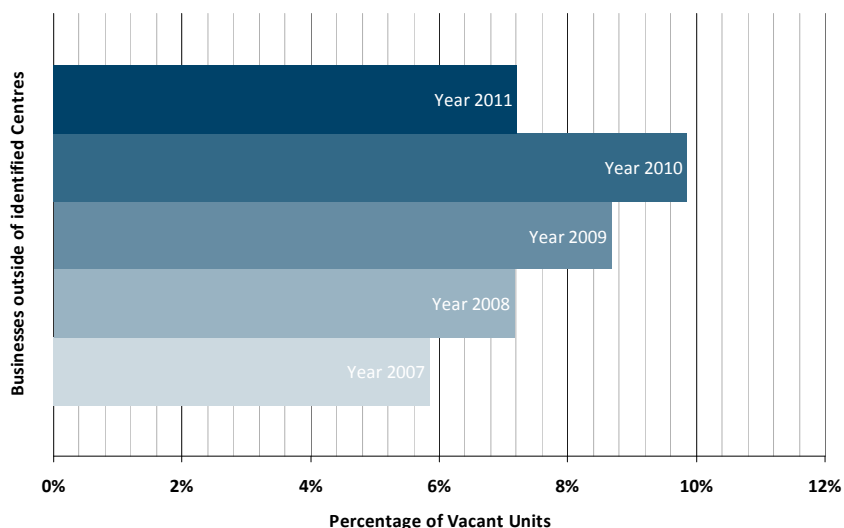
Town Centre	2007 Vacant Units	2008 Vacant Units	2009 Vacant Units	2010 Vacant Units	2011 Vacant Units
Arthur Road Local Centre	1	1	4	5	1
Wimbledon Village Local Centre	2	2	1	0	6
Raynes Park Local Centre	5	2	4	6	5
Motspur Park Local Centre	0	0	2	2	3

North Mitcham Local Centre	1	2	4	8	2
Morden Town Centre	14	12	12	13	7
Mitcham Town Centre	14	17	20	24	16
Colliers Wood Town Centre	19	19	29	22	15
Wimbledon Town Centre	10	9	24	11	12
Areas outside of a Designated Centre	47	58	81	94	74
Total	113	122	181	185	141

Table 7.2 - 2011 Vacancy rates by Town Centre

(source: Merton's 2011 Annual Shopping Survey)

- 7.7. Outside of the town and local centres, there has been a similar trend toward the reduction of vacant business units during the 2010-2011 monitoring year. This can be seen at **Figure 7.3**.
- 7.8. Research shows that the national vacancy average is 13.5%. In the monitoring year all town and local centres are below this vacancy rate which means that Merton is fairing better than the national average.

**Figure 7.3 - Business Vacancy rates in areas outside of town and local centres**

(source: Merton's 2011 Annual Shopping Survey)

Business uses across the borough

Town Centre	2007 Total Units	2008 Total Units	2009 Total Units	2010 Total Units	2011 Total Units
Arthur Road Local Centre	34	34	35	35	35
Wimbledon Village Local Centre	124	124	115	124	124
Raynes Park Local Centre	80	80	80	80	83
Motspur Park Local Centre	30	30	30	30	30
North Mitcham Local Centre	57	57	59	59	59
Morden Town Centre	174	174	174	174	177
Mitcham Town Centre	168	168	180	180	187
Colliers Wood Town Centre	149	149	163	163	163
Wimbledon Town Centre	297	297	294	299	300
Areas outside of a Designated Centre	785	790	915	936	1,008
Total	1,898	1,903	2,045	2,080	2,166

Table 7.3 - All Business Units within town centres

(source: Merton's 2011 Annual Shopping Survey)

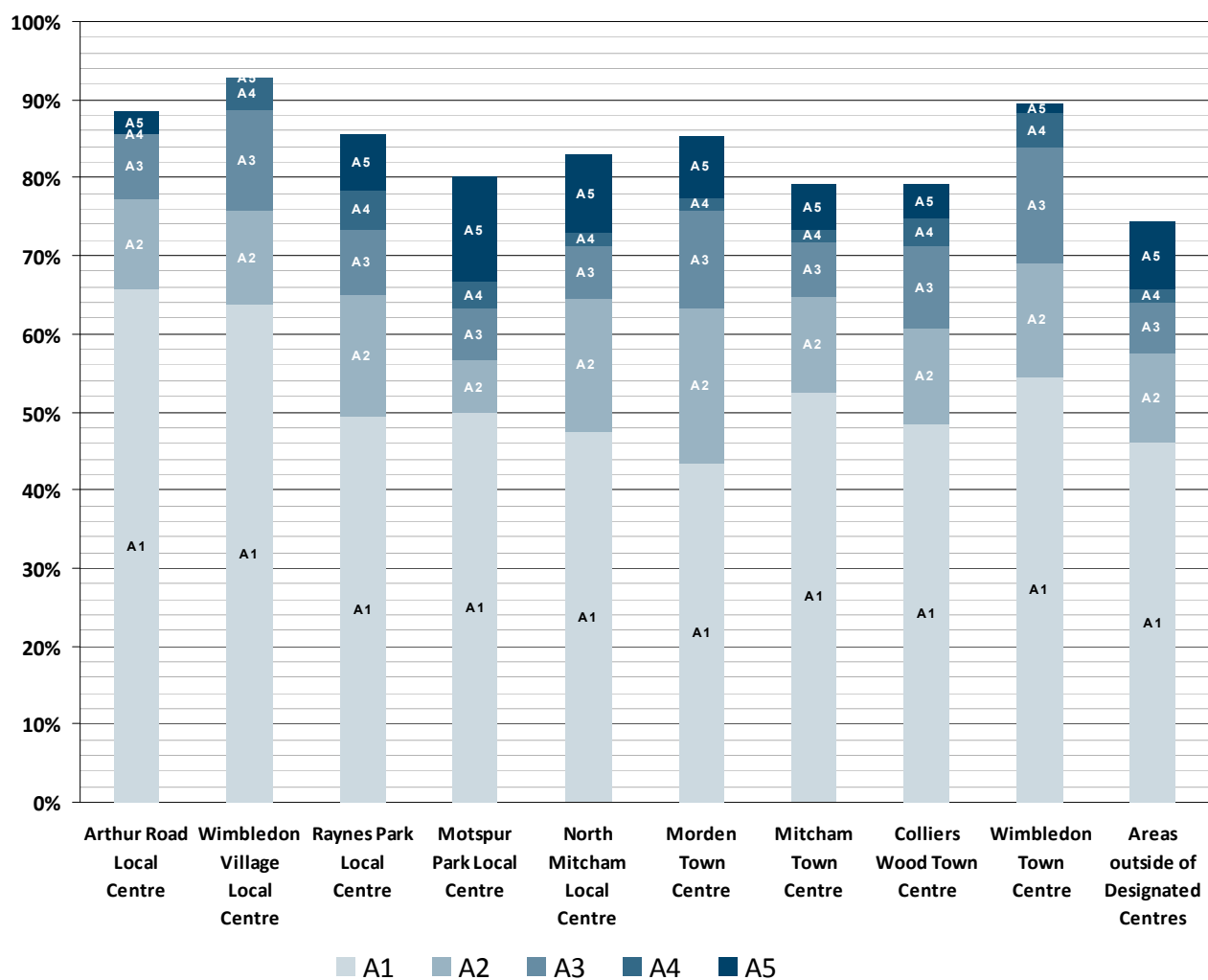


Figure 7.4 - Breakdown of A1 - A5 Class uses in town centres across Merton
(source: Merton's 2011 Annual Shopping Survey)

Town Centre	Business Units	A1	A2	A3	A4	A5
Arthur Road Local Centre	35	23	4	3	0	1
Wimbledon Village Local Centre	124	79	15	16	5	0
Raynes Park Local Centre	83	41	13	7	4	6
Motspur Park Local Centre	30	15	2	2	1	4
North Mitcham Local Centre	59	28	10	4	1	6
Morden Town Centre	177	77	35	22	3	14
Mitcham Town Centre	187	98	23	13	3	11
Colliers Wood Town Centre	163	79	20	17	6	7
Wimbledon Town Centre	300	163	44	45	13	3
Other	1,008	464	116	66	17	87
Total	2,166	1,067	282	195	53	139

Table 7.4 - Breakdown of A1 - A5 Class uses in town centres across Merton
(source: Merton's 2011 Annual Shopping Survey)

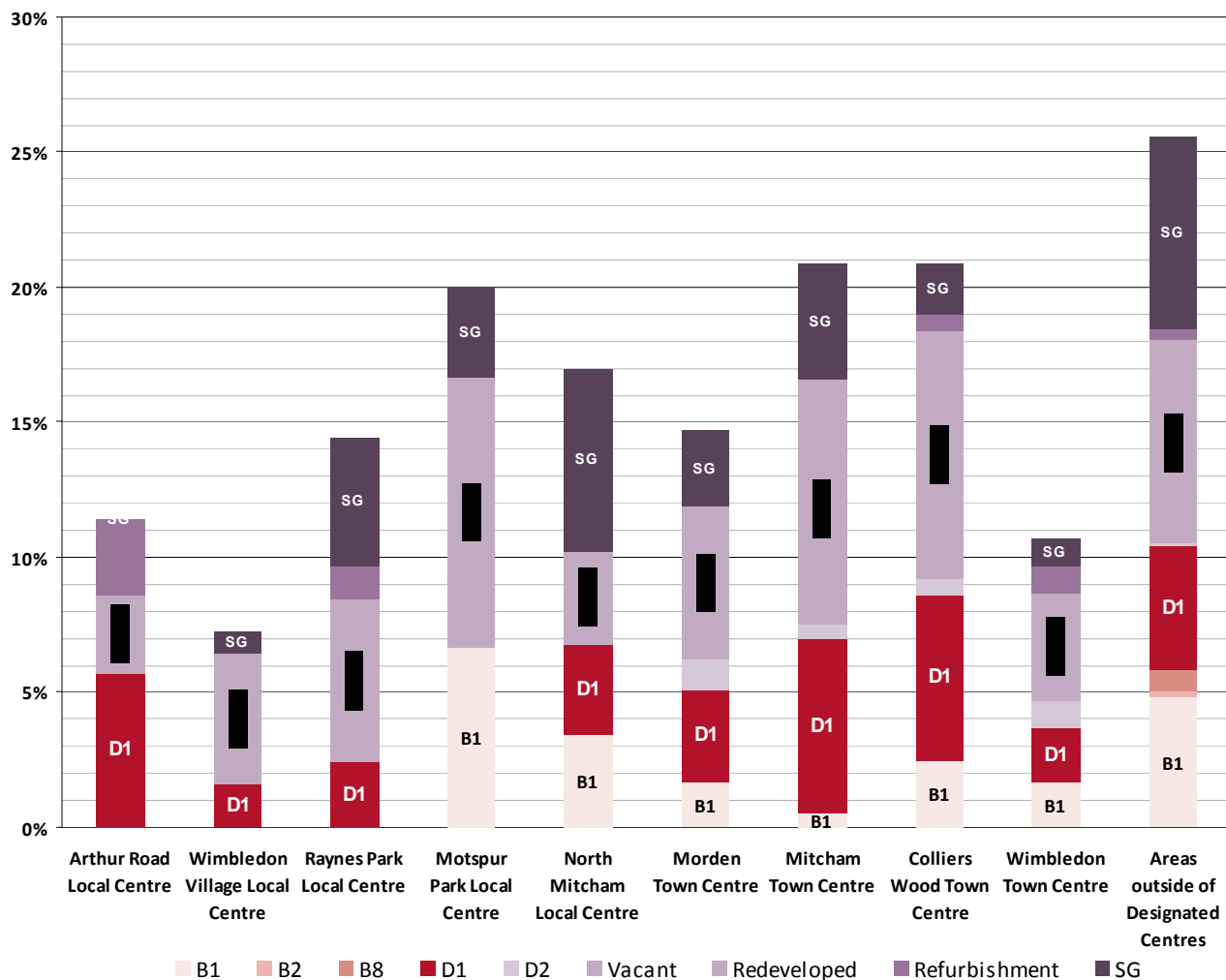


Figure 7.5 - B1-B8, D1 and D2 and SG Class Uses in Merton's town centres

(source: Merton's 2011 Annual Shopping Survey)

Town Centre	B1	B2	B8	D1	D2	Redeveloped	Refurbishment	SG
Arthur Road Local Centre	0	0	0	2	0	0	1	0
Wimbledon Village Local Centre	0	0	0	2	0	0	0	1
Raynes Park Local Centre	0	0	0	2	0	0	1	4
Motspur Park Local Centre	2	0	0	0	0	0	0	1
North Mitcham Local Centre	2	0	0	2	0	0	0	4
Morden Town Centre	3	0	0	6	2	0	0	5
Mitcham Town Centre	1	0	0	12	1	1	0	8
Colliers Wood Town Centre	4	0	0	10	1	0	1	3
Wimbledon Town Centre	5	0	0	6	3	0	3	3
Other	49	2	8	46	1	2	4	72
Total	66	2	8	88	8	3	10	101

Table 7.5 - B1-B8, D1 and D2 and SG Class Uses in Merton's town centres

(source: Merton's 2011 Annual Shopping Survey)

8. Infrastructure delivery/ s.106

- 8.1. S.106 of the Town & Country Planning Act 1990 (as amended) permits Local Planning Authorities to enter into agreements with applicants for planning permission to regulate the use and development of land. This may involve the payment of a financial contribution for off-site works or an obligation by the developers to carry out measures in-kind such as the provision of affordable housing on their development sites.
- 8.2. During the 2010-2011 financial year, 40 planning permissions were granted which required a S.106 agreement. Financial contributions to the value of £2,237,438 were agreed. During this period the council received £906,295 in financial contributions and £706,843 was spent.

Category	09/10	10/11
Education	746,082	761,012
Open Space/Leisure	217,987	415,808
Transport and Highways	567,837	464,183
Regeneration and the Economy	92,248	553,000
Climate Change	50,000	23,435
Security	10,000	20,000
Total	1,684,154	2,237,438

Table 8.1 - Monetary S106 Agreed by Category 2009/10 and 2010/11

Category	Spend 09/10	Spend 10/11
Affordable Housing	41%	30%
Climate Change	-	3%
Economic Development / Regeneration / Security	10%	30%
Education	1%	-
Open Space / Leisure	12%	10%
Transport	36%	27%
Total	£1,719,694.83	£706,843

Table 8.2 - Planning obligations (monetary) spend during financial year 2009/10 and 2010/11

Year	Affordable Housing	Economy / Regeneration / Security / Waste	Education	Transport related	Open Space / Leisure	Health	Climate Change	Total Received per year
2001/02	-	64%	-	15%	-	-	-	£472,300
2002/03	0.764	-	-	-	5%	-	-	£5,000,000
2003/04	0.334	-	-	32%	-	-	-	£747,742
2004/05	-	35%	-	19%	19%	-	-	£594,046
2005/06	-	16%	13%	-	44%	-	-	£3,467,286
2006/07	-	26%	-	37%	13%	-	-	£570,519
2007/08	-	43%	30%	-	13%	-	-	£878,129
2008/09	-	24%	8%	14%	54%	-	-	£907,546
2009/10	-	1%	33%	34%	32%	0.01	-	£1,007,288
2010/11	-	45%	13%	39%	1%	0.01	0.01	£906,295

Table 8.3 - 2001 - 2011 Planning Obligations Received

9. Waste

- 9.1. The South London Waste Plan (SLWP) became material consideration on 7 December 2010. This will be monitored in the next Authority Monitoring Report.

10. Transport

- 10.1. Merton and the neighbouring boroughs in south west London have the highest rate of traffic generation in London and it is expected to increase. This is largely a result of the geographic positioning of the boroughs in relation to the centre of London, the regions relative prosperity and extensive transport network.
- 10.2. As stated within Merton's Core Strategy, the primary transport objective for the borough is to make Merton a well connected place where walking, cycling and public transport are the modes of choice when planning journeys. The improvements and progress made to achieve this objective is explored further below.

Walking:

- 10.3. Merton commissioned the development and application of pedestrian guardrail assessment framework. This has been applied to "Destination Wimbledon" proposals, Burlington Road level crossing junction modifications and other key town centres. In the 2010-2011 monitoring period, 702 metres of guard rail was removed and Merton facilitated three (3) new or upgraded protected crossing facilities (i.e refuges, zebra crossings, pelican crossings).
- 10.4. In addition, the major "Destination Wimbledon" scheme incorporates a range of accessibility measures that includes the conversion of a staggered to straight across Pelican crossing arrangement. A number of other key interventions have been undertaken as part of this scheme to aid pedestrian accessibility including footway widening and street furniture rationalisation as part of street scene improvements.
- 10.5. Merton worked with local business stakeholders to develop the Wimbledon Way concept. The Wimbledon Way is a marked walking route from Wimbledon station to The All England Lawn Tennis Club (AELTC). It is being developed in conjunction with the run up to the 2012 Olympics and aims to raise the local, national and international profile of Wimbledon and its attributes through a designated walkway that can be promoted as a year round attraction.
- 10.6. The "Legible London" style way finding scheme has been introduced in five (5) town centres. Two industrial area signs were also developed for Mitcham/Wimbledon Common and Mitcham Junction Station.
- 10.7. Merton delivered a station accessibility scheme at Mitcham Junction including DDA compliant ramp and other wider pavement improvements and introduced a range of measures to assist pedestrians using the narrow footway beneath Lower Downs Road railway bridge including protective bollards within a widened footpath, improved signage and complimentary speed reducing features on each road approach.

Cycling

- 10.8. In 2010/11 the emphasis has been on stimulating children's interest in 'off road' cycle training to 'kick start' increased take up of 'on road' 2010/11, this was supplemented by BIKE IT programmes in several schools.
- 10.9. The Council trained 2983 children over 4625 individual sessions, which represented a year on year increase of 7 percent. In addition, 164 adults went through Merton's organised cycle training scheme. Merton aims to provide training for all who live, work or study in the borough thereby improving their individual health and well being and environment, while increasing road safety awareness.
- 10.10. Merton upgraded the permissive path on a section of the route between Wimbledon and Raynes Park including new street lighting and surfacing. In the 2010-2011 monitoring period, 175 on street cycle parking spaces and 6 off-street cycle parking spaces were provided, part of which was accommodated in Wimbledon Town Centre and Colliers Wood (as part of Cycle Superhighway (CSH) parking funding).
- 10.11. A total of 18 other schemes have been introduced which are positive in terms of improving cycle access although not necessarily being the primary or only purpose of the scheme (eg 20mph Zones improve conditions for all modes especially sustainable modes). These schemes range from 20mph Zones, junction improvements, queue reduction schemes, improvements to waiting and loading and a bus lane widening scheme.

- 10.12. Other initiatives include joint operations with the police to provide cyclists with high visibility clothing and information on other cycle training programmes within the borough. Merton conceived and introduced a scheme called Recycle A Cycle whereby lost / stolen cycles recovered by the police are refurbished by young offenders and then given free of charge to victims of cycle crime. Merton was also involved in the promotion and delivery of Cycle Superhighway 7, the first purpose built road scheme for cyclists riding into London.
- 10.13. Adult cycle training has significantly increased due to promotional activities surrounding Cycle Superhighway 7 and cycling orientated road safety events.

Road Safety and Personal Security

- 10.14. Improvements to the pedestrian route from Wimbledon To Raynes Park - this work includes new street lighting, removal of obstructive vegetation and widening of path to reduce fear of crime.
- 10.15. A new informal crossing point was installed at Arthur Road / Home Park Road.
- 10.16. Many other schemes such as "Destination Wimbledon", Mitcham Junction Station and Merton business area have included measures to tackle personal security and safety issues identified during the consultation phases, such as new or extended CCTV provision, improved street lighting and generally improving the appearance of an area.

Buses

Bus Lanes (Km)	Accessible Bus Stops
0	16

Table 10.1 - 2010-2011 Bus improvements

(Source: London Borough of Merton Transport Planning – LIP monitoring report)

- 10.17. Within the 2010-2011 period, a total of 16 accessible bus stops were provided.
- 10.18. As part of the "Destination Wimbledon" scheme the Council has enhanced/consolidated bus stop facilities o/s Centre Court and relocated the route 200 bus stand in Queens Road. Started Mitcham town centre improvements including the implementation of much improved bus stop facilities. Out of 450 Bus stops in the borough 78% (351 stops) are considered to be accessible.

Smarter Travel

Initiative		Number
Development of workplace travel plans and review of existing plans	Workplaces visited	4
Annual monitoring of school travel plans	Number of Schools	66
Walking promotions (eg Number of schools participating in 'Walk on Wednesdays'	Number of schools	17
	Number of workplaces	6
	Number of events	4
Cycling promotions (eg Number of events during Bike Week)	Number of schools	12
	Number of workplaces	1
	Number of events	8
Smarter driving (ie Eco-driving), greener vehicles,	Number of events	3

liftshare and car club promotions		
Public transport promotions (eg Freedom Pass promotions)	Number of events	0

Table 10.2 - 2010-2011 Smarter Travel Initiatives

(Source: London Borough of Merton Transport Planning – LIP monitoring report)

- 10.19. Merton undertook an area wide workplace travel promotion for the South Wimbledon Business Area where 27 employers were encouraged to develop work place travel plans surveys.
- 10.20. Merton actively engages with Car Club operators in the borough (Streetcar and City Car Club) and now has over 3250 members and 40 vehicles.
- 10.21. Undertook/participated in a number of school promotions including the London wide Poetry in Motion writing competition, including a Merton specific poetry book, Walk to School day in May, a joint Merton/Sutton Olympic themed activity based event with special education needs children at Sutton Arena to celebrate walk to school month in October, where the children participated in a range of physical activities and a joint walking relay with Wandsworth Council. Another important intervention was our Theatre in Education behavioural play "The Riot Act" which was present to 1653 high school aged children.
- 10.22. Provided 20 cycle pods to local schools and supported Sustrans BikeIT campaign and training at 8 schools (4 actively and 4 supported).
- 10.23. Theatre in education drama competition is a road safety and smarter travel project working with high schools to deliver joint safety and sustainable message to vulnerable age group (working with 5 high schools).
- 10.24. Provided grants to schools to provide improve the safety of pupils on school grounds, shower facilities to encourage cycling to school.
- 10.25. As part of the Cycle Super Highway launch the Council delivered cycle breakfasts (twice a week over a 4 week period) and offered a trial a bike opportunity to perspective cyclists.
- 10.26. Smiles - European funded project to increase mobility for over 55's with a programme of walking and exercise in partnership with older persons community groups, local care homes and volunteers (this included working with 5 doctors surgeries and St Georges hospital to prescribe healthy walks).

Environment

Initiative		Number
Electric vehicle charging points	Number on-street	0
	Number off-street	0
Car club bays implemented or secured by the borough	Number on-street	6
	Number off-street	0
Street trees	Number of new trees planted	148
	Number of replacement trees planted	274
	Number felled for natural / safety reasons	241
	Number felled for other reasons	33

Table 10.3 - 2010-2011 Environment Initiatives in Merton

(Source: London Borough of Merton Transport Planning – LIP monitoring report)

- 10.27. Introduced Low Carbon Zone in Philips Bridge, incorporating a range of events and promotions including: -
- A travel survey of the area
 - Distribution of £2,000 of bike vouchers to promote cycling activity; and
 - Promoted sustainable travel
- 10.28. In conjunction with the Mayor we have planted 140 new trees within the North Mitcham Area in new locations. The replacement trees that we have planted last year were in existing tree pits where trees have been lost due to natural and safety reasons. Other reasons that trees have been felled are insurance claims and vandalism
- 10.29. We held the Climate Change Pump-it-Up event with Global Action Plan (environmental charity). 20 cars from York Road car park were involved; their tyres were inflated to the correct pressure saving fuel and CO2 emissions.
- 10.30. Merton repaved and de-cluttered the shopping parade along Abbotsbury and outside Wimbledon Chase station.

Local area accessibility

Initiative		Number
Shopmobility or scootability	Number of schemes implemented	0

Table 10.4 - 2010-2011 Local Area Accessibility

(Source: London Borough of Merton Transport Planning – LIP monitoring report)

- 10.31. Merton continues to support Merton community Transport's scooter loan and training scheme and is also proposing to install a scooter mobility bus parking space in Wimbledon as part of its Town Centre/Station access scheme.
- 10.32. In the South Merton business area, the council provided an improved streetscape. This consisted of the provision of new crossing points, re-surfaced and reclaimed footways from haphazard parking and provided regularised parking.
- 10.33. At Cambridge and Lambton Road Merton improved the pedestrian crossing facilities. This was deemed appropriate as part of school expansion programme but also provides for improved disabled access.

Controlled parking and freight

Initiative		Number
New zones implemented	Number (includes new extensions to existing zones)	10
Waiting and loading reviews	Number (a large number of these are reactive following requests from Councillors and residents). Examples include W&L review to improve HGV access and safety in Lombard industrial estate, Farm Rd footway parking, Hatfield Gdns to improve local traffic circulation.	60

Table 10.5 - 2010-2011 Controlled Parking and Freight

(Source: London Borough of Merton Transport Planning – LIP monitoring report)

- 10.34. Merton has an extensive on-going programme to review the operation of Controlled parking Zones (CPZ's).
- 10.35. Merton commissioned Transport and Travel Research (TTR) to undertake a freight delivery and servicing study at Wimbledon Station in response to the closure of the station forecourt. The assessment reviewed the loading and servicing requirements of business affected by the forecourt closure with a view to providing compensatory on street servicing and loading capacity.
- 10.36. Merton reviewed and rationalised on-street parking, servicing and access in the South Wimbledon business area.

Cleaner local authority fleets

Initiative		Number
European emission standard of fleet for heavy duty diesel-engined vehicles (all vehicles with a gross vehicle weight of 8,800kg or over, including lorries and buses)	Number of Euro II vehicles	8
	Number of Euro III vehicles (existing)	132
	Number of Euro IV vehicles (existing)	71
	Number of Euro V vehicles (existing)	26
Electric vehicles in fleet	Number fully electric	0
	Number hybrid electric	0

- 10.37. 14 Euro III vehicles have been replaced to conform with the new Low Emission Zone (LEZ) requirements. Routes for the passenger fleet are also being rationalised to cut journey times and fuel consumption.

11.Climate Change and Flood Risk Management

- 11.1. Combating climate change is a priority for Merton. Merton's Core Strategy aims to address the impacts of climate change and accommodate new development sustainably. In addition to environmental impacts, Climate change also has social and economic impacts worldwide, with Merton's residents and workers likely to be subjected to higher energy bills, food supply and more extreme weather events in the future.
- 11.2. A key measure of Merton's progress toward reducing the impact we all have on the environment is determined by the amount of CO₂ (Carbon Dioxide) emissions released. The Carbon Reduction Commitment (CRC) Annual Report Emissions' figure can be seen at **Table 11.1**.

	Amount of CO ₂ (Tonnes)
2010-2011	15,305

Table 11.1 - 2010-2011 Carbon Reduction Commitment

(Source: London Borough of Merton)

- 11.3. The CO₂ figure at **Table 11.1** is derived from a figure for the total emissions of the whole Council (footprint) minus a number of smaller supplies to make up 90% of the total footprint. These figures do include our two Academies and our PFI Schools.
- 11.4. The CO₂ figure will be reported to the Environment Agency (EA) on a yearly basis.

- 11.5. At present, we have the second lowest CO2 emission per head in London and the fourth lowest in the UK. Nonetheless nearly five tonnes of CO2 comes from building: 45% from homes with another 28% from offices and industries. The remaining 27% comes from transport.
- 11.6. We are recognised as a leader in policy formation related to CO2 minimisation having developed the first UK prescriptive planning policy requiring all new non-residential developments of over 1,000 square metres to incorporate renewable energy production equipment to provide at least 10% of predicted energy requirements where this was viable.
- 11.7. By this measure, we have played a key role in ensuring that renewable energy policies became embedded into the mainstream. Over a hundred local authorities across the UK followed Merton's approach; this was instrumental in persuading the UK Government to include an addition in its national planning policy guidance (PPS22) confirming the legality of such policies. Since then PPS1 supplement, "Planning and Climate Change" encourages all local authorities to design policies that promote, and not restrict, low carbon energy production and supporting infrastructure.

Low Carbon Zone

- 11.8. In 2010, Merton was selected by the Mayor of London to create one of 10 Low Carbon Zones across London. This means Merton has agreed to cut CO2 emissions, reduce energy bills and provide local people with skills training by 2012.
- 11.9. Merton's first Low Carbon Zone is located in a small part of the Phipps Bridge and Cherry Tree Estate area. Called the Wandle Valley Low Carbon Zone, this small community includes 12 streets (1,000 properties), three schools, six businesses and a number of community groups.
- 11.10. Initial grant funding of £275,000 for the pilot scheme was received from the GLA. In addition to this Merton has secured a further £800,000, has provided 16 people with employment in the borough and has engaged over 80 different organisations.

	Completed (Homes)	CO2 saved	Water in Litres	£ Saved
August	3	617	44,526	£141.34
September	9	1,785	137,952	£401.32
October	19	4,853	320,430	£1,105.8
November	24	7,609	360,597	£1,786.47
December	12	4,525	212,043	£1,038.85
January	24	7,150	433,221	£1,660.49
February	32	7,892	410,427	£1,875.51
March	29	6,486	311,145	£1,549.27
TOTAL	152	40,917	2,230,341	9,559.05

Table 11.2 - 2010-2011 Green Doctor Visits

(Source: Merton's Low Carbon Team)

- 11.11. In the first year of its introduction, the Low Carbon Zone has proved immensely successful with a total of 152 homes visited and retrofitted with equipment (See **Table 11.2**). These improvements have seen savings in excess of 40,000 kilograms of CO₂, 2 million litres of water and £9,500 for Phipps Bridge Residents.

Appendix 1: Merton's 5 Year Housing Trajectory Sites

Housing Trajectory Sites (2011-2016)

To meet PPS3: Housing's requirement that sites in the housing trajectory are available, suitable and achievable, Merton Council has engaged with a variety of housing delivery stakeholders, including site owners, developers, architects and property agents on individual site issues, likelihood of delivery and to establish a broad picture of the current economic climate. This research was augmented by an analysis of past trends on planning permissions and site development in Merton over the 10-year period from March 2000 to April 2009, and recent inspections of projected residential sites. This research informs the phasing of known potential residential sites within the borough. On the basis of current information available to Merton, the following housing units within the first 5 years of the projected period are:

Planning Application Details			Year 1	Year 2	Year 3	Year 4	Year 5	Deliverability		
Application number	Site address	Net Change (units)	11-12	12-13	13-14	14-15	15-16	Suitability	Availability	Achievability
10/P0203	9 Mansel Road, Wimbledon SW19 4AA	-5	0	0	-5	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P0206	11 Mansel Road, Wimbledon SW19 4AA	-5	0	0	-5	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P1294	9 Homefield Road, Wimbledon SW19 4QE	-3	0	-3	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P1154	10 Dudley Road, Wimbledon SW19 8PN	-3	-3	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P2998	5 Lauriston Road, Wimbledon SW19 4TJ	-3	-3	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2080	Selsey House and 1 Lambton Road, Raynes Park SW20 0LS	-2	0	0	0	-2	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P2586	156 Dora Road, Wimbledon Park SW19 7HJ	-1	-1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P3073	24 A & 26 St Mary's Road, Wimbledon SW19 7BW	-1	-1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
02/P1161	25 Graham Road, Wimbledon SW19 3SW	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
03/P0791	20 Brenley Close, Mitcham CR4 1HL	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
03/P0824	5 A & 7 (Land Rear of), 17 & 19 Langley Rd Sheridan Road & Langley Road, Merton Park SW19	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
04/P0372	1 F Seely Road, Tooting SW17 9QP	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
04/P2047	60 C, 60D, 60E, Land to Rear of Robinson Road, Tooting SW17 9DW	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P1266	109 Kenilworth Avenue, Wimbledon Park SW19 7LP	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P2353	33 Stanley Road, Mitcham CR4 2BH	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P3056	218 Morden Road, South Wimbledon SW19 3BY	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
06/P0625	19 New Close, Colliers Wood SW19 2SX	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P1649	168 Rowan Road, Streatham SW16 5JQ	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P1746	69 Approach Road, Raynes Park SW20 8BA	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P1856	10 Home Park Road, Wimbledon Park SW19 7HN	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P2780	37 Oakwood Road, West Wimbledon SW20 0PL	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P3732	119 Monkleigh Road, Morden SM4 4EL	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P0240	291 to 291A, Rear of Northborough Road, Streatham SW16 4TR	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P1163	37 Oakwood Road, West Wimbledon SW20 0PL	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P2075	56 Bank Avenue, Mitcham CR4 3DU	1	0	0	0	1	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P2975	44 Hatherleigh Close, Morden SM4 5AD	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P3166	129 to 131 Kingston Road, Wimbledon SW19 1LT	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P3268	159 At Rear Merton Road, South Wimbledon SW19 1EE	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P0372	3 to 5 Dorien Road, Raynes Park SW20 8EL	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P0798	25 Victory Avenue, Morden SM4 6DL	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P0915	141 Revelstoke Road, Wimbledon Park SW18 5NN	1	0	0	1	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P0957	26 Walpole Road, Colliers Wood SW19 2BZ	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P1614	1 C Denmark Road, Wimbledon SW19 4PG	1	0	1	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P1669	1 B Bruce Road, Mitcham CR4 2BJ	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P1685	59 Rear of Cambridge Road, West Wimbledon SW20 0PX	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2057	1 Durham Road, Raynes Park SW20 0QH	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2132	215 Ground and First Floor Kingston Road, Wimbledon SW19 3NL	1	0	1	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2224	10 Homefield Road, Wimbledon SW19 4QE	1	0	1	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2646	149 to 153, Rear of Queens Road, Wimbledon SW19 8NS	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2889	22 to 24, Rear of Norman Road, Colliers Wood SW19 1BN	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P0241	130 A Kingston Road, Wimbledon SW19 1LY	1	0	1	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P0449	63 St Barnabas Road, Mitcham CR4 2DW	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P0796	144 Cannon Hill Lane, Raynes Park SW20 9ET	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver

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Application number	Site address	Net Change (units)	11-12	12-13	13-14	14-15	15-16	Suitability	Availability	Achievability
10/P2482	25 Kingston Road, Wimbledon SW19 1JX	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P2633	250 London Road, Mitcham CR4 3HD	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P3492	101 to 103 High Street Collier's Wood, Colliers Wood SW19 2JF	1	1	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
04/P0912	158 to 160 Arthur Road, Wimbledon SW19 8AQ	2	2	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P2335	66 Church Road, Mitcham CR4 3BU	2	2	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
06/P1262	38 Worcester Road, Wimbledon SW19 7QG	2	2	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P0643	175 to 179 Haydon's Road, South Wimbledon SW19 8TB	2	2	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P3598	52 Ridgway Place, Wimbledon SW19 4SW	2	0	0	2	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P0029	Three Kings Pub 23 And Land to Rear Commonside East, Mitcham CR4 2QA	2	0	2	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P0131	3 to 4 Walpole Mews, Walpole Road, Colliers Wood SW19 2DL	2	2	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P0937	28 Maple Close, Mitcham CR4 1AQ	2	2	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2704	46 Meopham Road, Mitcham CR4 1BG	2	0	2	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P1452	45 Kingston Road, Wimbledon SW19 1JW	3	3	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
06/P2390	1 A Leopold Terrace, Dora Street, Wimbledon SW19 7EY	3	3	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P0555	159 At Side Merton Road, South Wimbledon SW19 1EE	3	3	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P0918	458 Kingston Road, Wimbledon SW20 8DX	3	3	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2180	1 A to 1C Dora Road, Wimbledon Park SW19 7EZ	3	0	0	3	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
04/P0536	203 London Road, Mitcham CR4 2JD	4	4	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2248	47 to 49 Denham Crescent, Mitcham CR4 4LZ	4	0	4	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
04/P1132	Three Kings Pub 23 And Land to Rear Commonside East, Mitcham CR4 2QA	5	0	5	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P0164	34 Coombe Lane, Raynes Park SW20 0LA	5	5	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P0265	The Bull Public House 32 Land at Rear Church Road, Mitcham CR4 3BU	5	5	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P0467	The Crown 116 London Road, Morden SM4 5AX	6	6	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P2397	58 Wimbledon Hill Road, Wimbledon SW19 7PA	6	6	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P0371	1 to 67, Rear of (land & garages) Havelock Road, Wimbledon SW19 8HE	8	0	8	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P3827	7 Abbey Road, Colliers Wood SW19 2LZ	8	4	4	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P1692	28 to 32 Tramway Path, Mitcham CR4 4BD	9	3	3	3	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P3882 & 09/P2136	St Annes Convent 14 The Downs, West Wimbledon SW20 8HS	9	9	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P2136	353 to 357 Kingston Road, Raynes Park SW20 8JX	9	9	0	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P2936	217 Kingston Road, Wimbledon SW19 3NL	9	0	0	5	4	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P0379	Vehicle Repair Workshop 45 to 47, Rear of Heyford Road, Mitcham CR4 3EW	9	3	3	3	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P1243	Convent Of Marie Repartrice 115 Ridgway, Wimbledon SW19 4RB	9	0	0	9	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2765	King of Denmark 83 Ridgway, Wimbledon SW19 4ST	9	4	5	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
10/P3319	213 Worple Road, Raynes Park SW20 8QY	9	5	4	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
04/P0825	113 to 115 London Road, Mitcham CR4 2JA	10	5	5	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P2869	9 to 15 Haslemere Avenue, Wimbledon Park SW18 4RN	10	0	5	5	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P3067	22 Cedars Avenue, Mitcham CR4 1EA	11	6	5	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P1803	18 Cedars Avenue, Mitcham CR4 1EA	11	0	6	5	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P3841	3 to 5 Trinity Road, Wimbledon SW19 8QT	12	6	6	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
03/P2290	118 Christchurch Road, Colliers Wood SW19 2PE	14	8	6	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
07/P3668	189 to 191 Streatham Road, Mitcham CR4 2AJ	14	7	7	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
02/P1707	120 Christchurch Road, Colliers Wood SW19 2PE	21	7	7	7	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
08/P1869	Lessa Sports Ground Grand Drive, Raynes Park SW20 9EB	44	20	24	0	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
04/P1400	Retail Park 175 Burlington Road, New Malden KT3 4LU	52	0	0	0	13	13	✓	Commenced	Has Commenced. Market considered able to deliver
09/P0017	Roan Industrial Estate Land at Lavender Avenue & Mortimer Road, Mitcham	55	20	20	15	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
04/P2678	Former Atkinson Morley Hospital and The Firs Copse Hill, West Wimbledon SW20	74	0	0	0	0	55	✓	Commenced	Has Commenced. Market considered able to deliver

Planning Application Details			Year 1	Year 2	Year 3	Year 4	Year 5	Deliverability		
Application number	Site address	Net Change (units)	11-12	12-13	13-14	14-15	15-16	Suitability	Availability	Achievability
06/P1933	Former St Catherine's RC School Grand Drive, Raynes Park SW20 9NA	87	19	17	17	17	17	✓	Commenced	Has Commenced. Market considered able to deliver
06/P0984	Segas House 49 Western Road, Mitcham CR4 3ED	137	0	25	50	37	25	✓	Commenced	Has Commenced. Market considered able to deliver
09/P2319 & 11/P1616	Brenley Playing Fields Cedars Avenue, Mitcham CR4 1HN	169	60	59	50	0	0	✓	Commenced	Has Commenced. Market considered able to deliver
05/P0711	Windmill Trading Estate 302 to 312 Commonsides East, Mitcham CR4 1HX	212	0	0	30	50	50	✓	Commenced	Has Commenced. Market considered able to deliver
07/P1216	Former Rowan High School Rowan Road, Streatham SW16 5JF	217	25	25	48	47	48	✓	Commenced	Has Commenced. Market considered able to deliver
08/P2958	6 to 8 Arterberry Road, Raynes Park SW20 8AB	-1	-1	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
09/P2474	Ursuline Convent Preparatory School 18 The Downs, West Wimbledon SW20 8HR	-1	-1	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
08/P0260	424 Durnsford Road, Wimbledon Park SW19 8DZ	1	1	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
09/P1656	21 Ridgway Place, Wimbledon SW19 4EW	1	1	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
09/P0972	5 Southside Common, Wimbledon SW19 4TG	1	1	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
08/P1138	3 Land Adjacent Homefield Gardens, Mitcham, Surrey CR4 3BZ	1	1	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
08/P0430	40 Dawlish Avenue, Wimbledon Park SW18 4RW	2	2	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
09/P0406	8 Gap Road, Wimbledon SW19 8JG	2	2	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
08/P2824	8 to 10 Hartfield Road, Wimbledon SW19 3TA	2	2	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
10/P3516	8 Gap Road, Wimbledon SW19 8JG	2	2	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
08/P0296	4 Southside Common, Wimbledon SW19 4TG	7	7	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
07/P0855	52 Wimbledon Hill Road, Wimbledon SW19 7PA	7	7	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
07/P0257	32 to 34 South Lodge Avenue, Mitcham CR4 1LU	9	9	0	0	0	0	✓	Completed 2011-2012	Has Completed in the current financial year
07/P3679	Sun Alliance Sports Club Fairway, Raynes Park SW20 9DN	50	17	17	0	0	0	✓	Partially Completed	Has Partially Completed. Market considered able to deliver the remainder
02/P2413 & 06/P1515	Merton Sixth Form College Central Road, Morden SM4 5SD	283	182	0	0	0	0	✓	Partially Completed	Has Partially Completed. Market considered able to deliver the remainder
09/P2031	165 to 169 Merton Road, South Wimbledon SW19 1EE	-4	0	0	0	-4	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P0422	29 Lingfield Road, Wimbledon SW19 4PU	-3	0	-3	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1084	9 Belvedere Grove, Wimbledon Village SW19 7RQ	-2	0	0	0	-2	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2835	4 Camp View, Wimbledon SW19 4UL	-2	0	0	0	-2	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2213	33 Lancaster Road, Wimbledon Village SW19 5DF	-2	0	0	0	-2	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P3310	16 Thornton Hill, Wimbledon SW19 4HS	-2	-2	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1853	80 Woodside, Wimbledon SW19 7QH	-2	0	0	-2	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P0269	Ashurst Court 3 Flat 1 & 2 Belvedere Grove, Wimbledon Village SW19 7RQ	-1	0	0	0	-1	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1344	46 Crooked Billet, Wimbledon SW19 4RQ	-1	-1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1811	23 Gap Road, Wimbledon SW19 8JG	-1	0	0	-1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2550	13 Lingfield Road, Wimbledon SW19 4QA	-1	0	0	-1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2868	33 Montague Road SW19 1TF	-1	0	0	-1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1738	32 Abbey Parade, Merton High Street, Colliers Wood SW19 1DG	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1436	23 A (first floor) Abbotsbury Road, Morden SM4 5LJ	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0387	Worcester House Hotel 38 Alwyne Road, Wimbledon SW19 7AE	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3405 & 10/P3406	24 Arthur Road, Wimbledon SW19 7DZ	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P1684	176 Arthur Road, Wimbledon SW19 8AQ	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1207	28 A Broadway Court, Wimbledon SW19 1RG	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P1733	50 Bruce Road, Mitcham CR4 2BG	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
06/P2640 & 10/P0410	Dairy Walk Cottage 32 Burghley Road, Wimbledon Park SW19 5HN	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2881	2 and 8, Land Between Camelot Close, Wimbledon Park SW19 7DS	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P3876	167 Cannon Hill Lane, Raynes Park SW20 9BZ	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1746	5 Cardinal Close, Morden SM4 4SY	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2803	5 Castle Way, Wimbledon SW19 5JN	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P1324	20 Cavendish Road, Colliers Wood SW19 2EU	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1631	9 Chalgrove Avenue, Morden SM4 5RB	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver

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Application number	Site address	Net Change (units)	11-12	12-13	13-14	14-15	15-16	Suitability	Availability	Achievability
06/P0295	364 Coombe Lane, Raynes Park SW20 0RJ	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P0533	1 Cromer Road, Tooting SW17 9JN	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1135	28 A Crown Lane, Morden SM4 5BL	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
04/P2786 & 09/P2787	29 Dawlish Avenue, Wimbledon Park SW18 4RW	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
	48 Devonshire Road, Colliers Wood SW19 2EF	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P0294	126 Dorset Road, Merton Park SW19 3HD	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P0577	154 Rear of Dorset Road, Merton Park SW19	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P3245	Studio 2 373 B Durnsford Road, Wimbledon Park SW19 8EF	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P2977	38 Eastbourne Road, Tooting SW17 9EG	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P0597	The Chantry 15 Ellerton Road, West Wimbledon SW20 0ER	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2691	4 Elsrick Avenue, Morden SM4 5RF	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P0726	39 Eveline Road, Mitcham CR4 3LF	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2390	1 Fern Avenue, Mitcham CR4 1LS	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P3307	83 Fortescue Road, Colliers Wood SW19 2EA	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1655	33 Land Adjoining Hatherleigh Close, Morden SM4 5AD	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2277	54 Havelock Road, Wimbledon SW19 8HD	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1387	3 and 5 Haydon's Park Passage, Haydon's Park Road SW19 8JJ	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1157	83 Haydon's Road, South Wimbledon SW19 1HH	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2053	235 Haydon's Road, South Wimbledon SW19 8TY	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2398	23 A High Street, Wimbledon SW19 5DX	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3288	68 High Street, Wimbledon SW19 5EE	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2823	1 Highbury Road, Wimbledon Village SW19 7PR	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P3119	97 Home Park Road, Wimbledon Park SW19 7HT	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0732	108 Home Park Road, Wimbledon Park SW19 7HU	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1646	40 Inglemere Road, Mitcham CR4 2BT	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P2263	482 Kingston Road, Raynes Park SW20 8LDX	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1722	566 Kingston Road, Raynes Park SW20 8DR	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3522	15 Kingston Road, Wimbledon SW19 1JX	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1695	108 Kingston Road, Wimbledon SW19 1LX	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P0380	159 Kingston Road, Wimbledon SW19 1LJ	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1774	Lancaster Lodge 3 Lancaster Gardens, Wimbledon SW19 5DG	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3316	1 A Links Road, Tooting SW17 9ED	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P2170	136 Links Road, Tooting SW17 9ES	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1859	104 London Road, Mitcham CR4 3LB	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1712	256 London Road, Mitcham CR4 3HD	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0642	35 London Road, Tooting SW17 9JR	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P0377	77 to 77A Love Lane, Mitcham CR4 3AW	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0167	55 Lower Morden Lane, Morden SM4 4SE	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2549	29 Lucien Road, Wimbledon Park SW19 8EL	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1040	14 Maycross Avenue, Morden SM4 4DA	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3213	75 Melrose Avenue, Mitcham CR4 2EH	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1518	136 Merton High Street SW19 1BA	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P2706	192 Merton High Street, Colliers Wood SW19 1AX	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0406	192 Merton High Street, Colliers Wood SW19 1AX	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0663	122 Merton High Street, Wimbledon SW19 1BD	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P2249	31 Midmoor Road, Wimbledon SW19 4JD	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P0665	4 Milton Road, Mitcham CR4 2DT	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P0876	287 Mitcham Road, Tooting SW17 9JQ	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1487	123 Monkleigh Road, Morden SM4 4EQ	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1140	18 Nelson Road, South Wimbledon SW19 1HT	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver

Planning Application Details			Year 1	Year 2	Year 3	Year 4	Year 5	Deliverability		
Application number	Site address	Net Change (units)	11-12	12-13	13-14	14-15	15-16	Suitability	Availability	Achievability
11/P0325	109 Park Avenue, Mitcham CR4 2ES	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2690	271 Phipp's Bridge Road, Colliers Wood SW19 2SS	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3544	2 Phyllis Avenue, New Malden KT3 6JY	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3083	27 Pitcairn Road, Mitcham CR4 3LN	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P1453	62 Pitcairn Road, Mitcham CR4 3LL	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0296	77 Prince George's Avenue, Raynes Park SW20 8BQ	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P1808	18 Ridgway Place, Wimbledon SW19 4EP	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2711	66 Ridgway, Wimbledon SW19 4RA	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P0760	79 Ridgway, Wimbledon SW19 4ST	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P0815	128 Robinson Road, Tooting SW17 9DR	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P0084	128 Robinson Road, Tooting SW17 9DR	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1061	23 Rural Way, Streatham SW16 6PF	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P2717	58 Seely Road, Tooting SW17 9QT	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2458	7 Somerset Road, Wimbledon Park SW19 5JU	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P0621	50 Somerset Road, Wimbledon Park SW19 5JX	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1190	67 A St Helier Avenue, Morden SM4 6HY	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P0919	19 Garden Court Stanton Road, Raynes Park SW20 8RN	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2420	254 The Broadway, Wimbledon SW19 1SB	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1430	254 The Broadway, Wimbledon SW19 1SB	1	0	0	1	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P0126	10 Thirsk Road, Mitcham CR4 2BD	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P0777	5 Walpole Mews, Colliers Wood SW19 2DL	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P0480	1 Walton Way, Mitcham CR4 1HQ	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1283	211 to 217 (Rear of) West Barnes Lane, New Malden KT3 6HZ	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P1885	193 Westway, Raynes Park SW20 9LR	1	1	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P2909	42 A (Second Floor) Wimbledon Hill Road, Wimbledon SW19 7PA	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P1124	2 Woodside, Wimbledon SW19 7AR	1	0	1	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
05/P0412 & 10/P0413	70 Land Adjacent Abbott Avenue, Raynes Park SW20 8SQ	2	0	2	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1706	155 Arthur Road, Wimbledon SW19 8AD	2	0	0	2	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3160	146 and 148 Ashbourne Road, Mitcham CR4 2BB	2	0	0	0	2	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P0899	Roan Industrial Estate 90 Land Adjacent Bond Road, Mitcham CR4 3HF	2	0	2	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2459	16 Brisbane Avenue, South Wimbledon SW19 3AG	2	0	0	2	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3427	60 Land Adjoining Colwood Gardens, Colliers Wood SW19 2DS	2	0	0	0	2	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0292	Gresham House 4 Douglas Avenue, New Malden KT3 6HU	2	0	0	2	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1484	187 Kingston Road, Wimbledon SW19 1LH	2	2	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1266	2 Land Adjacent Lavender Grove, Mitcham CR4 3HU	2	2	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1644	118 Links Road, Tooting SW17 9ES	2	0	2	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1441	28 Maple Close, Mitcham CR4 1AQ	2	0	2	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1411	166 Middleton Road, Morden SM4 6RW	2	0	0	2	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3459	101 to 103 Queens Road, Wimbledon SW19 8NR	2	0	0	2	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
06/P2912	153 to 161 The Broadway, Wimbledon SW19 1NE	2	2	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P2885	78 to 80 The Drive, Morden SM4 6DP	2	2	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2327	Land opposite Wimbourne Court, Christchurch Close, Colliers Wood	2	0	0	2	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1623	Havrincourt 10 Cedars Avenue, Mitcham CR4 1EA	3	0	0	3	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P1131	25 to 27 Landgrove Road, Wimbledon SW19 7LL	3	3	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P0523	3 4 and 5 Marryat Place, Wimbledon SW19 5BL	3	3	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1020	50 to 52 Meopham Road, Mitcham CR4 1BG	3	3	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1522	18 to 18A Oakwood Road, West Wimbledon SW20 0PN	3	0	0	3	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P1236	111 Park Avenue, Mitcham CR4 2ES	3	3	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1468	11 The Broadway, Wimbledon SW19 1PS	3	3	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver

Planning Application Details			Year 1	Year 2	Year 3	Year 4	Year 5	Deliverability		
Application number	Site address	Net Change (units)	11-12	12-13	13-14	14-15	15-16	Suitability	Availability	Achievability
09/P1193	77 The Broadway, Wimbledon SW19 1QE	3	0	3	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P0120 & 10/P1194	2 to 16, Rear of Woodville Road, Morden SM4 5AF	3	3	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1021	The Oaks 44 to 46 Eastway, Morden SM4 4HR	4	0	4	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2766	67 A, Rear of Haslemere Avenue, Mitcham CR4 3BA	4	0	0	4	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0939	67 to 67A (Land. Rear of) Haslemere Avenue, Mitcham CR4 3BA	4	0	0	4	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
05/P2939 & 09/P2766	472 London Road, Mitcham CR4 4ED	4	0	4	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P3591	1 to 3 London Road, Morden SM4 5HX	4	0	0	4	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P0111	Rear Building 23 A London Road, Tooting SW17 9JR	4	0	4	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2433	2 to 4 Miles Road, Mitcham CR4 3DA	4	0	4	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2726	2 to 4 Quintin Avenue, Wimbledon Chase SW20 8LD	4	0	0	4	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P0265	237 to 239 South Park Road, Wimbledon SW19 8RY	4	4	0	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P1772	Dolliffe Close 106 Bond Road, Mitcham CR4 3EN	5	0	0	5	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P0258	143 Cannon Hill Lane, Raynes Park SW20 9BZ	5	0	5	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
06/P0336	The Bull Public House 32 Church Road, Mitcham CR4 3BU	5	0	2	3	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P3862	27 to 29 Clarendon Grove, Mitcham CR4 2PH	5	0	5	0	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0910	150 to 152 Haydon's Road, South Wimbledon SW19 1AE	5	0	0	5	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3282	Princess Royal Public House 25 Abbey Road, Colliers Wood SW19 2LZ	7	0	0	7	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P2827	Former Laundry Site 1 Caxton Road, South Wimbledon SW19 8SJ	8	0	0	8	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3157	Convent Of Marie Repartrice 115 Ridgway, Wimbledon SW19 4RB	8	0	0	0	8	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P0196	216 to 218 Rowan Road, Streatham SW16 5HX	8	0	0	0	8	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P3098	1 York Road, Wimbledon SW19 8TP	8	0	0	0	8	0	✓	Not commenced	Has Permission. Market considered able to deliver
11/P0379	14 to 16 Coombe Lane, Raynes Park SW20 8ND	9	0	0	3	6	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P3418	Malden Court West Barnes Lane, New Malden KT3 4PW	9	0	0	3	6	0	✓	Not commenced	Has Permission. Market considered able to deliver
06/P1969	Wimbledon Park Hall and part of Ibox House 170 Arthur Road, Wimbledon SW19 8AQ	14	0	7	7	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
09/P1891	11 Opposite & Adjacent Batsworth Road, Mitcham CR4 3BX	14	3	3	3	3	2	✓	Not commenced	Has Permission. Market considered able to deliver
04/P2719 & 10/P0120	Electrical Substation 35 Coombe Lane, Raynes Park SW20 0LA	14	0	0	7	7	0	✓	Not commenced	Has Permission. Market considered able to deliver
08/P2129	360 London Road, Mitcham CR4 3ND	14	0	0	0	14	0	✓	Not commenced	Has Permission. Market considered able to deliver
07/P0055	222 to 224 The Broadway, Wimbledon SW19 1RY	14	4	5	5	0	0	✓	Not commenced	Has Permission. Market considered able to deliver
10/P1742	Emerald Service Station 284 Burlington Road, New Malden KT3 4NL	17	0	0	0	14	3	✓	Not commenced	Has Permission. Market considered able to deliver
07/P3488	Standor House 272 to 284 London Road, Mitcham CR4 3NB	18	0	0	0	9	9	✓	Not commenced	Has Permission. Market considered able to deliver
09/P2219	Spur House 14 Morden Road, South Wimbledon SW19 3BJ	34	0	0	0	14	20	✓	Not commenced	Has Permission. Market considered able to deliver
03/P0202	Brown & Root House 125 High Street Collier's Wood, Colliers Wood SW19 2JG	218	0	0	25	45	74	✓	Not commenced	Has Permission. Market considered able to deliver
08/P3326	1a-c Dora Road, Wimbledon Park, SW19 7EZ	3	0	3	0	0	0	✓	S.106	Has Permission in principle. Market considered able to deliver
08/P2866	158 - 160 Arthur Road, Wimbledon, London SW19 8AQ	4	0	4	0	0	0	✓	S.106	Has Permission in principle. Market considered able to deliver
08/P0689	212 – 214 Merton Road, South Wimbledon, SW19	6	0	6	0	0	0	✓	S.106	Has Permission in principle. Market considered able to deliver
08/P2644	Beverley Roundabout 374 Grand Drive, SW20 9NQ	15	0	7	8	0	0	✓	S.106	Has Permission in principle. Market considered able to deliver
07/P2048	Garages between No's 21-27 Eastfields Road & 21 Eastfields Road Mitcham CR4 2LS	25	0	10	10	5	0	✓	S.106	Has Permission in principle. Market considered able to deliver
07/P3813	Car Park Hartfield Road Wimbledon London	110	0	0	10	20	30	✓	S.106	Has Permission in principle. Market considered able to deliver toward the end of the 5 year period