

# Merton's Annual Monitoring Report

## 2006-07

for planning



## Body

1	Introduction .....	4
2	Socio-economic overview .....	6
3	Built environment .....	18
4	Community facilities .....	29
5	Economy .....	47
6	Environmental Protection .....	56
7	Housing .....	63
8	LDS - Progress Towards .....	92
9	Natural Environment .....	98
10	Open Space .....	106
11	Planning Obligations .....	116
12	Shopping and Town Centres .....	123
13	Transport .....	153

## Appendices

14	Appendix 1: Housing Trajectory Sites .....	163
15	Appendix 2: Proposal Sites .....	165
16	Appendix 3: Sustainability Appraisal Indicator Monitoring .....	167

## 1 Introduction

### MERTON'S ANNUAL MONITORING REPORT 2006-07

#### Introduction

**1.1** This is the third Local Development Framework Annual Monitoring Report (AMR) produced for Merton.

**1.2** The Town and Country Planning Regulation 48 and section 48 and 35 of the Planning and Compulsory Purchase Act 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 (1<sup>st</sup> April – 31<sup>st</sup> March).

**1.3** The primary purpose of the AMR is to inform the Secretary of State of the Council's progress towards the LDF, which replaces the Unitary Development Plan (UDP). The UDP was adopted in October 2003.

**1.4** The AMR must contain a review of the developments that have been permitted or undertaken by the Council during the year to establish how effective the UDP policies have been achieving their objectives. Indicators and targets are used to measure the performance of the UDP:

- Core Output Indicators set by the Department for Communities and Local Government in the published Annual Monitoring Report guidance;
- Contextual Indicators drawn from a range of sources and strategies;
- Policy Indicators designed to measure the council's performance against key policies in the adopted Unitary Development Plan (2003).

**1.5** Evidence for Contextual Indicators may in many cases come from special (independent) studies undertaken at national, regional, and borough these tend to be updated over a longer time frame.

**1.6** Evidence for policy indicators will be collected and compiled as far as possible on an annual basis.

**1.7** The source of any evidence is highlighted in the AMR.

**1.8** Merton's AMR also provides an annual up to date assessment of the five year future supply of deliverable housing sites in the borough as required by PPS3: Housing, including the revised list of specific deliverable sites, (see Chapter 6: Housing)

**1.9** The AMR offers a valuable opportunity to inform developers, landowners and key stakeholders of development trends so to inform their own future development proposals. In addition the AMR can also help to raise awareness to residents, workers and visitors to the borough of changes taking place in Merton over time.

## 2 Socio-economic overview

### Borough Profile

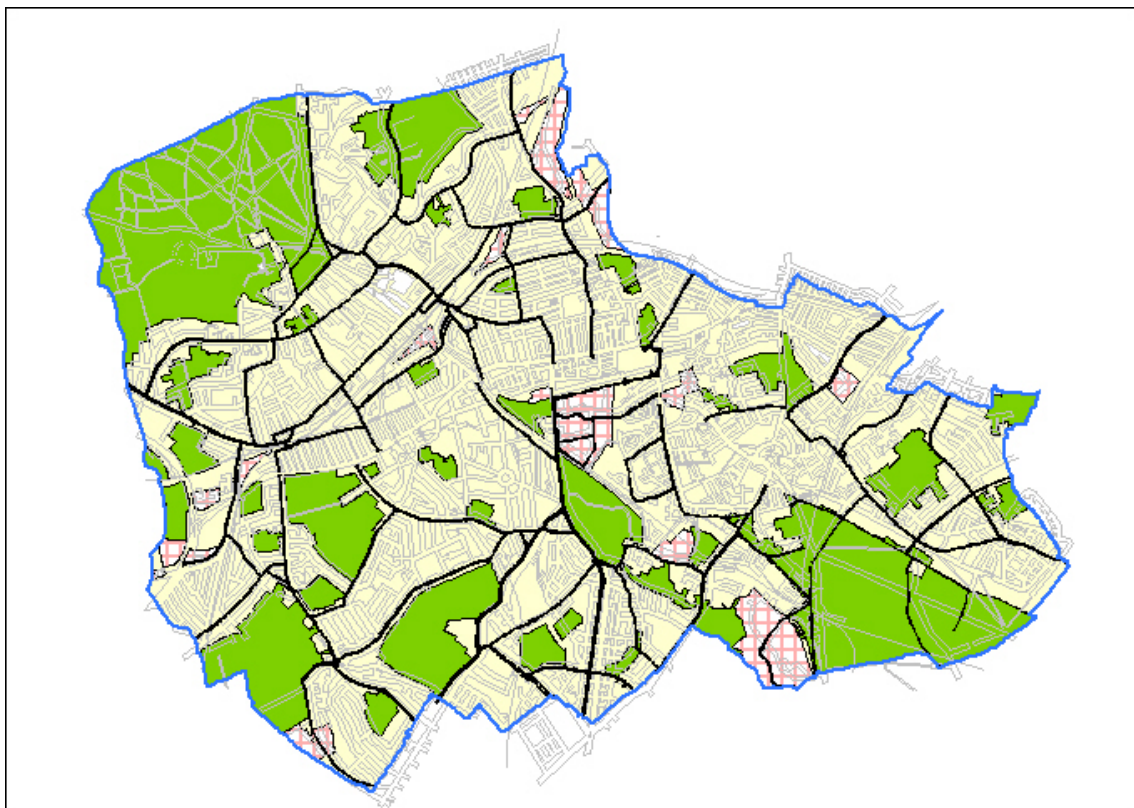
**2.1** The London Borough of Merton is located in the south west of London. Its neighbours are the boroughs of Wandsworth, Lambeth, Sutton and Kingston. The Borough covers an area of 37 square kilometres, making it one of the smallest in London.

**2.2** Merton was created from three separate boroughs in 1965: the Municipal Borough of Mitcham, the Municipal Borough of Wimbledon and the Merton and Morden Urban District which were all formally within Surrey.

**2.3** The main commercial centres are Wimbledon, Mitcham and Morden. The other smaller centres are Collier's Wood, North Mitcham, Raynes Park South Wimbledon and Wimbledon Village.

**2.4** The Borough gets its name from the historic parish of Merton, which was in the area now known as South Wimbledon.

**Map 2.1 Map of the London Borough of Merton**



**2.5** Merton is one of London's greenest boroughs with 677 hectares of open space, the two largest areas being Wimbledon and Mitcham Commons, which extend into neighbouring boroughs of Wandsworth and Croydon. 18% of the borough's area is taken up by open space compared to the London average of 10%. There are 4ha of public open space per 1000 population in Merton compared to the National Playing Field Association standard of 2.43ha.

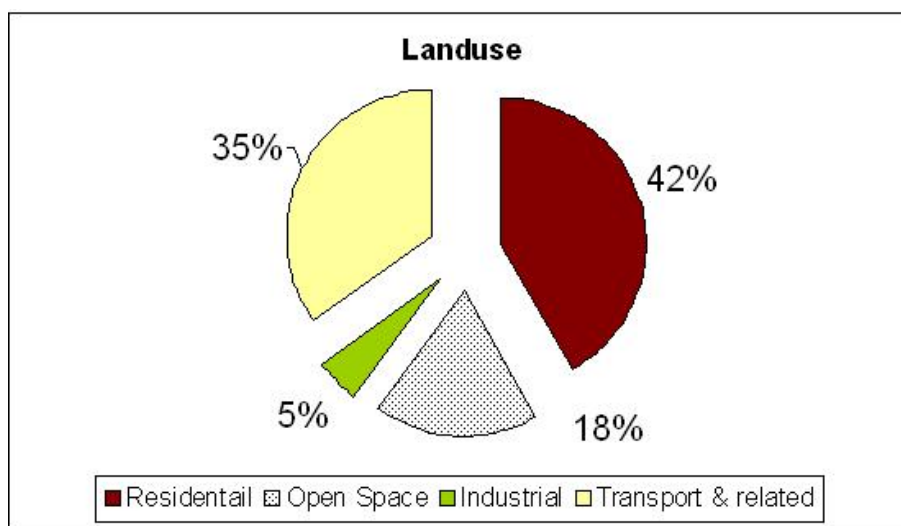
**2.6** Merton contains sites recognised as having ecological protection, such as Sites of Specific Scientific Interest, Sites of Nature Conservation Importance and Local Nature Reserves, all of which are afforded high levels of protection through the planning system.

### Bridging the gap

**2.7** A notable characteristic of Merton is the contrast between the more deprived wards in the east of the borough (Mitcham) and the more affluent wards in the west (Wimbledon). This is demonstrated by marked differences in income, educational attainment, employment, life expectancy and health, as illustrated in the sections below.

**2.8** Reducing these inequalities by bridging the gap between the east and the west of the borough is a key theme of Merton's Community Plan and Local Area Agreement which will run for three years from 1st April 2007. Merton's Neighbourhood Renewal Strategy identifies eight wards that will be the focus of the council's objective of reducing inequalities in the borough. More information is also available in Merton's Business Plan 2007-10.

**Figure 2.1 Landuse in Merton**



Source: LB Merton, Plans and Projects

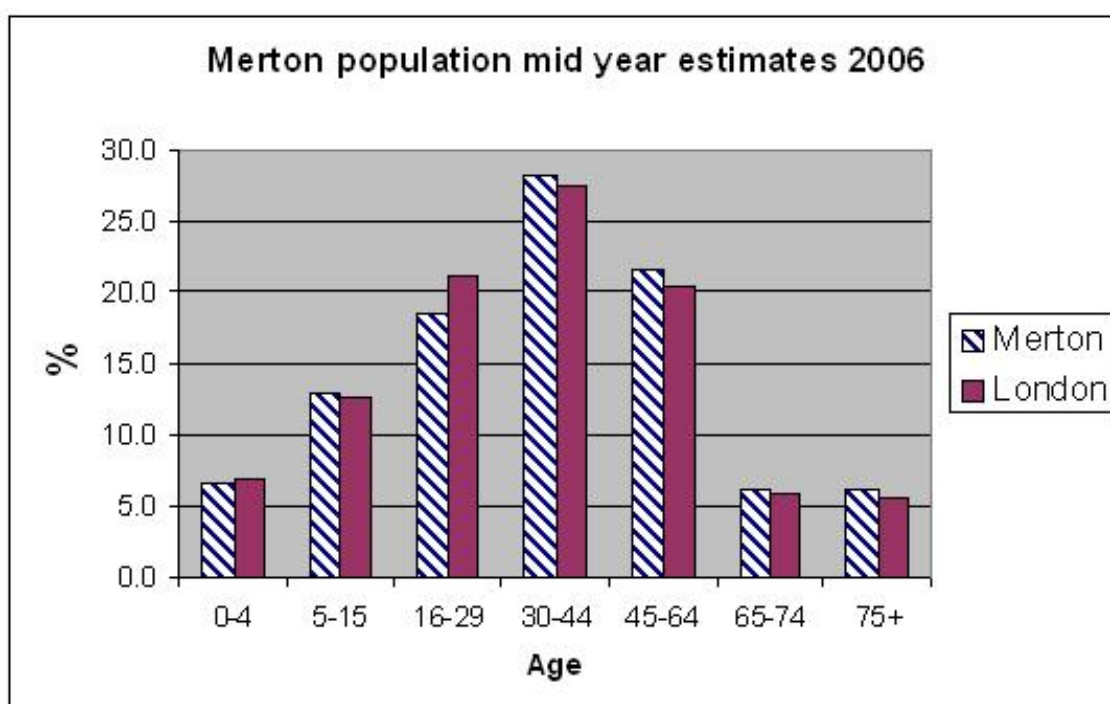
## 2 Socio-economic overview

### Population

**2.9** Merton's population grew faster than south London and London averages in the 1990's but growth has flattened out since 2000. According to the 2001 Census, Merton has a total population of 187,908 in 78,884 households and an average household size of 2.38 people. In 2006 Merton's population was estimated at 194,986, an increase of 3.5%. In line with population for the rest of London, Merton's population is expected to increase over the next 20 years from 194,986 in 2006 to 205,030 in 2026 (copyright GLA 2006).

**2.10** The population is fairly youthful with 45.23% percent in the 15-45 year ages and fairly balanced in terms of gender – males (49%) and females (51%).

**Figure 2.2 Population mid year estimate 2006 for Merton**



*Source: DMAG 2007-13 from ONS Mid year estimates; GLA 2006 round RLP High Demographic projections copyright GLA 2006*

### Ethnicity

**2.11** Merton has a similar ethnic mix when compared with the rest of outer London. 75% of the population in Merton is from a white ethnic group, 11% from the Asian ethnic group and 8% from the Black ethnic group, compared to 71%, 12%, and 11% respectively in London as a whole.



Figure 2.3 Ethnic profile in Merton

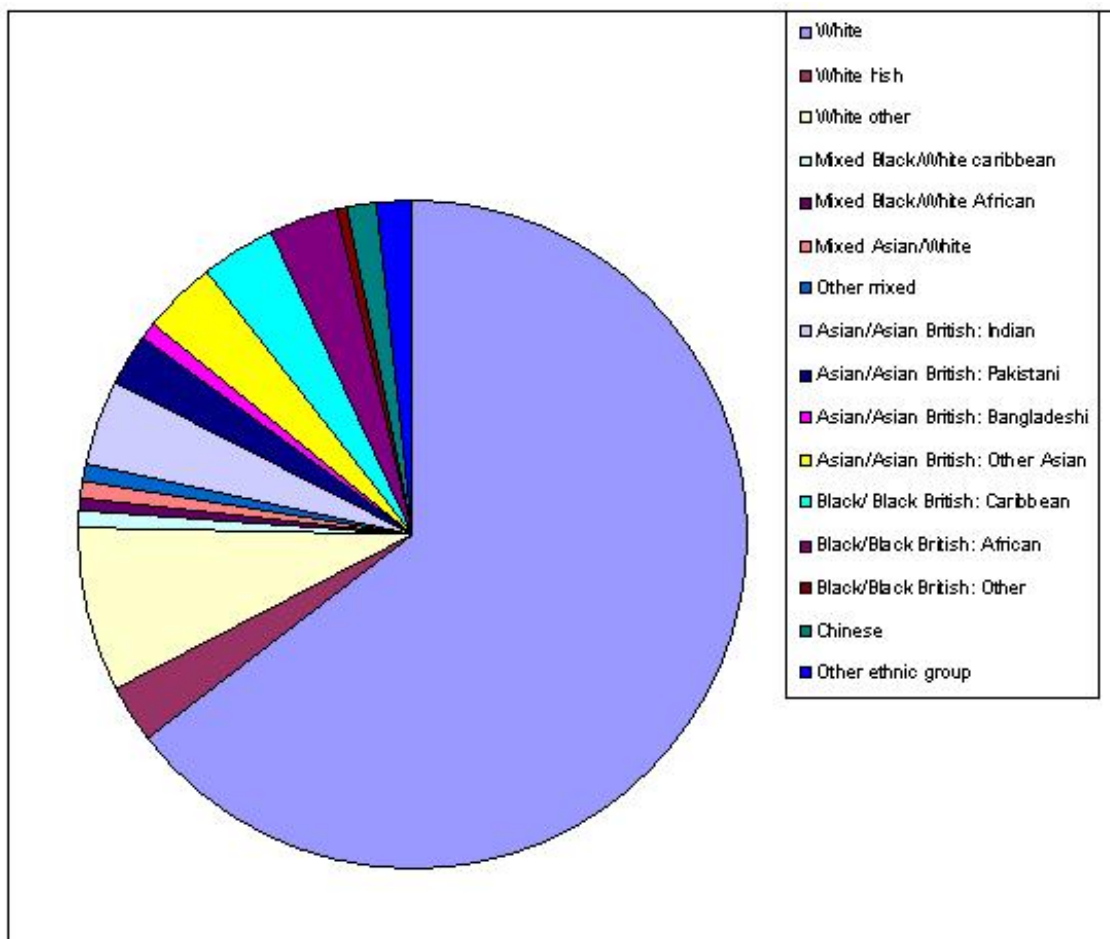


Table 2.1 Ethnic profile in Merton 2006

Ethnic profile	Merton 2001 (census)	Merton 2006	Greater London 2006
White	75%	72%	68%
Black Caribbean	4%	4%	5%
Black African	3%	4%	6%
Black other	2%	2%	3%
Indian	4%	5%	7%
Pakistani	2%	3%	2%

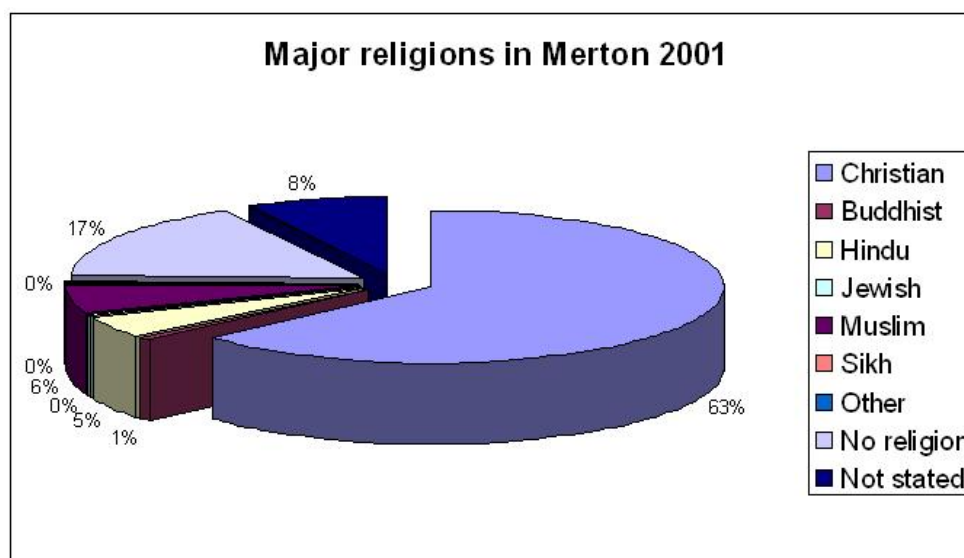
## 2 Socio-economic overview

Ethnic profile	Merton 2001 (census)	Merton 2006	Greater London 2006
Bangladeshi	1%	1%	2%
Other Asian	5%	5%	3%
Chinese	1%	2%	1%
Other	3%	4%	4%

### Places of Worship and Religion

**2.12** Merton has a similar mix of places of worship when compared with the rest of outer London with the borough, having over 60 places of worship.

**Figure 2.4 Major religions in Merton**



Source: Census 2001

**Table 2.2 Major Religions in Merton**

Area	Christian	Buddhist	Hindu	Jewish	Muslim	Sikh	Other	No religion	Religion not stated
Merton	63.33%	0.76%	4.65%	0.47%	5.85%	0.27%	0.33%	16.55%	7.85%

*Source: Census 2001*

## Crime

**2.13** Merton is currently the fourth safest borough in London (Source: Metropolitan Police Service), and has maintained this over a number of years. This position is tribute to the excellent partnership between the council and Metropolitan Police Service. Merton currently has 20 Safer Neighbourhood Teams in the Borough.

**2.14** Latest figures from the Metropolitan Police Service shows that crime overall is down 8.7% in Merton since March 2006. Other notable reductions include a 13.5% reduction for common assault, 12.2% reduction for theft from the person and a 22.2% fall in race crime. The results from the Residents Survey showed that 45% of residents thought policing in Merton was good.

## Health

**2.15** People in Merton live longer on average than those in England. A high proportion of adults in Merton eat healthily and levels of obesity, binge drinking and deaths from smoking are lower than the average in England and Wales.

**2.16** However there are marked differences between western and eastern wards. Life expectancy for females in the Cricket Green area of Mitcham (77 years) is nearly nine years shorter than in the Hillside area of Wimbledon (85.3 years).

## Employment

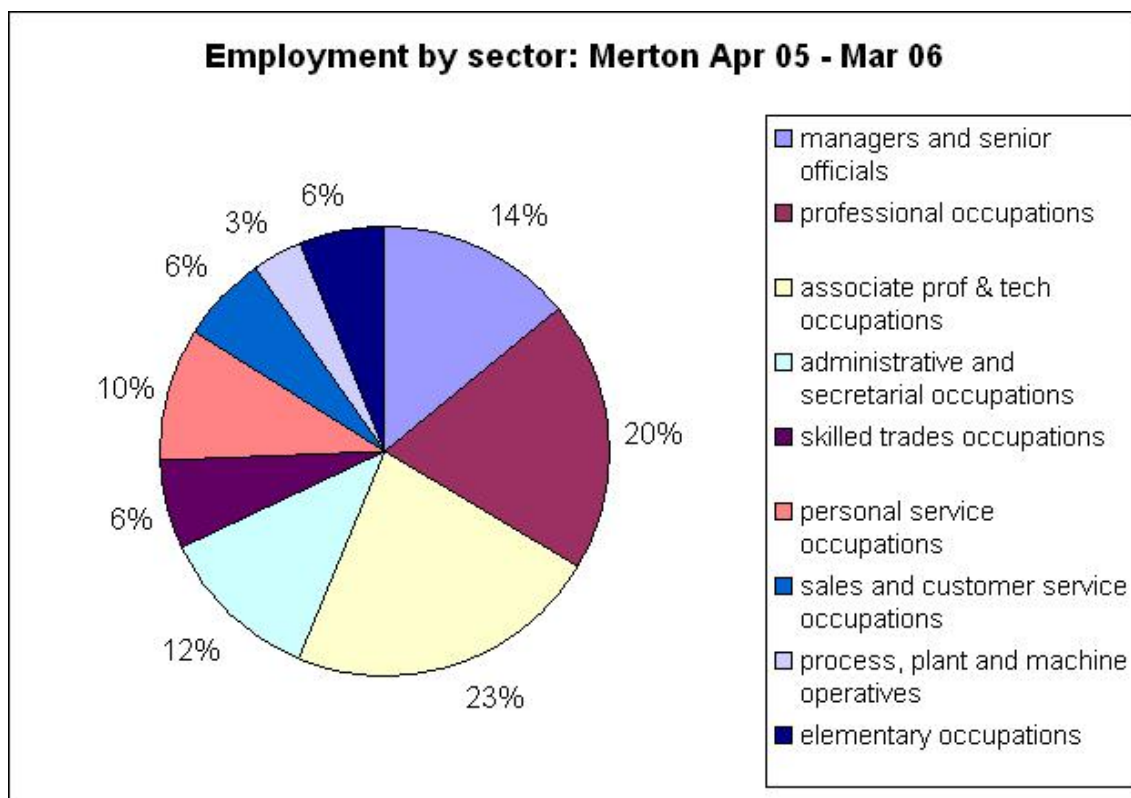
**2.17** In 2005 Merton's population was estimated at 194,700 of which more than 131,000 (67%) were of working age (between 16 and 64). Of these, 77% were economically active, which compares favourably with the London and national averages of 75% and 78% respectively (source: National Statistics March 2006).

**2.18** Since 1997 Merton's employment growth and business growth rates were stronger than London and south London averages, although these trends flattened out between 2000 and 2002.

**2.19** Commuting patterns suggest a net outflow of 28,000 commuters from Merton, however almost half of all people working in the borough also live there. There are comparatively low levels of self-employment in Merton (Merton Employment Land Study 2005).

## 2 Socio-economic overview

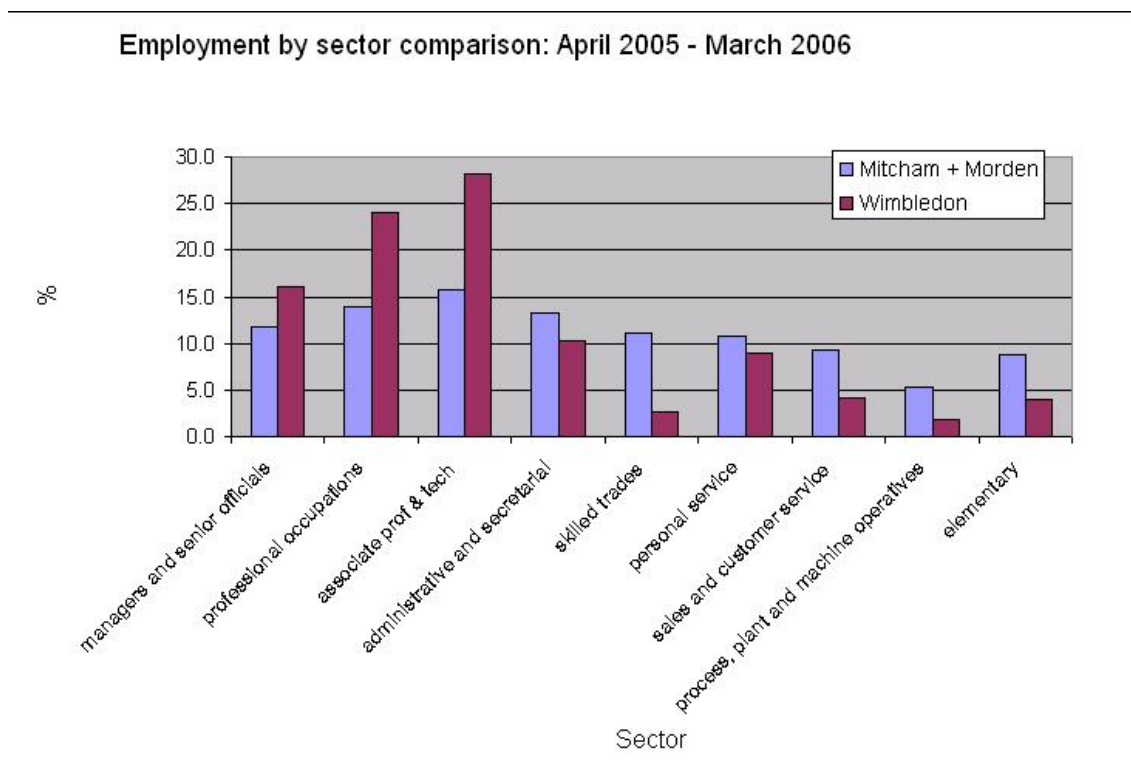
Figure 2.5 Employment by sector



Source: Nomis 2007

**2.20** However there are differences between eastern and western wards when comparing employment by sector. Wards in Wimbledon (constituency boundary) contain a higher proportion of people employed in managerial, professional and associate roles, compared to wards in the Mitcham and Morden constituency which have a higher proportion of the population employed in skilled trades, customer service and plant and machinery jobs.

Figure 2.6 Comparative employment by sector



## Income and Income Disparities

**2.21** Median household income in Merton falls within the £29-£34K band (source: Paycheck 2006). This is similar to the median for London and above the national figure (£23-£30K).

**2.22** Within Merton however there are large spatial disparities in the distribution of income within the borough. In general, the west side of Merton is more affluent, especially the Wimbledon Park, Village, and Hillside wards (all with median income ranges between £35-£46K). The wards on the east side of the borough contain higher levels of deprivation: Figges Marsh, Pollards Hill, St Helier and Cricket Green all have median income ranges between £22-£27K

Table 2.3 Income Support claimant rates and borough ranking November 2006

Area	Total Claimants (000s)	Claimant rate (%)	Rank (1=highest rate (out of 408 in GB))
Hammersmith and Fulham	9.93	8.2%	57
Kingston upon Thames	3.56	3.5%	297

## 2 Socio-economic overview

Area	Total Claimants (000s)	Claimant rate (%)	Rank (1=highest rate (out of 408 in GB))
Lambeth	18.57	9.7%	23
<b>Merton</b>	<b>5.58</b>	<b>4.3%</b>	<b>251</b>
Richmond upon Thames	3.67	3.2%	317
Sutton	5.09	4.5%	232
Wandsworth	11.05	5.5%	169
Westminster	11.54	6.9%	102
Inner London	190	9.2%	N/A
Outer London	187	6.6%	N/A
Greater London	377	7.7%	N/A
Great Britain	2,142	6.1%	N/A

Figure 2.7 Income support by ward

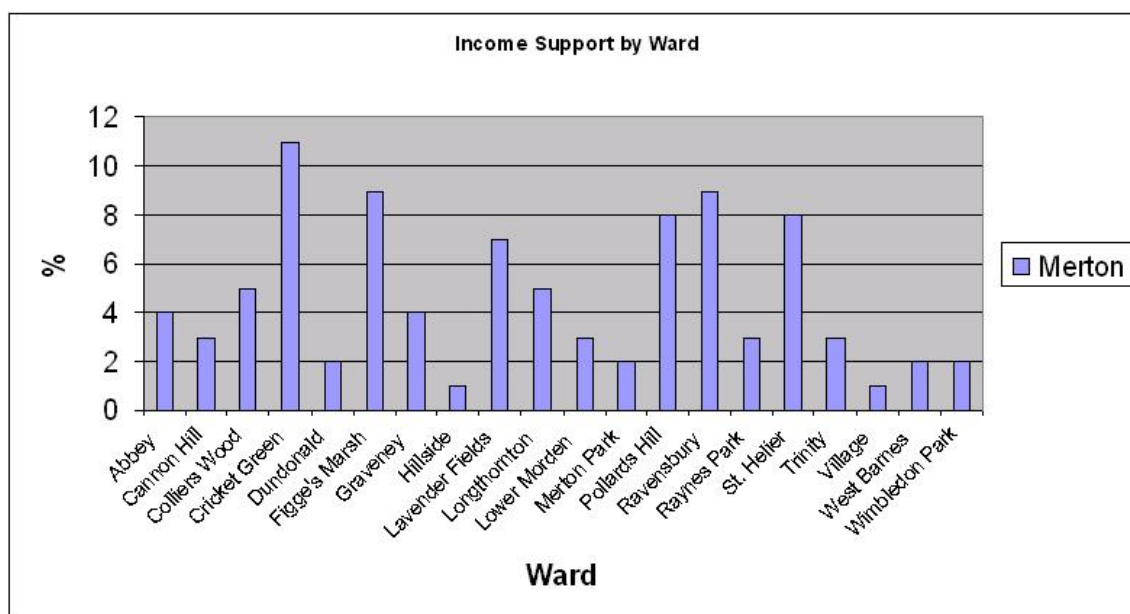
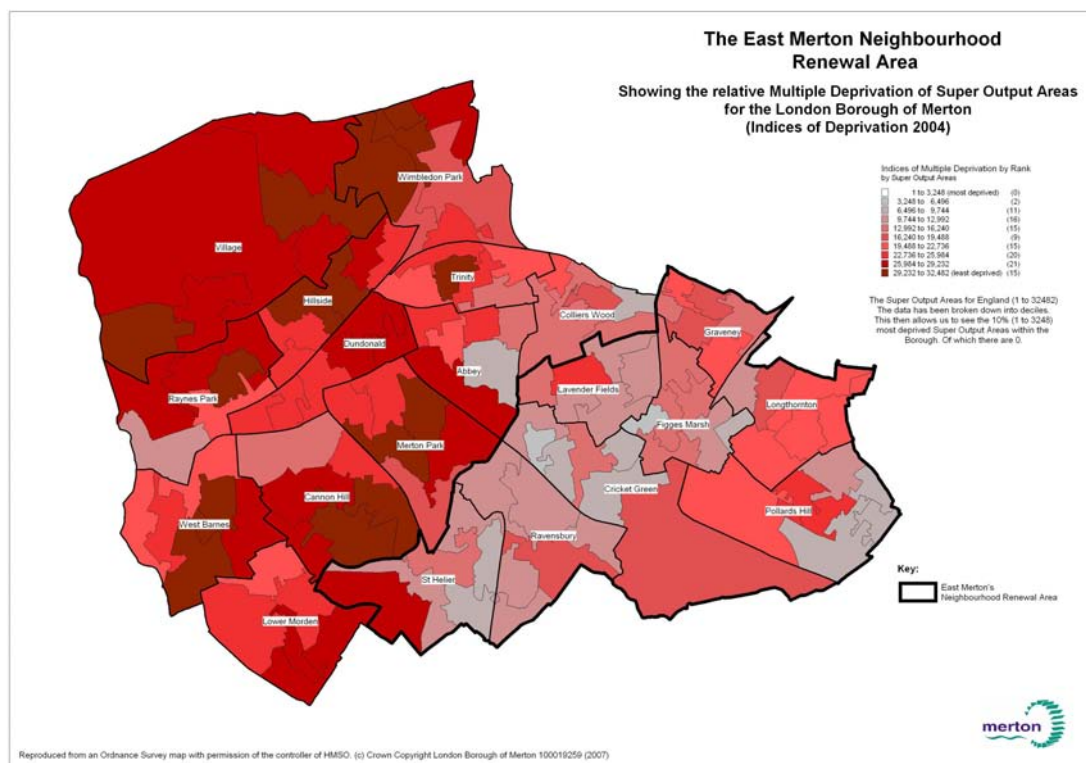


Figure 2.8 East Merton Neighbourhood Renewal Area



## House prices

**2.23** The average house prices in Merton during 2006/07 was £378,761 which represents an increase of 22.7% up on last year, which is higher than the Greater London average of £354,529 and the average for England and Wales at £210,578. However these borough-wide figures hide a large contrast between house prices in many western wards and towards the east of the borough

Table 2.4 House prices in 2006/07

Region/Area	Detached Av Price £	Semi-Detached Av Price £	Terraced Av Price £	Flat/Maisonette Av Price £
England and Wales	£259,159	£160,912	£133,000	£159,314
Greater London	£538,398	£313,125	£279,178	£273,989
Croydon	£466,422	£279,097	£214,614	£176,302
Kingston Upon Thames	£545,996	£310,685	£250,485	£213,378
Lambeth	£504,184	£396,111	£346,664	£253,911

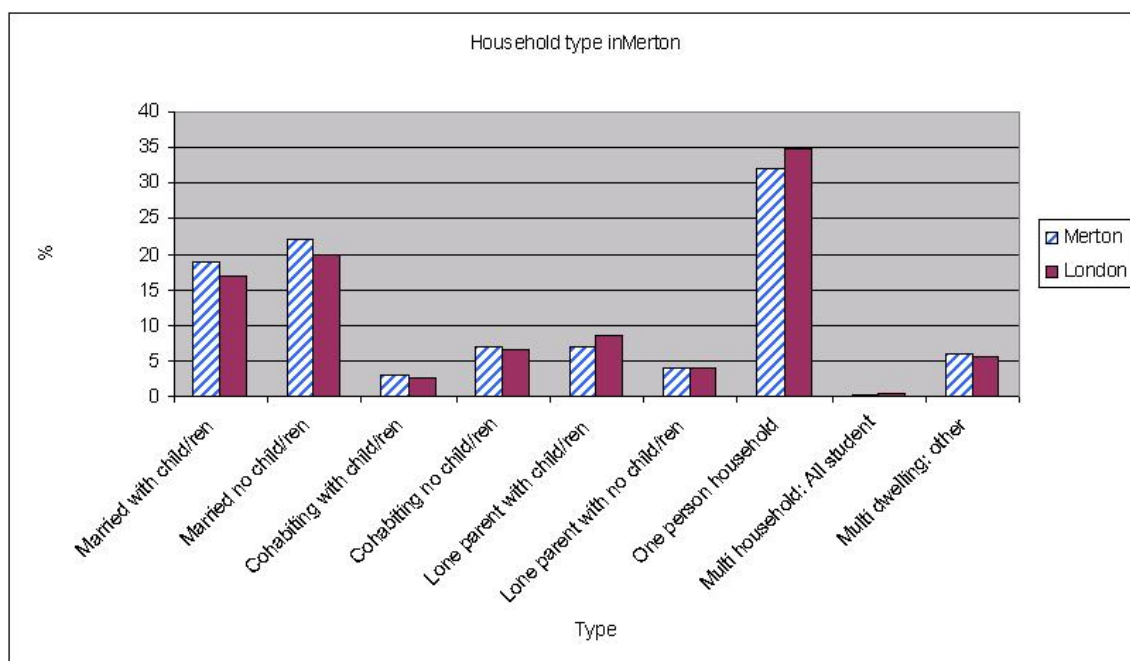


## Socio-economic overview

Region/Area	Detached Av Price £	Semi-Detached Av Price £	Terraced Av Price £	Flat/Maisonette Av Price £
Merton	£989,413	£359,248	£274,465	£223,876
Richmond Upon Thames	£686,596	£473,076	£400,927	£261,083
Sutton	£482,309	£279,893	£217,507	£162,962
Wandsworth	£878,343	£522,240	£428,809	£259,456

Source: Land Registry of England and Wales. © Crown Copyright 2007

**Figure 2.9 Household type in Merton**



### Transport

**2.24** Merton has 341 kilometres of public highway in the borough, of which 9 kilometres are strategic TfL (Transport for London) routes, which attract and serve longer distance movement, and provide links to the National Road Network. Major roads traversing the Borough include the A24, A297, and the A24; the strategic A3 also skims the Borough on its western edge, but does not cut across the borough.

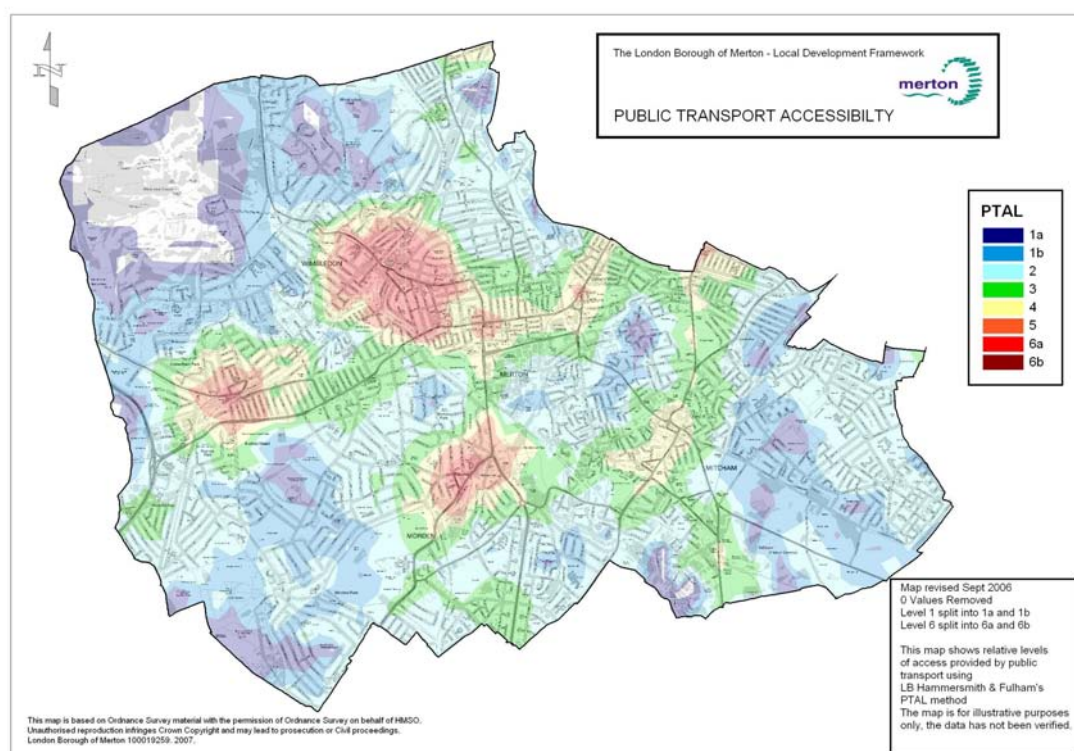
**2.25** A mainline rail service in the borough is radial and concentrated in the south west and west with connections to central London via Wimbledon. The borough has a total of 10 railway stations that links to other neighbouring boroughs and central London.



**2.26** A Tramlink Line runs across the borough from Wimbledon to Croydon, and the District and Northern Underground lines run into the Borough, terminating at Wimbledon and Morden stations respectively.

**2.27** Levels of public transport accessibility in South London and Merton is generally high. There are differences between the east and west of the borough with regard to transport. The west generally has good public transport, particularly in the Wimbledon area, with a comprehensive network of bus and rail services including fast trains to central London and the Tramlink to Croydon. Most of the east of the borough is less well served by public transport. Various strategies and projects are underway to try and redress this imbalance, including the regeneration of Mitcham Town Centre (with associated transport improvements) and the opening of a new railway station at Eastfields near Mitcham town centre (due in 2007-08)

**Figure 2.10 Public transport accessibility in Merton (and 200m beyond borough boundary)**



## 3 Built environment

### Objective

**3.1** To encourage high quality of design and to preserve and enhance areas and buildings of recognised character and heritage value

### Background

**3.2** Between 1st April 2006 and 31st March 2007, a total of 1,777 planning applications were submitted to Merton Council, out of which 373 were refused (21%). These applications relate to all topics, not only the built environment.

**3.3** The distribution of full planning applications submitted is as follows:

**Table 3.1 Applications for planning permission 2006-07**

Application type	Application description	No of applications	Total no of applications
<b>Major</b>	Dwellings	14	54 (3%)
	Other	32	
	Retail, offices, light and heavy industry	6	
	Telecoms – prior notification	2	
<b>Change of use/ conversions</b>		101	6%
<b>Householder developments</b>		1058	59%
<b>Minor</b>	Dwellings	272	563 (32%)
	Other	261	
	Retail, offices, light and heavy industry	30	
<b>Unknown</b>		1	
<b>TOTAL</b>			1777 (100%)*

*This includes all planning applications submitted, including those that were withdrawn*

Source: LB Merton, Planning Live Database

**3.4** Table 3.1 shows that 91% of all applications were related to minor dwellings and household developments. Only 3% were major applications of which a quarter delivered housing while only 11% were commercial developments. About 75% of all developments within Merton were related to residential extensions, alterations and modifications.

### **Breakdown by area**

**3.5** The breakdown of planning applications received in 2006-07 is as follows:

**Table 3.2 Breakdown of planning applications by ward**

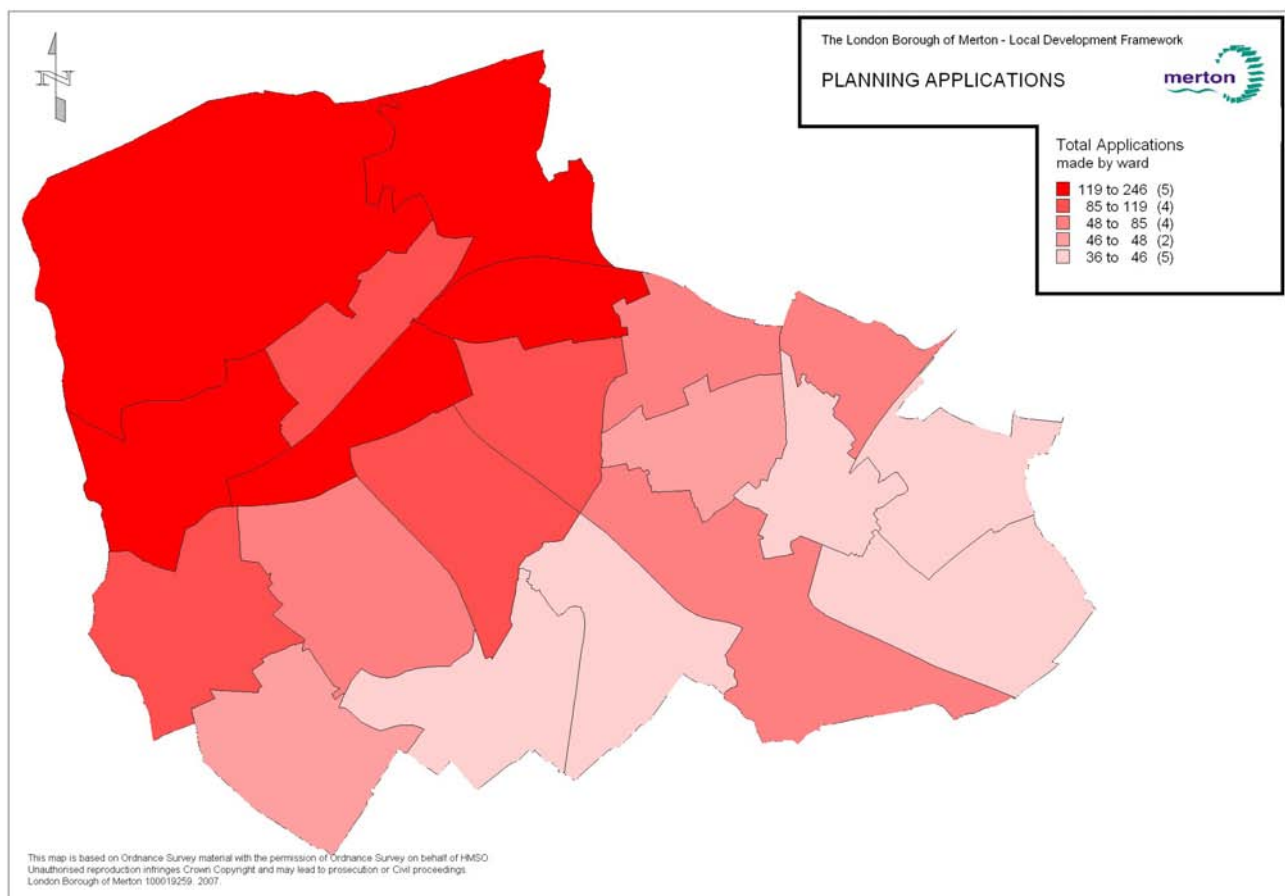
Ward	Total number of applications made per ward	No. of applications rejected per ward	No. of applications rejected citing BE policy	No. of applications rejected as % of total no. of applications in the ward	No. of applications made as % of total applications in borough
Abbey	104	23	17(74%)	22%	5.9%
Cannon Hill	61	18	17 (94)	30%	3.4%
Cricket Green	48	12	11(92%)	25%	2.8%
Colliers Wood	71	25	20 (80%)	35%	4.2%
Dundonald	127	33	23 (70%)	26%	7.5%
Figges Marsh	36	13	12 (92%)	36%	2.1%
Graveney	76	27	22 (81%)	36%	4.5%
Hillside	98	18	17 (94%)	18%	5.8%
Lavender Field	47	15	10 (67%)	32%	2.8%
Longthornton	38	11	11 (100%)	29%	2.2%
Lower Morden	46	10	10 (100%)	22%	2.7%
Merton Park	105	20	16 (80%)	19%	6.2%
Pollards Hill	40	8	7 (90%)	20%	2.3%
Ravensbury	40	7	7 (100%)	17%	2.3%
Raynes Park	150	20	14 (70%)	12%	8.9%
St. Helier	40	9	6 (67%)	22%	2.4%
Trinity	119	16	12 (75%)	13%	7.0%

### 3 Built environment

Ward	Total number of applications made per ward	No. of applications rejected per ward	No. of applications rejected citing BE policy	No. of applications rejected as % of total no. of applications in the ward	No. of applications made as % of total applications in borough
Village	246	40	34 (85%)	16%	14.6%
West Barnes	85	21	18 (86%)	25%	5.0%
Wimbledon Park	180	28	24 (86%)	16%	10.7%
Total	1775 (100%)	374 (21% of 1775)	308 (82%)	N/A	100%
Unknown applications	2	0	2	0	0
<b>TOTAL</b>	<b>1777</b>	<b>374</b>	<b>310</b>	<b>N/A</b>	<b>100%</b>

Source: LB Merton, Planning Live Database

**Figure 3.1 Planning application by ward**



Source; LB Merton, *Planning Live Database*

**3.6** Table 3.2 and figure 3.1 shows that more than a third of applications were made in the Village, Wimbledon Park and Raynes Park wards. It's hard to analyse the type of development taking place in these areas, but minor and household applications dominate. The reasons for greater construction activity in the west of the borough could be that

**3.7** A fifth of all applications were refused. More than 80% of the applications that have been refused, were refused on grounds of policies concerning the Built Environment and Heritage policies. The most refusals (about a third) have been in the eastern wards of Colliers Wood, Figge's Marsh, Graveney, Lavender Fields and Longthornton, reflecting the poorer quality of applications for built environment in these areas.

**3.8** Of the applications that were refused, the remaining 18% were related to change of use or conversions. Out of these, 77% were related to conversion of residential family homes into flats.

## 3 Built environment

**3.9** Judging from the percentage of applications refused in the wards, although maximum development is taking place in the western wards, the quality of design is satisfactory. This could be for several reasons, one of the main being that the area has a greater number of Conservation Areas, resulting in more design guidance being available to applicants and architects e.g. Conservation Area Character Appraisals

**3.10** On the other hand, the higher refusal rate in some of the eastern wards suggests that the quality of design is poor in the wards with higher indices of deprivation. CABE has analysed that there is a close relationship between the incidence of crime, deprivation and the layout of the area, e.g. layout of streets, housing, public buildings and positioning of amenities and open spaces. Areas of social exclusion are usually associated with poor, hostile environments and bad design.

**3.11** It would therefore be necessary to concentrate on improving the quality of public realm in these wards, which would have a cascading effect on the quality of applications. Since 97% of all applications are minor/ household applications or related to conversions, the emphasis on quality of design on such developments would need to be strictly enforced.

### **Monitoring of Conservation and Design Policies**

**3.12** There are 28 Conservation Areas within the borough covering an area of just under 6.2 square kilometres (617 Hectares), a little over 16% of the borough.

### **Contextual indicator: Number of Character Appraisals and Design Guides completed for Conservation Areas**

**3.13 Target:** To have 13 conservation area character appraisals adopted by the end of 2006-07

**3.14 Performance:** The number of Conservation Area Character Appraisals that have been prepared are as follows

**Table 3.3 Adoption of Character Appraisals of Conservation Areas**

Year	Character appraisals underway	Adopted Character appraisals	Adopted Design Guides
2004/05	1	1	
2005/ 06	10	10	8
2006/07	7	2	8
Total	19	13	16

*Source: LB Merton, Design and Conservation*

**3.15** Two additional design guides have been prepared for St. Helier and Wimbledon Park, areas outside conservation areas.

**3.16** The work on preparation of Character Appraisals is well within the stipulated time frame. Three more Character Appraisals are under preparation and all appraisals and design guides will be completed by end of 2008.

**Policy Indicator 2a: The number of planning appeals allowed as a percentage of the total number of planning appeals decided.**

**3.17 Assessment of policy:** BE1, BE2: Conservation, BE3: Areas adjacent to Conservation Area; BE4: Areas of Distinctive Quality, BE21: Local Views

**3.18 Targets:** More than 60% of appeals dismissed which quote design/conservation and access policies

**3.19 Performance:** The table demonstrates that of the applicants that appealed against the refusal of an application where conservation area policies had been given as the reason for refusal, none were upheld- a 100% record. The rest did not appeal. In other words, the decisions to refuse planning permission on the grounds of not preserving or enhancing the character of the Conservation Areas or adjoining areas were sound.

**Table 3.4 Citation of Conservation Area policies for refusal**

Area	Refused	Appealed	Appeals allowed	Appeals dismissed	Permission Granted	Application Withdrawn	Registered
Conservation Area Consent	13	6	0 (0%)	6 (100%)	19	5	3
Conservation Area (BE1, 2)	48	12	0 (0%)	11 (92%)		-	-
Adjacent to Conservation Area (BE3)	3	0	0 (0%)	0 (0%)		-	-
Distinctive Quality (BE4)	Not applicable as there are no identified areas of distinctive quality						
Local Views (BE21)	No application was rejected on grounds of violating this policy alone, however it was cited two times, both times in Conservation Areas.						

Source: LB Merton, Appeals Database



## 3 Built environment

### Listed Buildings and other Heritage buildings and areas

**3.20** There are a total of 222 Grade II Listed buildings, 9 Grade II\*, and only 3 Grade 1 Listed Buildings within the borough covering 315 buildings and structures. (Some list entries cover more than 1 building and some entries are not buildings such as gravestones, monuments, horse troughs etc).

**3.21** Additionally over 850 local (Non Statutory) listed buildings of historical or architectural interest have been identified within the borough. There are

- 20 Archeological Priority Zones identified by the English Heritage.
- Three scheduled ancient monuments
- Four historic parks and gardens

### **Policy Indicator 2b: Reducing the number of listed buildings at risk in Merton**

**3.22 Assessment of policy:** BE.5: Maintenance and restoration (listed buildings)

**3.23 Target:** Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London

**3.24 Performance:** The number and proportion of buildings at risk in Merton changed as follows:

**Table 3.5 Buildings at risk**

Year	Buildings at risk	
	London	Merton
2004/05	692	10 (1.45%)
2005/06	678	8 (1.17%)
2006/07	662	7 (1.06%)

**3.25** The number of buildings at risk has been falling within Merton. The borough is meeting its target to reduce the number and proportion of buildings at risk as a percentage of the total number of listed buildings in London thereby protecting and improving London's heritage and public realm.

**Policy Indicator 2c: the number of planning appeal decisions allowed, as a percentage of the total number of planning appeals decided.**

**3.26 Assessment of policy:**

- BE.6: Listed buildings: demolition
- BE.7: Listed buildings: Alterations and Extensions



- BE.8: Setting of Listed Buildings, Monuments, Historic Parks & Gardens
- BE.9: Uses
- BE.10: Building Recording
- BE.11: Local List: Rehabilitation and Maintenance
- BE.12: Local List: Upgrading
- BE.13, 14: Archaeological Protection and Preservation

**3.27 Targets:** More than 60% of appeals dismissed which quote design and access policies

**3.28 Performance:** The policies are strictly applied for listed building and heritage sites. Out of the 6 planning applications that were refused for alterations/ extensions of Listed buildings or within the Archaeological Protection Zone, five appealed against the decision. Only one was successful, representing a success rate of 80%.

**Table 3.6 Citation of listed buildings policies for refusal**

Policy	Total applications concerning Listed Buildings	Refused	Appealed	Appeals allowed	Appeal dismissed	Permission Granted	Application Withdrawn	Registered
Listed Building Consent	25	6	1	1 (100%)	0 (0%)	13	6	-
Alterations extensions (BE7, 8)	Information not available	6	5	1 (20%)	4 (80%)		-	-
APZ	1	1	0	0	0	0	-	-

Source: LB Merton, Appeals Database

### Design Appeals

**Policy indicator 2d: The number of planning appeal decisions allowed, as a percentage of the total number of planning appeals decided.**

**3.29 Assessment of policy:**

- BE 15: New Buildings and Extensions
- BE16, 17: Urban Design

## 3 Built environment

- BE 18: Gardens
- BE 19, 20: Tall Buildings
- BE 22: Design of new developments
- BE 24: Roof extensions and dormer windows
- BE 28, 29, 32: Advertising: Hoardings and posters, panels and displays and shop fronts
- BE 30, 31: Shop fronts: Alterations and new shop fronts
- BE 33: Street furniture
- BE 34, 35, 36, 37: Telecommunications, Prior approval, permitted development

**3.30 Targets:** More than 60% of appeals dismissed which quote design and access policies

**3.31 Performance:** Table 2.7 shows that the refusal rate of appeals has been 71-80% citing the design policies as a reason for refusal.

**Table 3.7 Citation of Design policies for refusal**

Policy	No. of applications refused citing policy as a reason	Appealed	Appeal dismissed	Appeal allowed	% of appeals dismissed
BE15	156	24	21 (88%)	3 (12%)	88%
BE16, 17,	70	14	10 (71%)	4 (29%)	71%
BE18	6	0	0 (0%)	0 (0%)	0
BE19, 20:	1	0	0 (0%)	0 (0%)	0
BE22	95	29	23 (79%)	6 (21%)	80%
BE23	157	21	15 (71%)	6 (29%)	71%
BE 24	60	5	4 (80%)	1 (20%)	80%
BE29-32	5	5	4 (80%)	1 (20%)	80%
BE34-37**	2	1	0 (0%)	1 (100%)	0
Total		99	77	22	N/A

**\*\* Policy BE.33 was not used in 2006/07; Source: LB Merton, Planning Live Database**

**Table 3.8 Total applications concerning design / conservation/ heritage**

Year	Total number of applications	No. of applications refused	No. of applications refused citing design or conservation policy as a reason	% of applications refused for design/ heritage policy reason of all applications refused	Total appeals	Appeals dismissed for design / heritage reasons
2004/05	1658	209 (13%)	182	87%	17	17 (100%)
2005/06	1766	187 (11%)	146	78%	32	24 (75%)
2006/07	1777	373 (21%)	293	78%	64	49 (77%)

Source: LB Merton, Planning Live Database

**3.32** Table 2.8 shows that the percentage of applications refused has doubled in 2006/07 from the previous year, mainly because of applying the policies on Built Environment more strictly. As a result, the number of appeals also doubled over 2005/06. But their rejection has been consistently over 75%, demonstrating the robustness of the application of policies.

#### **Other policies relating to the built environment**

- BE25: Sustainable Development is an overarching policy and would be appropriate as a core strategy. It is not generally used for development control purposes.
- BE26: Facilities for the public: This policy has not been used during 2006-07
- BE27: Public art: No contributions towards public art have been made from any development in 2006-07. This policy should be part of S 106/ developer's contributions

#### **Implementation mechanism for good design**

**3.33** The borough is committed to promoting good design all over the borough. The Council's Conservation and Design Advisory Panel (CADAP) and the Design Review Panel regularly advise on major proposals within the borough. CADAP examined 12 applications in 2006/07. The Design Review Panel has so far commented on 7 schemes, namely

- 14 The Downs, SW20
- Atkinson Morley Hospital Site, Copse Hill
- Rowan School Site, Rowan Rd Mitcham
- 1 Caxton Rd SW19

## 3 Built environment

- 25-27 Landgrove Rd SW19
- Merton College, London Rd Morden
- A pre application scheme on the P3 site: Hartfield Rd SW19

### **Conclusions**

**3.34** There is a certain amount of repetition between the 37 UDP policies concerning design and conservation. There is scope to combine some of these policies without losing the essence or altering the aims and objectives.

**3.35** There are policies within the chapter that need to be combined with those in other chapters. Examples of these are the policies related to facilities for the public (BE 26) and Public Art (BE27), which can be combined with policies concerned with planning obligations.

**3.36** Policies on Built Environment are being rigorously applied to help improve the public realm within the borough.

**3.37** The percentage of appeals dismissed of total appeals is presently just above 75%. The time taken for scrutiny of proposals is often related to the targets and officers are under pressure to take decisions within stipulated time periods.

## 4 Community facilities

### Overall objective

**4.1** Merton will encourage the provision of social service facilities in accessible locations.

**4.2** During 2006/07 there has been a change in the following services:

- Education, the establishment of two academies on secondary school sites which has affected the pupil intake levels
- A youth centre has been closed for refurbishment
- Care home provision has increased
- GP surgeries have relocated within the borough

**4.3** In other respects the community facilities provision of the borough is similar to that reported in the 2005/06 Annual Monitoring Report.

### Contextual indicators

**4.4** Objective: Ensure local accessibility to a range of appropriate community, education, leisure and sports facilities in community settings.

### Indicator 3a (Core Output Indicator 3b)

#### Location of new leisure, health and education facilities in relation to accessibility

**4.5 Target:** That 100% of new residential development is within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment (town centre of designated industrial area) and a major health centre.

**4.6 Performance:** 100% target was achieved.

#### Policy Indicators: 3i Location and access of facilities

**4.7 Assessment of policy:** C1 Location and access of facilities

**4.8 Target:** No loss in provision

**4.9 Performance:** 100% retention

**4.10** There has been no change in this provision in 2006-07.

**4.11** In addition to health and education facilities (which will be considered later) there are

## 4 Community facilities

- Eight community centres
- Two community resource centres

**4.12** There has been no change in this provision in 2006-07. These sites are used to host a variety of activities for a range of residents from lunch clubs and art classes to yoga and taekwando classes and meeting rooms for local groups. These centres are a valuable asset to many sections of the local community. LDF consultations have shown that many groups feel that currently there is an under provision in the area which is why retaining our current stock is so important.

### **Policy Indicator: 3ii: Older people and People with learning disabilities**

**4.13 Assessment of policy:** C3 and C5

**4.14 Target:** Increase care home provision in line with local need.

**4.15 Performance:** No change in provision in 2006/07, 100% retention. With an ever-aging population the need for care homes may well increase over the next ten years thus making retention of current provision even more necessary within the borough. The fact that proposals are being received for new homes is promising in view of the borough's future needs.

### **Care home provision**

**4.16** In 2006/07 there was one application approved for a new care home in Dundonald ward however, this scheme has not started so there was no change in the borough's provision during the year.

**4.17** Further applications were received during 2006/07 and not decided so there is a possibility of an increase in 2007/08.

**4.18** Within the Merton and Sutton PCT there is also a facility in Carlshalton, Orchard Hill, that provides a home to over 100 adults with learning and physical disabilities (Merton and Sutton PCT website, <http://www.suttonandmerton.nhs.uk/ec/thetrust/update/readnew.asp?id=49>).

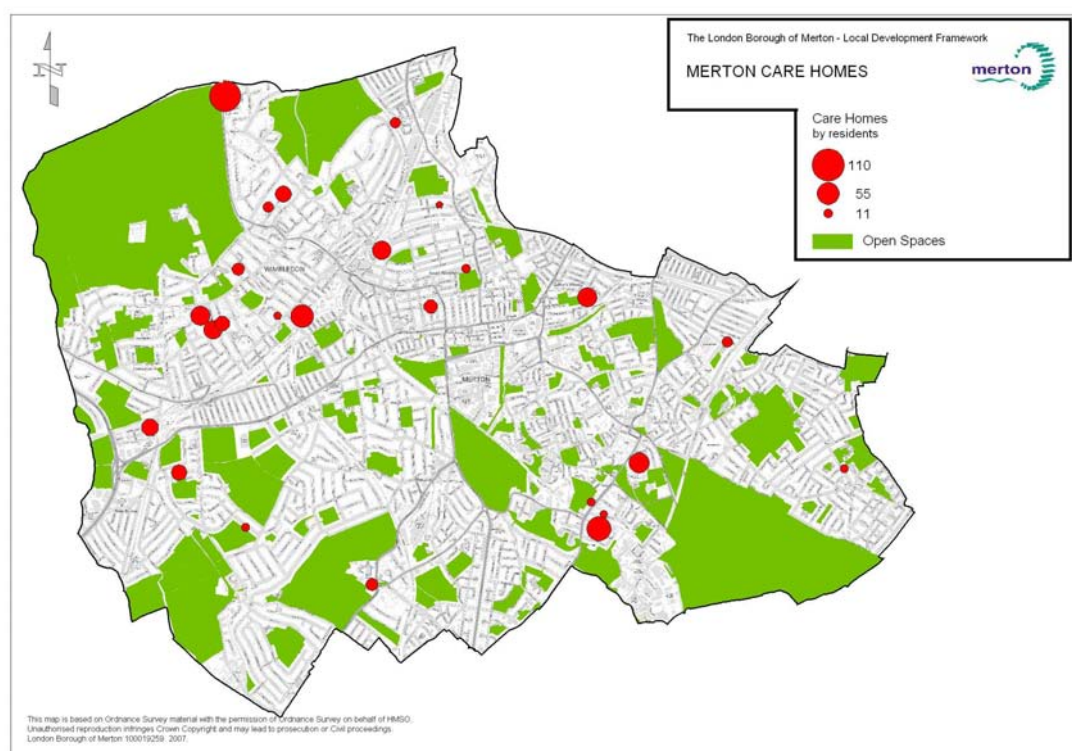
**4.19** The housing chapter covers elderly accommodation under policy HN6.

**Table 4.1 Provision of care homes across the borough 2006/07**

	Post code	Number of registered places	Number of staff
Adults with learning disabilities	CR4	8	8
	SW19	12	10
Elderly	CR4	153	189

	Post code	Number of registered places	Number of staff
	SM4	23	22
	SW19	352	351
	SW20	191	234
Total	-	739	814

**Figure 4.1 Care home distribution across Merton**



Source: LB Merton Plans and Projects 2007

**Policy Indicator 3iii: People with learning disabilities – day care facilities and People with mental illness – day care facilities**

**4.20 Assessment of policy:** C.4, C6

**4.21 Target:** Retain all day care centres for those with learning disabilities and support the Council's mental health strategy.

## 4 Community facilities

**4.22 Performance:** Retained 100% day care centres for those with learning disabilities. Have reduced the number of day care centres for those with mental health issues in line with the Council's mental health strategy.

**4.23** Due to a change in policy there have been two closures of day care centres in 2006/07 for those with severe and enduring mental health issues. This is reflective of the current shift away from day centres to care at home with respite facilities for carers. This brought the number of day centres down from 15 to 13.

**4.24** There are a number of day care places that can accommodate those with varying stages of dementia and Alzheimer's, such as the Cumberland Day Centre and services run from Springfield Hospital and the Wimbledon Guild. These are focussed on older people.

**4.25** The current provision is as follows:

**Table 4.2 Provision of adult day care centres across the borough 2006/07**

Day care summary	
<b>Total day care places in Merton</b>	<b>617</b>
Total day care places in Merton for those with learning disabilities	447
Total day care places in Merton for older people	217
Total day care places in Merton for those with mental health issues	20
Total day care places in Merton for those with physical disabilities *	457
Total day care places in Merton for those who are homeless and/or disadvantaged	150

\* These places can accommodate those with physical disabilities when fulfilling other criteria.

Source: LB Merton Plans and Projects.

### Policy Indicator: 3iv People with mental illness

**4.26 Assessment of policy:** C5

**4.27 Target:** Provide provision in line with local needs.



**4.28 Performance:** The current provision goes far to meet the current need: ideally it would be beneficial to expand the provision to include 20 'move on' units for those in transition from sheltered accommodation to mainstream housing and one high level support unit.

**4.29** In 2006/07 there were 1388 supported housing units funded by Merton for residents who are classed as vulnerable. 168 of these units were utilised by residents with mental health issues in 2006/07. The fact that the ideal current provision is only marginally more than the actual provision is promising as we are meeting the needs of much of the local population in this regard.

**4.30** The local Community Mental Health Teams (CMHT's) work in partnership with voluntary and private organisations providing treatment and support to help people over the age of 18 manage their mental health problems. The teams can provide information, and advice, or arrange services after assessment to help people to live in their own homes and to remain part of the community. CMHT's can arrange service to support people in their own home.

#### **Policy Indicator: 3v Day care provision**

**4.31 Assessment of policy:** C.7

**4.32 Target:** Increase childcare provision in line with local need

**4.33 Performance:** There has been an increase in childcare provision across the borough over recent years. In the annual residents survey 2007/08 only 4% residents felt that the current provision of nursery education for under 5's was poor (Merton residents survey 2007/08, August 2007).

**4.34** We have increased provision in 2006/07 and will be able to re-evaluate need in the borough with the childcare audit due to be published April 2008. Although the fact that so few feel the provision is poor indicates that there is not a large disparity between provision and need across the borough.

#### **Day Nurseries**

**4.35** During 2006/07 construction of a new nursery was started and is due to be completed at 2007/08 at the earliest. Otherwise there has been no increased provision.

**Table 4.3 Provision of day nurseries across the borough 2006/07**

Summary - Day nurseries	
Postcode	No. of registered places
CR4	519
KT3	50

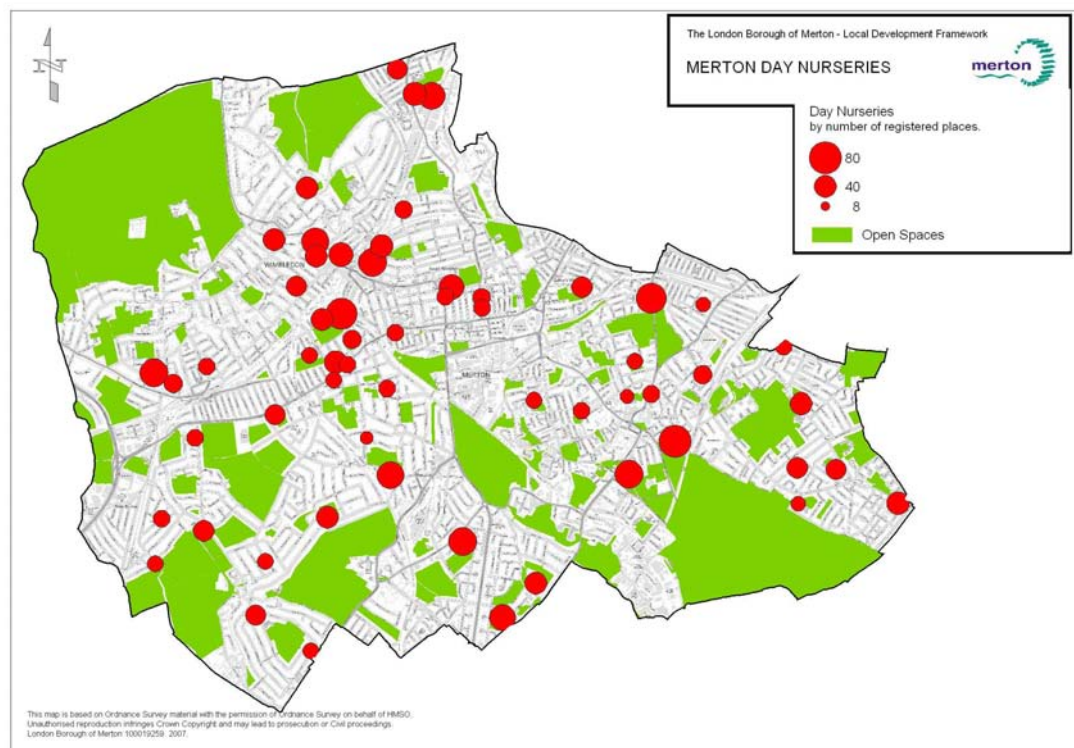
## 4 Community facilities

### Summary - Day nurseries

Postcode	No. of registered places
SM4	332
SW16	66
SW19	1014
SW20	241
Total	2222

Source: LB Merton, Plans and Projects, London Borough of Merton based on Ofsted registrations

**Figure 4.2 Distribution of day nurseries in Merton**



Source: LB Merton, Plans and Projects based on Ofsted registrations 2007

## Childminders

**4.36** There has been an expansion in the number of places at registered childminders across the borough. During 2006/07 Ofsted's official register (Childcare Link 2007) recorded that 6 childminders had resigned whilst 40 had registered thus increasing the borough's provision by 34 childminders or 130 places based on an average value of places per childminder (Plans and Projects, London Borough of Merton).

**4.37** This increase has been achieved through non-planning methods as more childminders are registering with Ofsted and are therefore accounted for in the register. Also the amount of children a child minder cares for can fluctuate depending on the childminder's personal circumstances. Planning does not impact greatly on this sector of childcare.

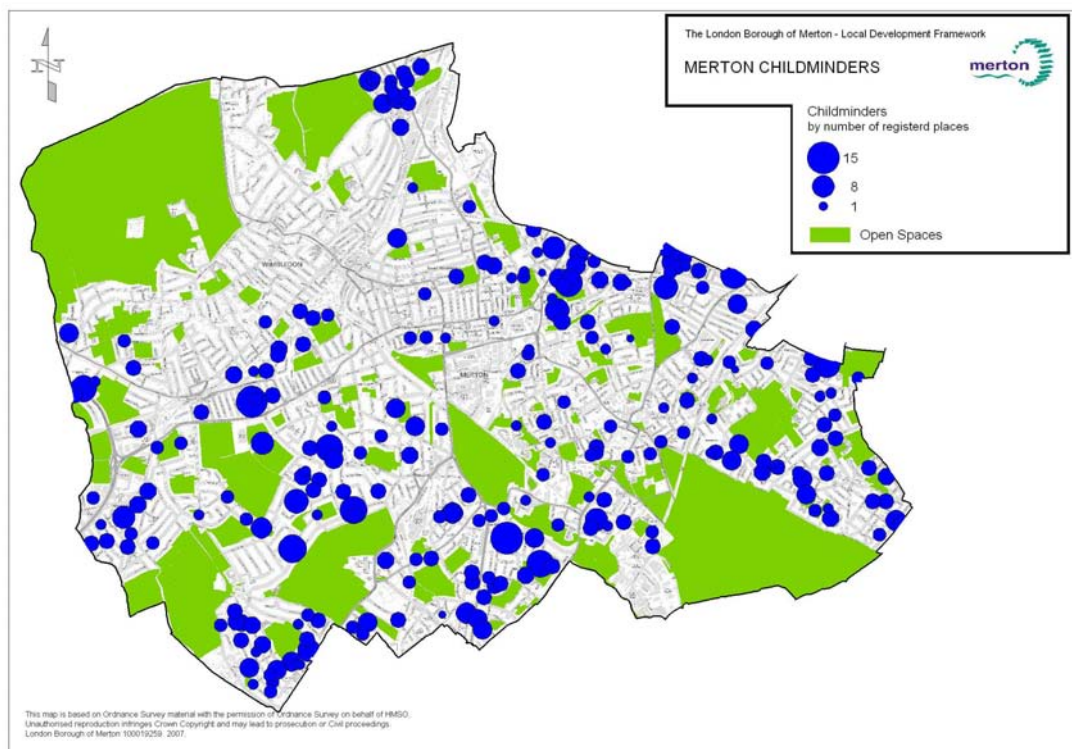
**Table 4.4 Provision of childminders across the borough 2006/07**

Summary - Childminders	
Postcodes	No of registered places
CR4	219
CR7	9
KT3	41
SM4	288
SW16	40
SW17	61
SW19	224
SW20	138
Total	1020

*Source: LB Merton, Plans and Projects, London Borough of Merton based on Ofsted registrations*

## 4 Community facilities

Figure 4.3 Distribution of childminders in Merton



Source: LB Merton, Plans and Projects based on Ofsted registrations 2007

### Policy Indicator: 3vi Health Facility sites and Provision of health facilities

**4.38 Assessment of policy:** C8 Health Facility sites C9 Provision of health facilities.

**4.39 Target:** No loss of health facility sites and to facilitate the establishment of well-located and accessible health facilities

**4.40 Performance:** There was 100% retention of health facilities, and all applications are compliant with DDA and have not been rejected on the grounds of C9.

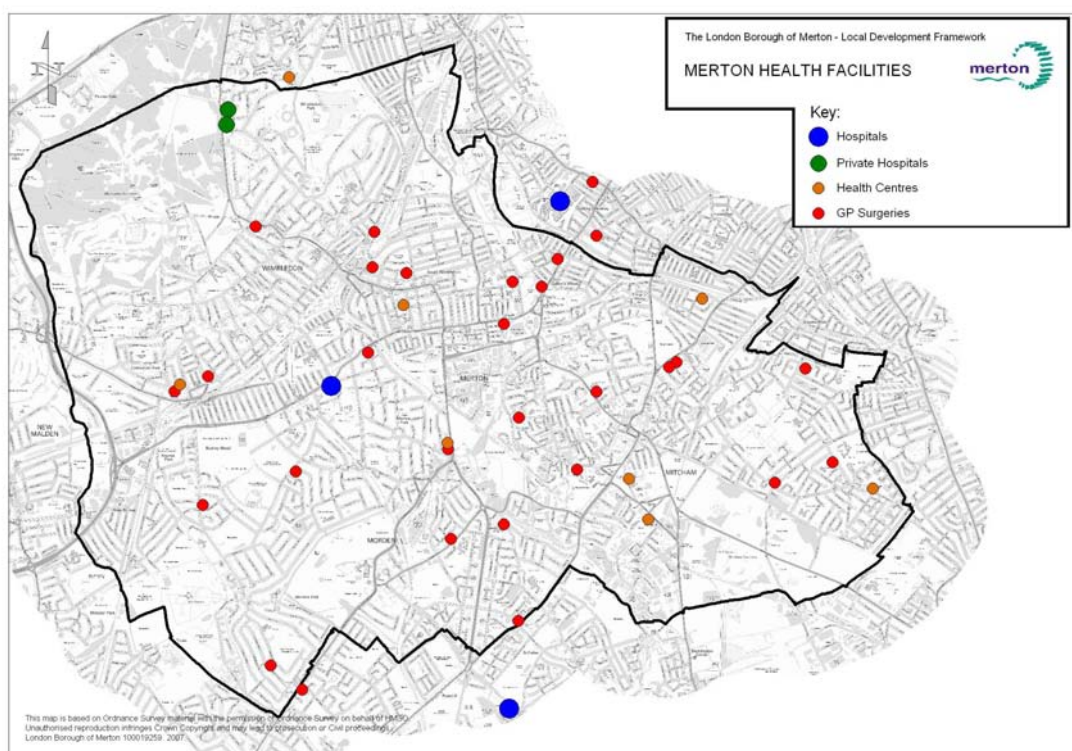
**4.41** There are 29 primary care surgeries in the borough, as well as two private hospitals and a host of related primary care provision. There has been no change in this provision although 9 GP practices have moved within the borough in recent years with another 13 looking to move, 8 of these surgeries have premises included in planning applications.

**4.42** In 2006/07 new premises were completed for the relocation of another GP surgery within Mitcham with further expansion plans approved in 2007/08 for the same practice. This means that although the number of practices will remain constant in the immediate future the range of services provided will increase especially in the east of the borough.

**4.43** During 2006/07 two dental practices have been granted planning permission and the new premises have been completed.

**4.44** In August 2007 58% residents rated local health services as good to excellent (Merton residents survey 2007/08, August 2007), a clear indication that the current provision is meeting much of the local need.

**Figure 4.4 Distribution of primary health care facilities across Merton**



Source: LB Merton, Plans and Projects 2007

### Policy Indicator: 3vii Distribution of Schools

**4.45** Assessment of policy: C.10

**4.46** Target: Align borough wide provision in line with local need

## 4 Community facilities

**4.47 Performance:** 100% of local students spaces can be schooled within the borough with no loss of sites.

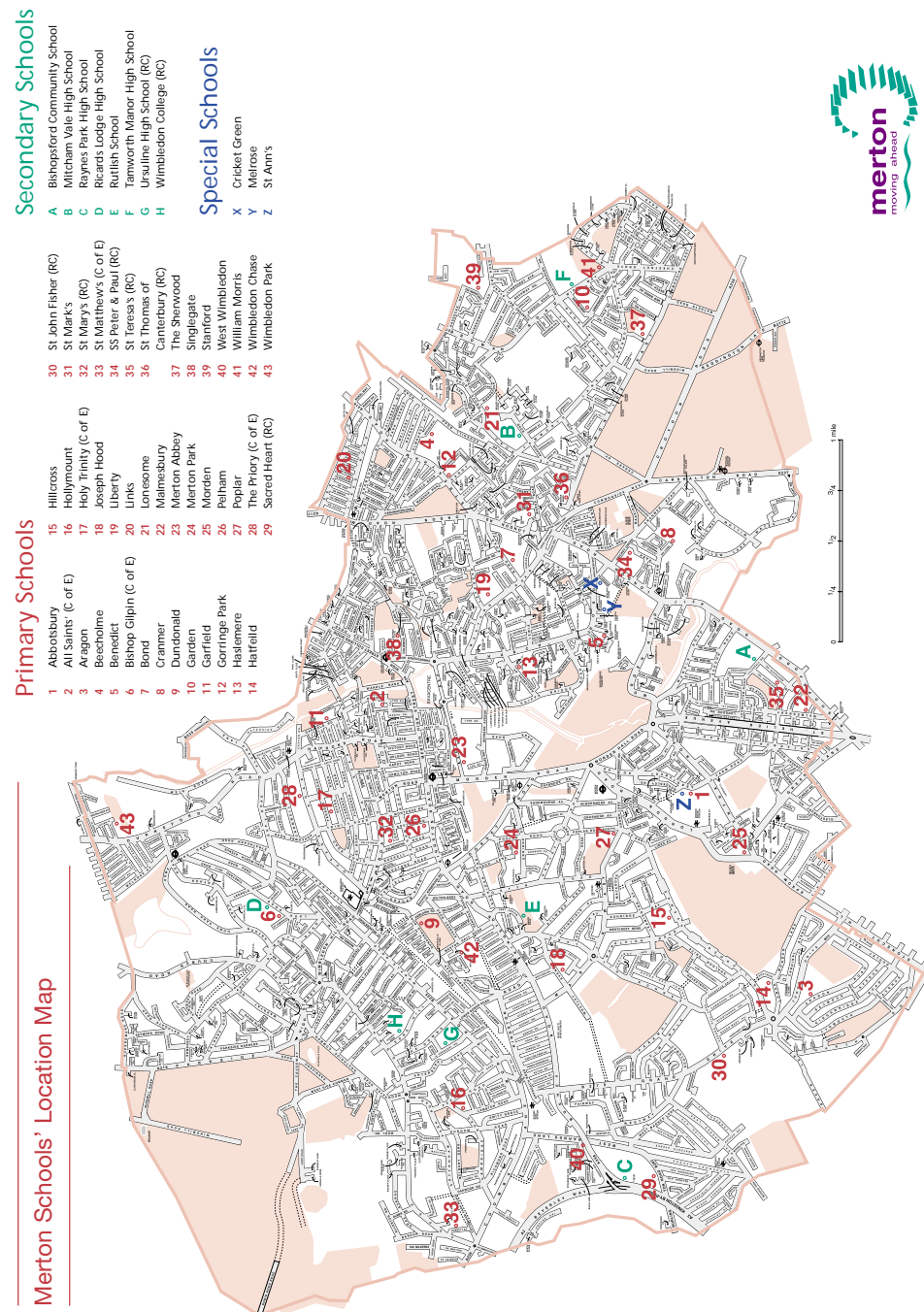
**4.48** Merton has 43 primary schools with a nursery attached to each, 8 secondary schools, including two academies, and 3 special schools. The main change in Merton's educational provision has been the formation of two academies with planned sixth forms (opened September 2007).

**4.49** This establishment of the academies has had no change on the distribution of schools, but will affect the distribution of sixth form facilities in 2007/08.

**4.50** Proposals were drawn up at the end of 2006/07 for extensions to existing primary schools to accommodate the expansion of extended schools across the borough.



Figure 4.5 Distribution of primary schools across Merton



Source: LB Merton, Plans and Projects 2007

Figure 4.6 Distribution of secondary schools across Merton

### Location of Merton Secondary Schools



Source: LB Merton, Plans and Projects 2007



**4.51** The borough retains its uneven distribution of primary school places with a surplus in the east of the borough and a lack in the west. The establishment of the academies has reduced the overall surplus of places as the admission numbers have been reduced to accommodate the sixth form college, a clear indication of the actual surplus. (Merton School Organisation Plan, January 2007)

**Table 4.5 Current provision and future projections of primary and secondary school places across the borough**

	Capacity	Projected intake				
	05/06	Jan 07	Jan 08	Jan 09	Jan 10	Jan 11
<b>Primary</b>	14 920	12 771	12 941	12 950	12 905	12 879
<b>Secondary</b>	9 250	8 659	8 635	8 718	8 819	8 810
<b>Total</b>	24 170	21 430	21 576	21 668	21 724	21 689

*Source: Merton School Organisation Plan, January 2007*

## Further Education

**4.52** Merton all has 3 main further education facilities in the borough, Merton College, Wimbledon School of Art and Merton Adult Education (many annexes across the borough).

**4.53** Merton College and the Wimbledon School of Art provide Further Education to adults and post 16 students. There is no change in this provision but changes will occur in 2007/08 with the opening of two sixth form colleges at the newly formed Academies.

**4.54** Merton College had over 7500 students enrolled during 2006 ([merton.ac.uk](http://merton.ac.uk)). During the Ofsted inspection in February 2005 it was judged to be good/satisfactory (Ofsted & Adult Learning Inspectorate (2005) Inspection report Merton College).

**4.55** Merton Adult Education offers a wide range of courses, giving people the chance to develop new skills, gain a qualification or just learn for fun.

## Skills and training

**4.56** Merton College runs courses for the Prince's Trust throughout southwest London as well as being the central site for Entry to Employment (e2e) and Skills for Working Life in Merton.

**4.57** Merton College also runs a business innovation centre that offers services to employers in Merton and the surrounding boroughs. This centre is run in conjunction with the train to gain scheme, which offers a wide range of schemes from health and social care to business administration.

## 4 Community facilities

**4.58** The Kingston and Merton Education business partnership work with primary school aged pupils up to post 16 residents to improve educational attainment in schools and colleges across the borough working with employers and young people.

**4.59** For older residents the University of the Third age is a dedicated educational facility of informal study groups. The courses meet in group members' homes as well as at Drake House (The Wimbledon Guild), SW19. More formal computer literacy courses aimed at older residents are run at libraries across the borough as well as at the Open Learning Centre.

**4.60** Merton also has six English Language Centres, an Open Learning Centre to improve computer literacy as well as a Local study centre that has a range of resources available. These facilities are supported by a host of classes run at the Community and Community Resource Centres.

### Policy Indicator: viii Youth Services

**4.61** **Assessment of policy:** C.11

**4.62** **Target:** Retain and where possible increase provision across the borough

**4.63** **Performance:** 100% retention with ongoing improvement (refurbishments), however this will not be retained in 2007/08 as the development of a new train station will result in the loss of a youth centre, Eastfields.

**4.64** Merton had seven operational youth centres in 2006/07 although the John Innes youth centre was closed for nine months due to refurbishment

**4.65** The Youth services is committed and accountable to young people based on the standards developed by young people known as the Youth Pledge.

**4.66** Merton's Youth Services actively promote citizenship and the global community, acknowledge the rights of young people, and enable them to reflect their origins and community in identifying their needs and aspirations. Youth Services also strive to be a centre of excellence in high quality creative arts work, working with a range of stakeholders to deliver a range of innovative projects. Ensure that young people are both consulted and are critical participants.

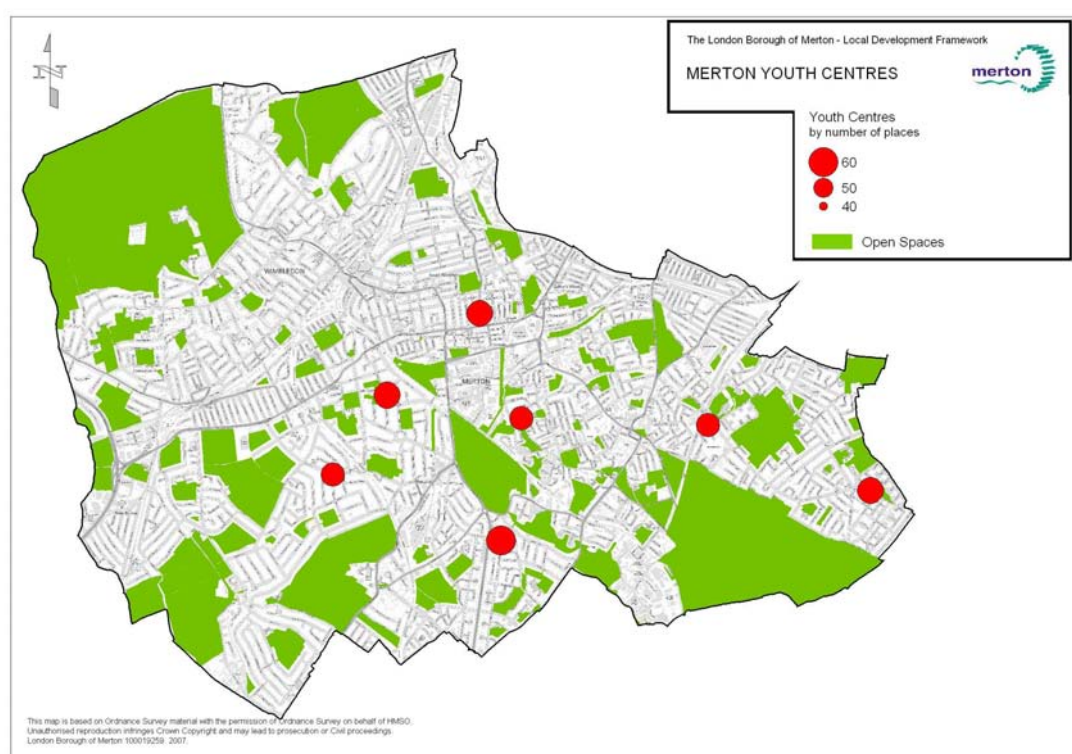
**4.67** The 2007/08 annual residents survey showed that only 42% thought the activities available to young people in Merton were good to excellent (Merton residents survey 2007/08, August 2007) which shows that there is some work needed to enhance this provision.

**Table 4.6 Provision of youth centres across the borough 2006/07**

Name of youth centre	Postcode	No. of places
Phipps Bridge	CR4 3PR	40

Name of youth centre	Postcode	No. of places
South Wimbledon	SW19 1HL	50
Pollards Hill	CR4 1LT	50
Wyvern	SM4 6DF	60
Eastfields	CR4 1SF	40
John Innes	SW19 3HQ	50
Endeavour	SM4 4AJ	40
Total	-	330

**Figure 4.7 Distribution of youth centres across Merton**



Source: LB Merton, Plans and Projects

**Policy Indicator: ix Community use of facilities and Non school/other educational facilities**

**4.68 Assessment of policy:** C.12, C14

**4.69 Target:** Facilitate the growth and establishment of suitable educational facilities.

## 4 Community facilities

**4.70 Performance:** 100% of suitable applications have been granted permission

**4.71** In 2006/07 the Ursuline Convent School implemented and completed permission granted in 2005/06 to extend the teaching facilities.

**4.72** Work continued at Merton College to the extension of the engineering and kitchen blocks. This is due to be completed during 2007/08.

**4.73** Policy C12 has not been used or mentioned in appeals as its range of influence is limited.

### Output

**4.74** In 2006/07 permission was granted for 16 mixed-use developments, 5 of which provided community facilities (31.25%), just below the target of 33%. However the permissions granted provide a significant contribution to community facilities in Merton

**Table 4.7 Mixed use developments providing community facilities**

Year permission granted	Use Class Category	Area (m <sup>2</sup> ) of community facilities	Status
2005/06	570 residential units; food and drink (A3); offices (B1) and community facilities (D1)	Potentially 3,572 (shared office space)	Started
2005/06	7 Residential units (2-bed); Children's day nursery	220	Started
2005/06	73 residential units plus 11 live/work units and any of the following retail (A1); Business use (A2 or B1); community facilities (D1); leisure (D2)	Possibly 460 (could be any of other non-residential uses)	Started
2005/06	1 residential unit; dental surgery (D1)	40	Completed
2005/06	8 Residential units; church plus meeting rooms	500(a loss of 24sqm from existing D1)	
2006/07	Change of use from single-family dwelling house (class C3) to use as a dental practice (class D1) including the provision of 5 parking spaces to the front of the property with access off Poplar Road South.	2406	Completed

Year permission granted	Use Class Category	Area (m <sup>2</sup> ) of community facilities	Status
2006/07	Demolition of existing detached house and erection of a detached residential care home (class C2) comprising three units of accommodation and a sleepover unit.	Two storey-detached house formerly use as a temporary bedsit.	Not started

Source: London Development Database: listing of all residential permissions with non residential elements in Merton 2006-07

### Policy Indicator: Level of support for community facilities through planning obligations

**4.75** Assessment of policy: Please refer to the Planning Obligation Chapter.

**4.76 Target:** Annual increase in percentage of planning obligations to be making provision towards community facilities

**4.77 Performance:** In 2006/07 £150,000 was received to community facilities through planning obligations

- 2006/07 - 27% of the total amount received through Planning Obligations received.
- 2005/06 - No money was received.

### Appeals Analysis

**Table 4.8 Table showing the outcome of appeals**

Appeal Year	Outcome of Appeal	Policy	Total
2002/03	Dismissed	C.4 People With a Learning Disability – Day Care Facilities	1
2002/03	Dismissed	C.14 Non Council Schools/Other Educational Facilities	1
2005/06	Dismissed	C2. Ensuring that the needs of Older people are catered for	1
2006/07	Dismissed	C14 Non Council Schools/Other Educational Facilities	1

## 4 Community facilities

Appeal Year	Outcome of Appeal	Policy	Total
2006/07	Dismissed	C7: Day Care Provision	1

*Source: Merton Appeals records 2005-06*

**4.78** This shows that the policies in this section are robust and are able to withstand challenge at appeals.

### Conclusion

**4.79** During 2006/07 the social infrastructure provision has seen improvements in many areas, and on the whole, has been expanded to meet local needs.

**4.80** Improvements include better childcare provision, a realignment of school places to reduce the overcapacity, retained youth centre and care home provision and all new developments are accessible from the main social infrastructure. Losses have occurred due to policy changes.

**4.81** Although the infrastructure is strengthening it will have to continue to expand in all areas to cope with the ever-increasing population.

# 5 Economy

## Economy

### Overall Objective

**5.1** To promote sustainable economic development, a diverse local economy and to ensure that employment land in designated areas is retained.

### Context

**5.2** Merton's economic context is contained in Chapter 1: Socio-economic overview

### Evaluation of Policies

### Contextual Indicators

**Contextual Indicator 4a: The percentage of the working age population in employment, relative to the London and national average**

**5.3 Target:** from Merton's Budget 2004 the national employment target is 80% working age population. The target is for Merton to exceed the levels of economically active people compared to the regional and national figures.

**5.4 Performance:** It should be noted that borough-wide statistics conceal localised issues of deprivation, particularly in the east and south east of Merton. (See Chapter 1)

**5.5** It appears from the statistics that employment is declining in Merton compared to the regional and national situation. The statistics may also hide further job losses in the borough. For example, in-depth analysis of the employment statistics for 2005/06 has shown that over 10,000 employees were registered to one office based in Raynes Park. This was due to a recruitment agency, which covered different parts of London; people living and working outside Merton were contributing to Merton's employment figures. In this case the large number meant that it was noticed and the statistics amended but the same principle is likely to apply for recruitment agencies employing much smaller numbers each year, which are unlikely to be noticed or corrected.

**Figure 5.1 Employment rate working age people in Merton**



Source: nomis 2007

## Contextual Indicator 4b: Maintaining a diverse employment base

**5.6 Assessment of policy:** ST.16 Economic diversity, E.5 Density of Occupation within Industrial Areas

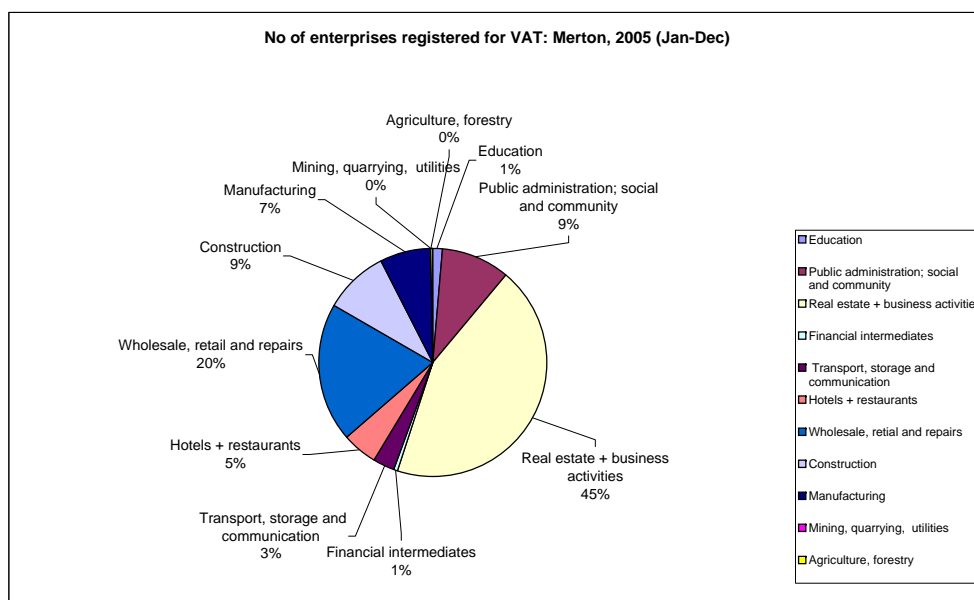
**5.7 Target:** That the 5 largest business sectors in Merton make up less than 80% of its economic base

**5.8 Performance:** Though the local economy is service based the chart below shows diversity of employment within the service sector.

**5.9** The chart below shows that the five largest business sectors in Merton (real estate and business, wholesale / retail, manufacturing, health & social work) make up 76% of Merton's economic base



**Figure 5.2 Number of VAT registered enterprises in Merton, 2005**



Source: Nomis 2007

### **Policy Indicators**

**Policy Indicator 4i (Core Output Indicator 1a): Amount (in square metres) of land developed for employment (B1a, b&c, B2, B8) by type**

**5.10 Assessment of policy:** E.1 General Employment Policy, E.4 Storage and Distribution Development in Industrial Areas

**Table 5.1 Amount of land developed for employment by type 2005/06**

USE CLASS	PERMISSION GRANTED (m2)	Completed
B1a / A2		4,966
B 1b	226	0
B1c	2701	0
B2	5340	2240

## 5 Economy

USE CLASS	PERMISSION GRANTED (m2)	Completed
B8	2921	2571

**5.11** Please note that for COI 1a and 1b there has been no distinction in recording office data between Use Class A2 and B1a in 2005-06.

**Table 5.2 Amount of land developed for employment by type 2006/07**

USE CLASS	Permission granted (gross) (m2 )	Net change from permissions granted (m2)	Completions (gross) (m2)	Net change in completed development (m2)
B1a / A2	9,110	-1,631	6,237	100
B 1b	4,730	4,730	3,826	3,426
B1c	3,563	2,336	3,485	3,085
B2	0	-32,157	6,403	-16,871
B8	1,246	670	2,240	-3,755

Source: LB Merton, planning database and London Development Database. Net change = floorspace granted or completed minus that lost to other forms of development granted or completed

**Policy Indicator 4ii (Core Output Indicator 1b): Amount (in square metres) of land developed for employment (B1a, B1b&c, B2, B8) by type, which is in development and/or regeneration areas as defined in the LDF**

**5.12 Assessment of policy:** ST.7 Key Areas for Revitalisation, ST.14 Employment Land, E.3Land use in Industrial Areas, E.4 Storage and Distribution Development in Industrial Areas,

**Table 5.3 Amount of land developed for employment by type 2004/05**

USE CLASS	COMPLETED - gross (m <sup>2</sup> )	IN DEVELOPMENT AREA
B1b	0	0
B1c	0	0
B2	0	0

USE CLASS	COMPLETED - gross (m <sup>2</sup> )	IN DEVELOPMENT AREA
B8	3511.5	3511.5

**Table 5.4 Amount of land developed for employment by type 2005/06**

USE CLASS	COMPLETED - gross (m <sup>2</sup> )	IN DEVELOPMENT AREA
B1a/A2	4966	0
B1b	0	0
B1c	0	0
B2	2240	2240
B8	2571	2240

**Table 5.5 Amount of land developed for employment by type 2006/07**

USE CLASS	COMPLETED - gross (m2)	IN DEVELOPMENT AREA
B1a/A2	6,237	0
B1b	3,826	0
B1c	3,485	0
B2	6,403	5,523 (86%)
B8	2,240	2,240 (100%)

*Source: LB Merton, planning database and London Development Database. 'Development area' defined as designated industrial estate on UDP Proposals Map*

**Policy Indicator 4iii (Core Output Indicator 1c): Percentage of land developed for employment (B1a, B1b&c, B2, B8) by type which, is on previously developed land**

**5.13 Performance:** 100% of land developed for employment of all Use Classes is previously developed land.

Source: Merton planning database / London Development Database

## Policy Indicator 4iv (Core Output Indicator 1d): Employment land supply by type (hectares)

**5.14 Performance:** In 2006/07 Merton has 158.38 hectares defined as General Industrial Areas and approximately 11.4ha of employment sites outside these areas (including those in town centres).

Source: Merton planning database and Merton Employment Land Study 2005

## Policy Indicator 4v (Core Output Indicator 1e): Loss of employment land to non employment uses in (a) development or regeneration areas, (b) local authority area

**5.15 Assessment of policy:** E.6 Loss of Employment Land Outside the Designated Industrial Areas, E.7 Land use on Sites outside Designated Industrial Areas

**Table 5.6 Loss of employment land to non-employment uses in (a) development or regeneration area, and (b) local authority area**

Year	Application number	Amount lost (ha) (Use Class Lost)	Use class lost to	Site in development or regeneration area?
2006/07	02/P2046	0.008 (B2)	C3	No
2006/07	03/P1075	2.4 (B2)	C3 (1.37), B1b+B1c (1.03)	No
2006/07	03/P2389	0.238 (B8)	C3	No
2006/07	03/P2777	0.14 (B2)	C3, B1a, D1	No
2006/07	04/P0347	0.014 (B1a)	C3+A1	No
2006/07	04/P1572	0.022 (B1c)	C3	No
2006/07	04/P2495	0.03 (B1c)	D1	No
2006/07	05/P1580	0.001 (live work)	C3	No
2006/07	05/P1592	0.01 (B1a)	D1	No
2006/07	05/P1643	0.22 (B1a, B2, B8)	D1	No

Year	Application number	Amount lost (ha) (Use Class Lost)	Use class lost to	Site in development or regeneration area?
2006/07	05/P2023	0.001 (B1a)	D1	No
2006/07	06/P0340	0.05 (B1a)	D1	No
2006/07	06/P0507	0.007 (B1a)	C3	No
2006/07	06/P0907	0.15 (B2)	D1	No
2006/07	06/P1018	0.001 (B1a)	D1	No
2006/07	06/P1029	0.001 (B1a)	A5	No
2006/07	06/P1580	0.001 (B1a)	D1	No
2006/07	06/P2148	0.116 (B2)	D1	No
TOTAL LOST TO NON EMPLOYMENT USES IN 2006-07				3.41ha

Source: Merton Planning database / London Development Database

**5.16** In 2005-06, all employment sites lost to other uses (0.77ha – adjusted for errors since 05/06) were lost to residential development (Use Classes C2 and C3). In 2006/07 the majority of smaller developments were changes from employment to community uses. Change from employment to community uses is permitted under UDP policy E.6.

**5.17** However, although there were more schemes that replaced employment with community uses, 53% of the total employment land lost was to residential development (including mixed use schemes where the larger proportion of the site is residential.)

**5.18** Of the 10 developments involving community uses, 40% were for places of worship and another 40% for educational facilities (nursery schools, language school, South Thames College). Only one site was completed for healthcare reasons: a doctor's surgery as part of a mixed-use development at Miles Road, Mitcham.

## Policy Indicator 4vi (Core Output Indicator 1f): Amount of employment land lost to residential development

**Table 5.7 Amount of employment land lost to residential development**

Year	Land lost to completed residential development*
2005/06	0.77ha
2006/07	1.8ha

\* Including the residential proportion of mixed use sites

### **Conclusions and Policy Review**

**5.19** In the London Plan and its Reviews, Merton is a key part of the Wandle Valley economic corridor connecting Gatwick Airport via Croydon with southern and central London through existing employment areas. Many businesses in this corridor are in a supply chain relationship with central London, with important local economies in logistics, warehousing and new high tech industrial sectors.

**5.20** The London Plan review predicts that in south London much of the predicted decline in manufacturing employment will be offset by growth in warehousing, high tech industries and waste management facilities.

**5.21** The GLA Industrial Land Release Benchmarks (March 2007) has classified all boroughs in the Wandle Valley (Wandsworth, Merton, Sutton and Croydon) as “restrictive”: boroughs within this category are encouraged to adopt a particularly restrictive approach to the transfer of industrial sites to other uses.

**5.22** This supports the approach in Merton’s Employment Land Study 2005. However the Study, which examined current supply and future demand for employment land in Merton, also stated that some older industrial properties located in accessible areas may need to be upgraded if they are to continue to remain competitive. There may also be scope to intensify some retail warehouses that are in accessible locations, increasing the number of uses and improving the local public realm.

**5.23** In addition the increasing demand for environmental industries including waste transfer and processing facilities is creating new markets for more remote industrial areas. This can already be seen towards Willow Lane and Benedict’s Wharf.

**5.24** The three strands of Merton’s Local Area Agreement (2007-10) devoted to bridging the economic gap between eastern and western wards in Merton focus on encouraging enterprise, improving skills and increasing local employment.

**5.25** Merton's planning policies for employment performed reasonably well in 2006-07. There is continued pressure for employment sites – especially those outside designated areas – to be reconsidered for residential development. Table 4.7 shows that nearly 2 hectares of former employment land was redeveloped for residential use in 2006-07, (256 new flats and houses)

**5.26** Table 4.6 shows, most scattered employment sites that changed use changed to community uses (D1 Use Class), which is permitted under Policy E.6. The vast majority of the new uses (80%) were for education or places of worship. Trends in places of worship will be monitored more closely in future AMRs.

# 6 Environmental Protection

### Overall Objective

**6.1** Merton's aim is to protect and enhance the local environment whilst contributing to tackling global environmental issues.

### Key Issues

#### Waste

**6.2** Merton Council collects approximately 100,000 tonnes of waste a year. Of this, approximately 70,000 tonnes is household waste, including street litter.

**6.3** One of the major changes that will need to be considered is the proposed changes that the Mayor is making to waste planning. This is derived from European legislation that is driving up the cost of landfill.

**6.4** The Mayor aims to see London deal with 85% of its own waste by 2020. This will require a doubling of waste treatment facilities across the capital to meet this target and outer London boroughs will also have to deal with much of central London's waste. Changes to waste policies were made in the London Plan (adopted December 2006) and further guidance issued from central government (PPS10 Waste Management).

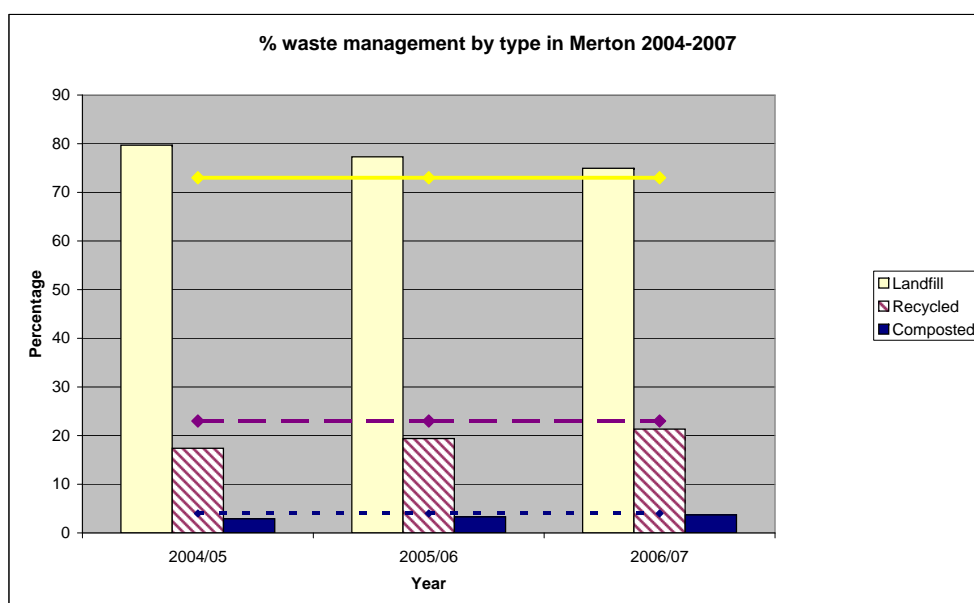
**6.5** Joint working between boroughs is encouraged and is being actively pursued for the south London boroughs of Merton, Croydon, Kingston and Sutton.



## Waste - Contextual Indicators

### Contextual Indicator 5a: Percentage of household waste landfilled, recycled and composted

Figure 6.1 Waste management by type in Merton



**6.6** 100% of homes were covered by doorstep collection and during the year the number of flats benefiting from dedicated weekly near entry collections rose from 7% to 100%.

### Waste - Policy Indicator 5i: New waste management facilities by type. (Core indicator 6a)

**6.7 Assessment of policy:** ST22: Environmental Protection and PE.10: Waste Facilities

**6.8 Target:** Increase facilities for waste management towards meeting Merton's waste targets

**6.9 Performance :** A private waste management facility opened at Garth Road in 2006-07 but the capacity is currently unknown.

## Flooding

### 6.10 Policy Indicator 5.ii: Flood Protection (core indicator 7)

## 6 Environmental Protection

**6.11** Number of planning permissions granted contrary to Environment Agency advice on either flood defence grounds or water quality

**6.12 Assessment of policy: ST.23 Environmental Protection and PE.5: Risk from flooding**

**6.13 Target :** Zero applications

**6.14 Performance :** 2006-07 Zero applications – All Merton's planning approvals requiring compliance with flood defence or water quality provisions were granted in accordance with the advice of the Environment Agency.

### Air Quality

**6.15** The Mayor's air quality strategy was published in September 2002 and aims to minimise the adverse effects of air pollution on the health of those who live and work in London.

**6.16** Deriving from feasibility work identified by the Air Quality Strategy the Mayor will introduce a Low Emission Zone in February 2008 that will cover the whole of London. Its principle aim will be to improve air quality by deterring the most polluting vehicles from driving in the area. At first this will cover larger engined diesel vehicles such as lorries, buses, coaches, large vans and minibuses. Introduction will be phased over four years and will not cover cars, motorcycles and small vans.

### Nitrogen Dioxide levels

**6.17 Target:** 200 µg/m<sup>3</sup> (1 hour mean) not be exceeded more than 18 times per year.

**6.18 2006/2007 Performance** 40 µg/m<sup>3</sup> (Annual mean) Target exceeded on four occasions

### Particulates (PM10) levels

**6.19 Target:** 50 µg/m<sup>3</sup> (24 hour mean) not to be exceeded more than 35 times per year.

**6.20 2006/2007 Performance** 40 µg/m<sup>3</sup> (Annual mean) Target exceeded on five occasions

**6.21** This monitors policy PE1 and ST22

(1)

**6.22** Air quality across London is improving and the trend is up overall as transport emissions fall due to improved technology. The biggest contributor to air pollution in the borough is still road transport and the Traffic Monitoring Report indicates that levels are increasing.

**6.23** Of the pollutants produced by road traffic oxides of nitrogen and particulates have been identified as exceeding national target levels in the borough. These two groups of pollutants are the focus of objectives in both Merton's Air Quality Strategy and the National Air Quality Indicators. For nitrogen oxides the borough does not have any continuous monitoring sites but nearby sites that are part of the Local Air Quality Network are considered to represent the situation in the borough.

**6.24** For particulates there are two permanent monitoring sites in the borough. There is also a designated Air Quality Management Area that covers the major roads in the borough.

## Water

### Contextual Indicator 5b: Water Use

**6.25** There is no single target for water use contained in government policy beyond reducing the amount lost to leakage and reducing the amount used in domestic, commercial and government premises.

**6.26** Ofwat sets individual water companies' targets to reduce leakage to its economic level (economic level = the level at which it costs more to reduce leakage further than to produce that water from an alternative source) (Ref: *Down the Drain: London's water usage and supply*, GLA 2005; Defra; Ofwat)

**6.27** The proposed Code for Sustainable Homes contains a minimum standard for average per capita consumption is to not exceed 125 litres per person per day (46m<sup>3</sup> /bedspace/year). The table below sets out the average consumption for water companies in Merton.

**6.28** This gives some context to policy PE7: Capacity of water systems but does not monitor it

**Table 6.1 Average per capita per day water consumption for water companies in the Merton's area.**

Merton's water companies	Average estimated per capita consumption 2004/05 (litres/head/day)	Average estimated per capita consumption 2005/06 (litres/head/day)
Sutton and East Surrey Water	173	171
Thames Water	159	164
Combined average	150	151

## 6 Environmental Protection

(2)

### Energy

**6.29** PPS22 on Renewable Energy was published in late 2004 with the target of producing 10% of England and Wales' electricity from renewable resources by 2010 and 20% by 2020. This is to help meet the government target for a 60% reduction by 2050, which translates to a sub-regional target, is 140MW of energy. The Mayor's Climate Change Action Plan, which was published in February 2007, has doubled this target for London with the aim to reduce our emissions to 1990 levels by 60% by 2025.

**6.30** The use of renewable technology to provide jobs is recognised as a way of maintaining high and stable employment levels. Locally there is potential for developing a district heat and power scheme in Mitcham; policy may be required to bring this forward or even site designations may need to be identified. It is currently written into the adopted Mitcham town centre SPD. In 2003 Merton was the first local authority to adopt a local planning policy requiring large new commercial buildings to install renewable energy equipment and in 2007 the Council was awarded the RTPI Silver Jubilee Cup in recognition of the impact this policy has had in combating climate change. In 2005 Merton was designated as one of four Energy Action Zones in London.

### Contextual Indicator 5c: National amount of energy produced from renewables

**6.31** **Target:** 10% by 2010

**6.32** **Performance:** In 2005/06 this represented 3% of all energy generated in the UK

**6.33** **Policy Indicator 5.iii:** Total CO<sub>2</sub> emissions saved through renewable technologies implemented

#### Target:

10% of energy produced to be provided by every project that requires it.

**6.34** **Performance:**

---

2 Ofwat. *Security of supply, leakage and water efficiency: 2005/06 report*. Please note that these results are based on data gathered within and outside Merton; there is no water company that operates exclusively in Merton. The report for 2006-07 is not yet available (Oct 07)

Site	CO <sub>2</sub> saved (tonnes)	% of total CO <sub>2</sub>	Type	Size m <sup>2</sup>	Technologies
Windsor Avenue	8	13%	Light Industrial	2,600	2 * 6kW Proven Wind turbines
Miles Road	3.65	6%	Light Industrial	1,500	10 kWp of Photo-voltaic cells
Lidl supermarket	58	34%	Retail	3,000	Ground Source Heat Pump

**6.35** Table 5.3 shows that 69.65 tonnes of CO<sub>2</sub> were saved by the use of various different renewable energy sources in 2006/2007. It should be noted that this is based a combination of manufacturing outputs adjusted to fit their installation as part of that development. In the case of LIDL it is based on the report from consultants. It should also be noted that the Miles Road scheme made a S106 contribution for energy efficiency measures.

**6.36** In future the EU Energy Performance of Buildings will require certification of all buildings from April 2008 and public buildings this will have to display this information.

## Light Pollution

### Policy Indicator 5.iv: Number of citations of policy PE.3 light pollution in decision making or appeal

**6.37** **Assessment of policy:** PE3 Light Pollution

**6.38** **Target:** Minimise the impact of light pollution for Merton's communities

**6.39** **Performance:** In the year 2006/07 there was one application that required conditions controlling the use of lighting equipment. This controlled the hours of use.

## Contaminated Land

### 6.40 Policy Indicator 5.v: Number of contaminated sites in Merton that were successfully redeveloped following remediation

**6.41** **Assessment of policy** : PE.8 Contaminated, Vacant and Derelict Land

**6.42** **Target** : To ensure that all contaminated land subject to new development in the borough is in a fit state for the proposed use.

## 6 Environmental Protection

**6.43 Performance** : In the year 2006/07 there were 25 applications that were required to respond to contaminated land issues.

### Policies not used in 2006-07

- PE4: Overhead power lines
- PE9: Waste Minimisation and Waste Disposal
- PE12: Energy Generation and Energy Saving

### Policies Not Directly monitored

**6.44** PE11: Recycling Points

### Policies Deleted

**6.45** Policy PE10 deleted from the UDP in September 2007.

### Appeals Analysis

**6.46** Policies PE.2 Pollution and Amenity, PE.5 Risk From Flooding and PE.7 Capacity of Water Systems were cited in appeals during the year. PE.2 was cited twice, PE.5 and PE.7 once. In all cases, the result was an appeal dismissal indicating that the policies are robust.

## Conclusions

**6.47** Within their current scope the Environmental Protection policies are performing well. The progress made with the high profile renewable energy policy PE13 with the completion of the Willow Lane Industrial Estate development is one example of this. Further examples complying with this policy will be coming forward in the coming months.

**6.48** It should be noted that, although Merton was the first borough in the UK to introduce a planning policy requiring 10% renewable energy on commercial developments (adopted in October 2003), only a few developments that have been granted permission have actually been constructed. This is in part due to local market conditions and also the threshold at which the policy is set. Areas of London with more regeneration potential (such as the Lea Valley and Olympics area) will have more potential for generating renewable energy as part of new development. Well-established areas such as Merton with less potential for regeneration may reduce more CO<sub>2</sub> through requiring renewable energy on residential developments and through focusing on energy conservation measures in existing buildings or the implementation of district heating schemes.

**6.49** In response to this Merton's LDF will introduce policies that apply to residential, extensions and encourage district heating schemes. Policy to ensure greener housing is built that applies the Code for Sustainable Homes will help to improve the overall sustainability of housing rather than just the energy aspects. It will tackle water use and the materials used in construction for example.

# 7 Housing

## Housing

### Overall Objective

**7.1** To promote the sustainable use of land and sustainable neighbourhoods by providing an adequate supply and range of housing types and tenures to meet the needs of all sectors of the community, including those unable to compete financially in the housing market.

### Context

**7.2** The key objectives are to improve the choice of housing types, better balance supply and demand and create sustainable, inclusive and mixed communities.

**7.3** The following is an outline of key housing issues currently facing Merton. For more in-depth contextual and background information on the topic of housing in Merton, please refer to Merton's previous Annual Monitoring Reports.

### Meeting Merton's Housing Needs

**7.4** Merton faces a multiple housing challenges. More homes are needed in all tenures, especially family housing for affordable rent and shared ownership.

## 7 Housing

### Housing stock in Merton

Figure 7.1 Housing stock in Merton

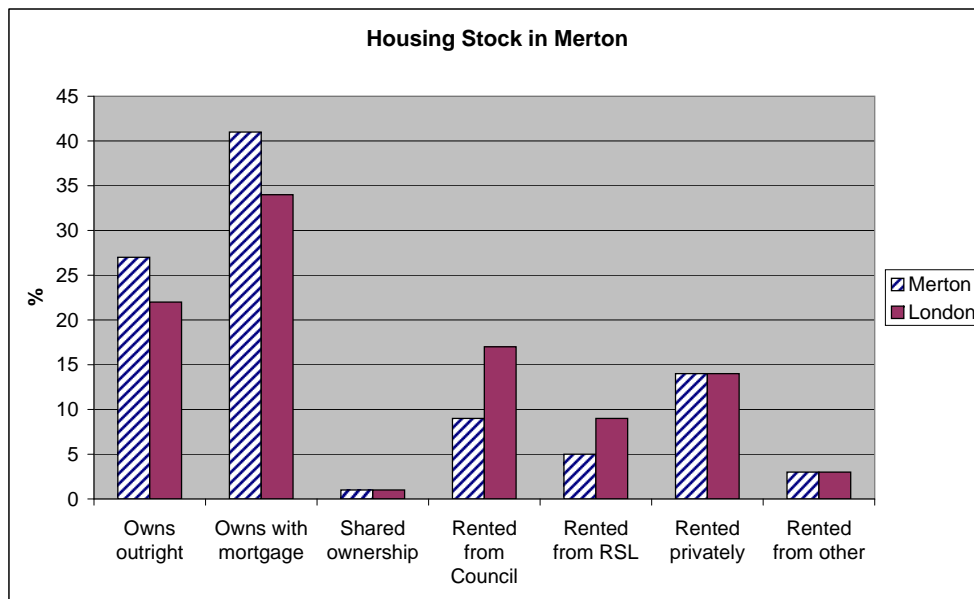
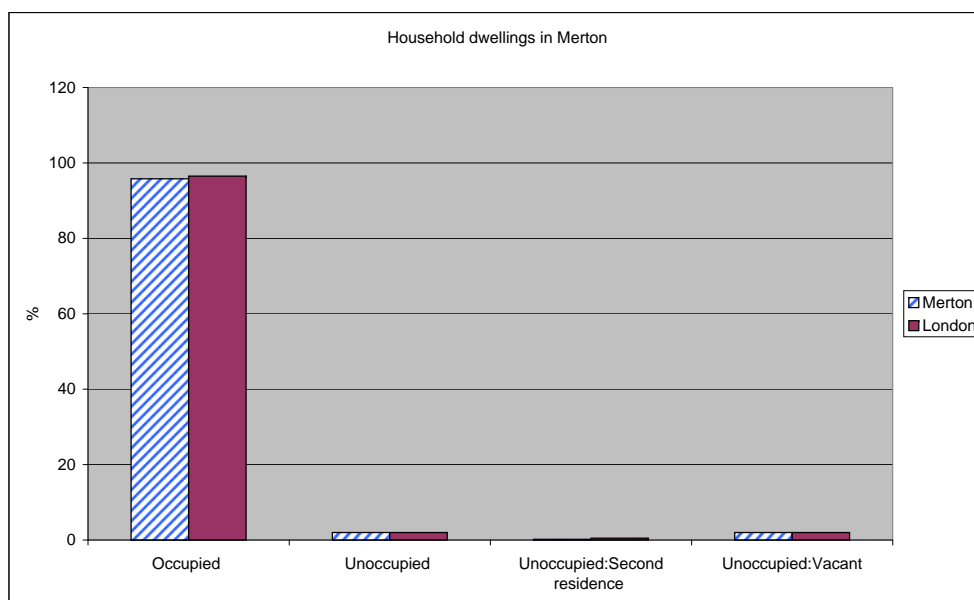
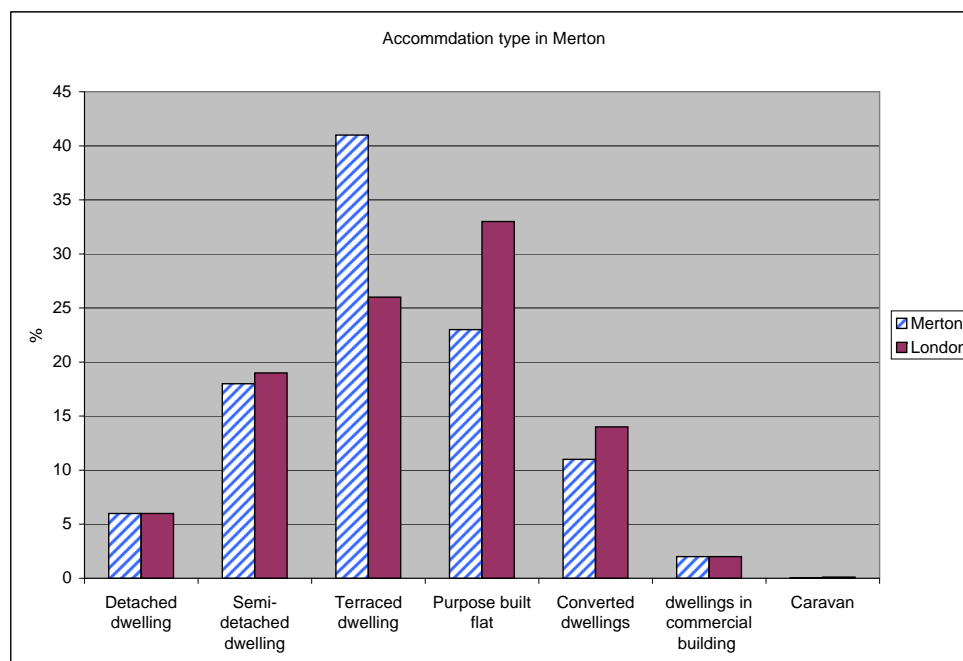




Figure 7.2 Household dwellings in Merton



**Figure 7.3 Accommodation type in Merton**



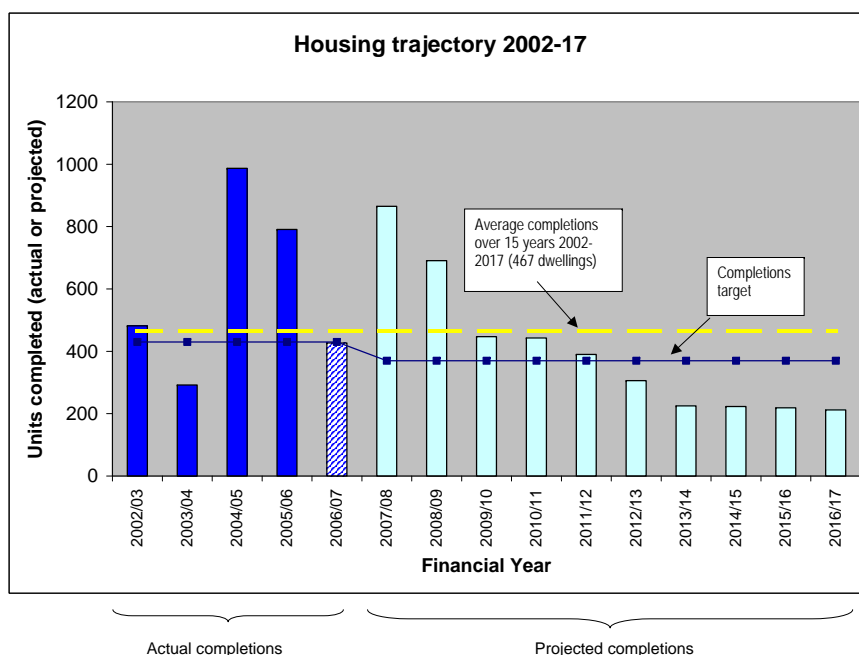
## Contextual indicator 6a (Core Output Indicator 2a: Housing Trajectory)

**7.5** In accordance with government guidance Merton's housing trajectory contains the following:

1. Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
2. Net additional dwellings for the current year;
3. 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;
4. The annual net additional dwelling requirement; and
5. Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance

**7.6** 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).

**Figure 7.4 Merton's housing trajectory for 2006/07**



**7.7** The projected number of dwellings as shown from 2006/07 (current year) to 2016/17 is set out in more detail in the table below.

**Table 7.1 Dwellings required to meet completion target**

Year	Housing Trajectory Projected Completion Figure	Housing Target	Number of net additional dwellings required to meet completion target	Number of units projected completion figure expect to exceed housing target by
2006/07	427*	430	3	0
2007/08	865	370	0	495
2008/09	691	370	0	321
2009/10	447	370	0	77

# 7 Housing

Year	Housing Trajectory Projected Completion Figure	Housing Target	Number of net additional dwellings required to meet completion target	Number of units projected completion figure expect to exceed housing target by
2010/11	443	370	0	73
2011/12	390	370	0	20
2012/13	306	370	64	0
2013/14	225	370	145	0
2014/15	223	370	147	0
2015/16	219	370	151	0
2016/17	212	370	158	0

\*Completion figure is actual number of completions for this year (2006/07) Please note this **does not include** vacancies brought back into use which also count towards Merton's housing target. See Contextual Indicator 6b below.

**7.8** Projected completion figures are based on an assessment and grading of sites from a number of sources (not including windfalls). 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.

- **Grade A sites** – sites where planning permission has been granted and development has started by 31
- **Grade B sites** – sites where planning permission has been granted but development has not started by 31
- **Grade C sites** – sites where planning permission has been granted subject to the signing of a Section 106 agreement or meeting other planning conditions
- **Grade D sites** – sites with outline planning permission but where reserved matters have not been approved by 31
- **Grade E sites** – UDP proposals sites where planning permission has not been granted by 31
- **Grade F sites** – Housing Capacity Study sites identified as having housing capacity but where planning permission has not been granted by 31

**7.9** Merton's housing trajectory shows that Merton is meeting its housing targets, apart from this year (2006-07) where the completions of 427 dwellings is 3 dwellings lower than the target of 430.

**7.10** However in the Early Alterations to the London Plan (published 2006) Merton's share of London's housing target has been reduced from a minimum of 430 to 370 units per annum. This is considered a more realistic figure for development in Merton, given past development trends and the relative lack of availability of larger developable sites.

**7.11** Over the 15 years from 2002-2017, Merton is likely to deliver an average of 467 dwellings per annum. This takes account of the differences between years where Merton does not exceed its housing target (such as this year) and years when large development sites are likely to be completed (such as the 570 new dwellings to be completed on the site of the former Wimbledon Football Club in Plough Lane in 2007-08.)

### Contextual Indicator 6b: Meet Housing Provision Targets

**7.12 Assessment of Policy:** HP1 Housing Target

**7.13 Target:** Completion of 430 homes per annum

**7.14 Performance:** 514 homes in Merton in 2006/07 (427 new dwellings plus 87 vacancies brought back into use)

**7.15** Merton's share of the London-wide housing target is 430 completed new homes per annum, including new development and vacancies brought back into use. This figure has been revised from 2007-08 to 2016-17 to 370 homes per annum. This figure has been reached due to the outcome of the 2004 Housing Capacity Study and is considered a more realistic target for Merton. It is based on a rigorous methodology, involving the capacity assessment of both large (sites above 0.5 hectares) and small (sites below 0.5 hectares).

(1)

**7.16** Caution must be exercised in using statistics for housing completions as absolute figures. Changes to recording methods (from calendar to financial year), recording criteria, ward boundaries, site visits and building control completion dates and differences between various datasets such as Housing Provision Returns, the London Development Database and DCLG records give rise to some differences in results for the same recording periods.

**Table 7.2 Private and affordable completed housing in Merton**

Year	Completions (units)
1992	279
1993	252

1 (See London Plan Housing Provision Targets, Waste and Minerals Alterations, December 2006)

## 7 Housing

Year	Completions (units)
1994	347
1995	297
1996	373
1997	132
1998	218
1999	134
2000	177
2001	218
2002	482
2003/04	353
2004/05	983
2005/06	791
2006/07	514
TOTAL number of units completed since 1992	5550

### Granted Housing Planning Approvals 2006 – 2007

Table 7.3 Number of Granted Housing approvals in Merton 2000-07

Year	Approvals (units)
2000	831
2001	622
2002	698
2003/04	481
2004/05	546
2005/06	1148*
2006/07	573

Year	Approvals (units)
Total	3751

\*Includes 570 units approved on 20/10/2005 at Plough Lane (former Wimbledon FC Stadium)

Source: LDD/Merton residential monitoring

### Contextual Indicator 6c (Core Output Indicator 2b): Percentage of new and converted dwellings on previously developed land

**7.17 Performance:** 100% of new and converted dwellings in Merton in 2006-07 were built on previously developed land.

### Policy Indicator 6i: Appropriate mix of housing stock in new developments

**7.18 Assessment of Policy:** HN.3: Dwelling Mix

**7.19 Target:** To ensure a range of dwelling sizes in new development to meet local needs

**7.20 Performance:** It is essential that all new development provide a mix of dwelling types in accordance with local need. In 2006/07 the majority of new dwellings were 1 bed and 2 bed units.

**Table 7.4 Completions by size of dwelling**

Year	1 bed	2 bed	3+ bed	4 + bed
2004 - 2005*	192 (26%)	379 (51%)	115 (6%)	53 (7%)
2005 - 2006*	280 (35%)	398 (50%)	85 (11%)	32 (4%)
2006 - 2007	174 (34%)	245 (47%)	62 (12%)	37 (7%)

Source: Residential Monitoring Database, London Borough of Merton

\* 2004/05 and 2005/06 data is incomplete, so figures presented only present a partial picture and should only be used as a guide. All figures are gross and do not include losses incurred through demolitions or conversions



# 7 Housing

**Table 7.5 Completions by size for 2006/07**

Year	Affordable				Private Completions			
	1 bed	2 bed	3 bed	4+ bed	1 Bed	2 Bed	3 Bed	4+ Bed
2006 - 2007	134	173	31	28	40	72	31	9

## AFFORDABLE HOUSING

**Table 7.6 Affordable housing approvals over time**

	2005/06	2006/07
Affordable units approved	389	101
Affordable units approved as a percentage of total approvals (gross)	34%	18%

**Table 7.7 Affordable Housing Approvals by size and ward**

Wards				
Wards outside East Merton neighbourhood renewal area	1 bed unit	2 bed unit	3 bed unit	4+ bed unit
Abbey	0	0	0	0
Cannon Hill	0	0	0	0
Colliers Wood	0	0	0	0
Dundonald	0	0	0	0
Hillside	11	8	0	0
Lower Morden	0	0	0	0
Merton Park	0	0	0	0
Trinity	0	0	0	0
Village	3	14	11	0
Total	14	22	11	0
East Merton neighbourhood Renewal Area ward	1 Bed unit	2 Bed unit	3 Bed unit	4+ Bed unit

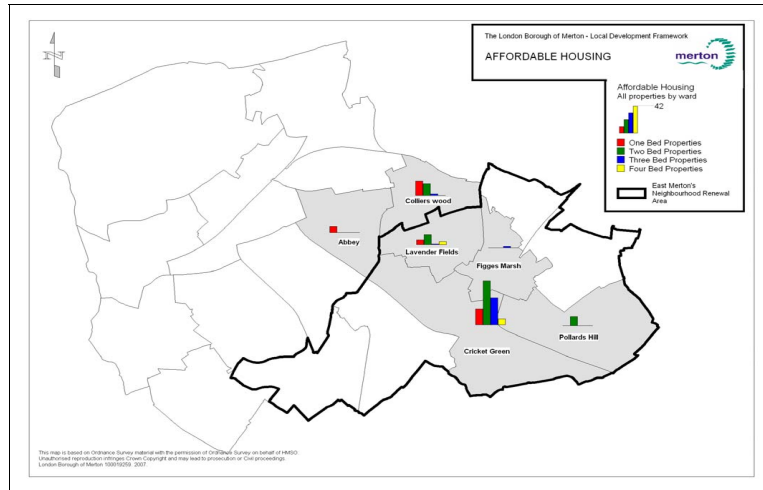
Wards				
Wards outside East Merton neighbourhood renewal area	1 bed unit	2 bed unit	3 bed unit	4+ bed unit
Cricket Green	0	0	0	0
Figge's Marsh	0	0	0	0
Graveney	0	0	0	0
Lavenders Fields	0	0	0	0
Longthornton	11	31	4	0
Pollards Hill	0	0	0	0
Ravenbury	5	13	0	0
Raynes Park	0	0	0	0
St Helier	0	0	0	0
Total East Merton Neighbourhood Renewal Area Wards	16	44	4	0
Total Completed Affordable Housing in the borough 111	30	66	15	0

**7.21** In 2006/07 111 affordable dwellings were approved, 42% of which were in the western wards outside the East Merton Neighbourhood Renewal Area, 58% of which were approved within the East Neighbourhood Renewal Wards.

# 7 Housing

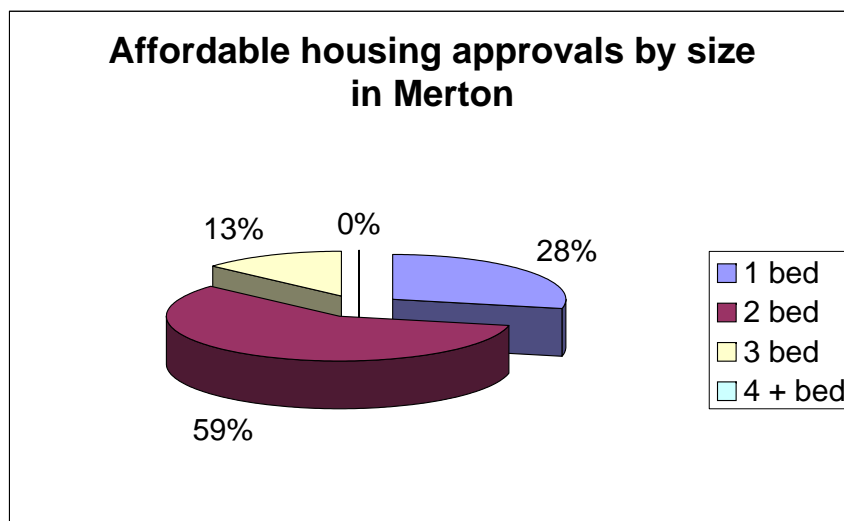
**Figure 7.5 Affordable Housing Completions by ward**

**Figure 6.5 Affordable Housing Completions by ward 2006/07**



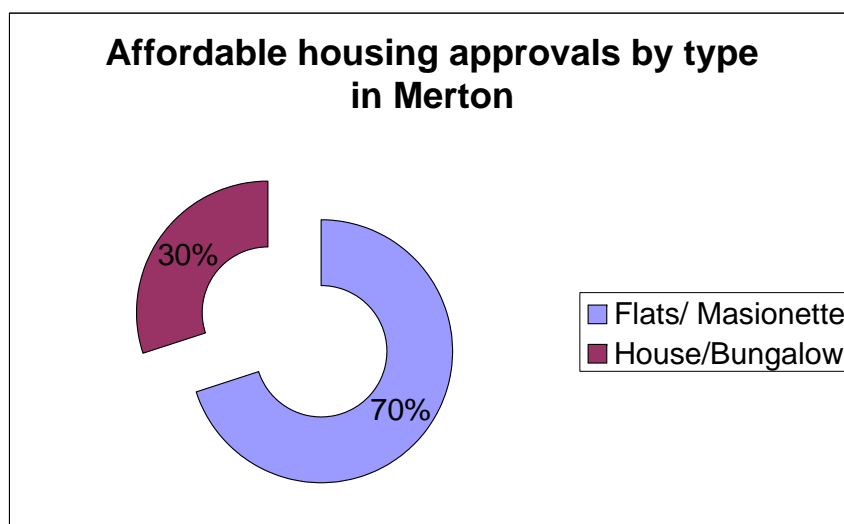
Source: London Development Database

**Figure 7.6 Affordable approvals by size**



Source: London Development Database / Merton Residential Monitoring Data

**Figure 7.7 Affordable approvals by type**



Source: London Development Database / Merton Residential Monitoring Data

#### **Contextual Indicator 6d (Core Output Indicator 2d: Affordable housing completions)**

##### **7.22 Assessment of Policy:** HN.1 Affordable Housing

##### **7.23 Target:** 30% Affordable Housing Targets for Schemes above 15 Units

**7.24 Performance:** UDP policy HN1 makes provision for 30% affordable housing in all residential developments of 15 units or more. This provision is currently under review and may be updated in order to be consistent with the London Plan, adopted after Merton's current UDP.

##### **7.25** There is a difference between different definitions of 'completed' affordable dwellings:

- Merton's planning section and the GLA (through the London Development Database) consider that an affordable home is complete when the building control records have been signed off and the dwelling is habitable.
- Merton's housing department (and the Housing Corporation) consider that an affordable home is complete once the legal agreement has been signed to transfer its ownership to the necessary affordable housing provider (e.g. RSL) who will find occupants

# 7 Housing

**7.26** As a result of these different definitions, sometimes an affordable dwelling can be counted as completed by the planning section (because the building is finished and the property is habitable) but not included in the figures for the housing section (because it has not yet been occupied)

**7.27** In 2006/07:

- Merton's planning department records 152 affordable homes as being completed
- Merton's Housing Department records 130 affordable homes as being completed

**7.28** With reference to affordable homes, all data in this chapter is based on planning department data unless the source indicates otherwise.

**Table 7.8 Affordable housing completions in Merton 2001-07**

Years	Total numbers of all homes completed (private and affordable)	Affordable units completed	Affordable units as a % of all units	Total completions for schemes above 15 units (private and affordable) (Policy HN1)	Percentage of completions for schemes above 15 units (Policy HN.1)	No of housing schemes providing more than 15 units	No of schemes over 15 units that provided affordable housing in accordance with Policy HN.1
2001-02	218	28	13%	79	36%	N/A	N/A
2002-03	482	110	23%	334	69%	N/A	N/A
2003-04	353	144	40%	N/A	N/A	N/A	N/A
2004-05	983	172	17%	507	52%	8	4
2005-06	791	127	16%	491	62%	8	3
2006-07	427	152	36%	199	76%	5	3

*Source: London Development Database / Merton's Residential Monitoring Data*

**7.29** Where affordable housing is provided through the planning system, this is through Merton's Unitary Development Plan (Policy HN.1) and the Further Alterations to the London Plan (Policy 3A.7; 3A.8i)

- Merton's UDP Policy HN.1 requires that all schemes of over 15 dwellings contain a minimum of 30% affordable housing.
- The Further Alterations to the London Plan requires that 50% of new dwellings London-wide be affordable and that any scheme providing over 10 or more new homes provides affordable housing.

**7.30** In monitoring Merton's affordable housing policy (UDP Policy HN.1), which is only based on schemes of 15 units or more, Column 6 of the table above shows that Merton has exceeded its minimum of 30% by reaching 76% affordable housing for schemes above 15 units or more. Even when measured against the total number of new homes (private and affordable), Merton has exceeded its own UDP policy target of 30% by reaching 36%.

**7.31** However, although Merton is moving closer than in previous years at 36% Merton has not reached the London Plan target of 50% affordable housing as applied London-wide.

**7.32** It should also be noted that the majority of Merton's affordable housing provision comes from schemes built by RSLs and not via planning policies. Of the five schemes that were of 15 units or more in 2006-07, two were 100% affordable. 100% affordable schemes accounted for 127 units (64%) of all affordable housing built in Merton in 2006-07. The remaining 36% was completed as a result of UDP policy HN.1

**7.33** Looking at the results for UDP policy HN.1 from 2004-07, of the 21 schemes over 15 units, only 10 schemes did so. The remaining 11 schemes either provided 100% affordable housing or off-site contributions. Since 2004, 366 affordable homes have been provided through 100% affordable housing schemes, compared to 111 affordable homes provided through planning policies.

**Table 7.9 Affordable housing completions (units) by Ward in Merton 2006/07**

<b>WARDS</b>				
<b>Western wards outside the East Merton Neighbourhood Renewal area</b>				
	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 + bed</b>
Abbey	6	0	0	0
Cannon Hill	0	0	0	0
Colliers Wood	14	11	2	0
Dundonald	0	0	0	0
Hillside	0	0	0	0
Lower Morden	0	0	0	0

## 7 Housing

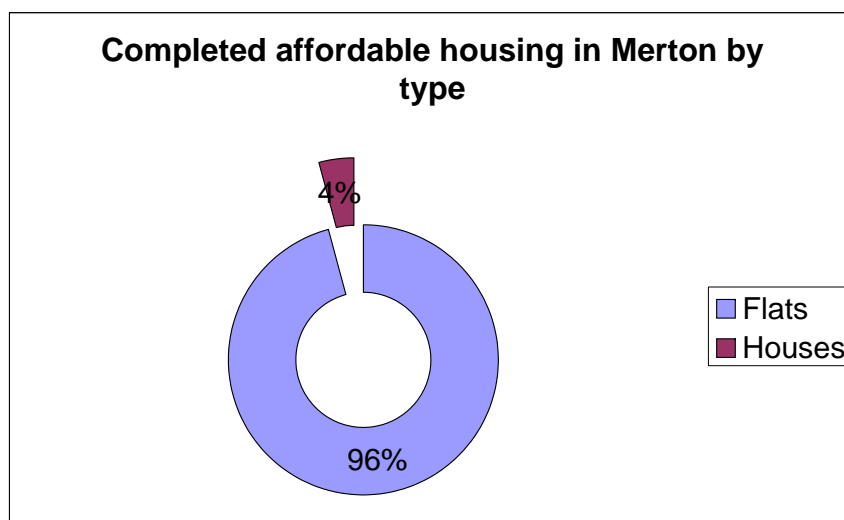
WARDS				
Western wards outside the East Merton Neighbourhood Renewal area	1 bed	2 bed	3 bed	4 + bed
Merton Park	0	0	0	0
Raynes Park	0	0	0	0
Trinity	0	0	0	0
Village	0	0	0	0
Wimbledon Park	0	0	0	0
West Barnes	0	0	0	0
Total western wards	20	11	2	0
East Merton neighbourhood Renewal Area wards	1 Bed	2 Bed	3 Bed	4+ Bed
Cricket Green	15	42	26	6
Figge's Marsh	0	0	2	0
Graveney	0	0	0	0
Lavenders Fields	5	10	1	3
Longthornton	0	0	0	0
Pollards Hill	0	9	0	0
Ravenbury	0	0	0	0
Raynes Park	0	0	0	0
St Helier	0	0	0	0
Total East Merton Neighbourhood Renewal Area Wards	20	61	29	9
Total Completed Affordable Housing in the borough (152)	40	72	31	9

Source: London Development Database / Merton's Residential Monitoring Data

**7.34** In 2006/07 152 affordable dwellings were completed. In western wards (outside the Neighbourhood Renewal Area) that represented 22% of the total completions, in the East Merton Neighbourhood Renewal Wards it was 78%.

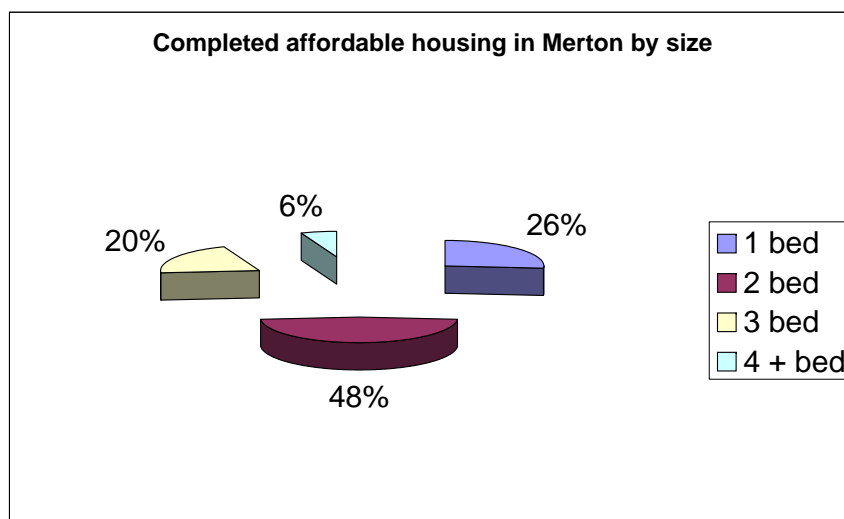


**Figure 7.8 Affordable housing completions by type**



Source: London Development Database

**Figure 7.9 Affordable housing completed in Merton**



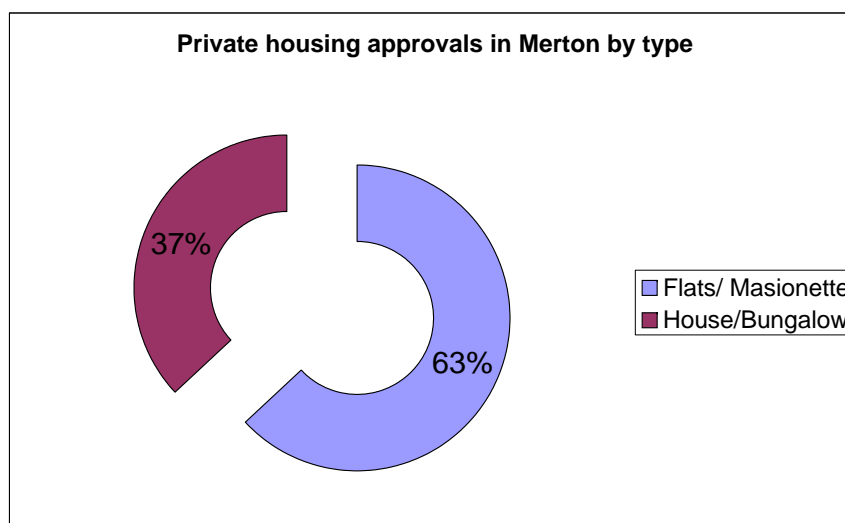
# 7 Housing

Source: London Development Database

## 7.35

### PRIVATE HOUSING

**Figure 7.10 Private Housing Approvals (units) By Wards (gross)**



Source: LB Merton, Residential Monitoring Database and London Development Database

**7.36** In 2006/07 planning permission was granted for 335 private homes to be built. In the western wards outside the East Merton Neighbourhood Renewal Area that represented 49% of the total approvals, in the East Merton Neighbourhood Renewal Wards it was 51%.

**Table 7.10 Private approvals in Merton by ward 2006-07**

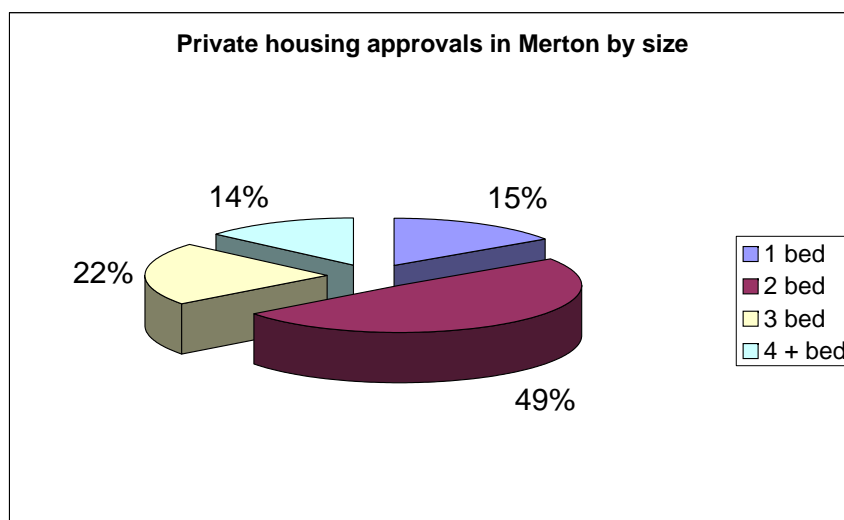
WARDS				
Western wards (outside East Merton Neighbourhood Renewal Area)	1 Beds	2 Beds	3 Beds	4+ Bed
Abbey	0	2	0	0
Cannon Hill	0	0	0	2
Colliers Wood	3	1	2	0

WARDS				
Western wards (outside East Merton Neighbourhood Renewal Area)	1 Beds	2 Beds	3 Beds	4+ Bed
Dundonald	0	3	0	0
Hillside	6	9	3	3
Merton Park	0	1	1	0
Raynes Park	6	1	7	2
Trinity	7	13	1	0
Village	1	9	34	33
West Barnes	1	1	0	0
Wimbledon Park	2	1	2	6
-	26	41	50	46
East Merton Neighbourhood Renewal Area	1 Beds	2 Beds	3 Beds	4+Beds
Cricket Green	3	11	0	0
Figge's Marsh	4	8	0	0
Graveney	1	2	5	0
Lavenders Fields	0	2	0	0
Longthornton	7	63	15	0
Pollard Hill	0	0	1	0
Ravensbury	10	37	2	0
St. Helier	0	1	0	0
Total East Merton Neighbourhood Renewal Area Wards (172 dwellings)	25	124	23	0
Total Private Approvals (335 dwellings)	51	165	73	46

Source: London Development Database

## 7 Housing

Figure 7.11 Private housing approvals by size.



Source: London Development Database

Table 7.11 Private Housing completions by Ward 2007 (gross)

Wards				
Western wards	1 Bed	2 Bed	3 Bed	4+ Bed
Abbey	5	8	0	0
Cannon Hill	1	2	2	0
Colliers Wood	*38	28	1	0
Dundonald	5	12	2	0
Hillside	10	17	1	1
Lavender Fields	7	26	8	12
Lower Morden	0	0	0	0
Merton Park	7	12	2	0
Raynes Park	7	12	1	2
Trinity	8	11	2	0
Village	10	6	2	9

Wards				
Western wards	1 Bed	2 Bed	3 Bed	4+ Bed
West Barnes	4	3	2	0
Wimbledon Park	8	12	4	0
Total West Merton Neighbourhood Wards	110	149	27	24
East Merton Neighbourhood Renewal Area wards	1 Bed	2 Bed	3 Bed	4+ Bed
Cricket Green	2	4	2	0
Figge's Marsh	0	6	1	0
Graveney	7	11	0	0
Longthornton	2	1	1	0
Pollards Hill	0	0	3	0
Ravensbury	5	2	0	0
St. Helier	0	0	1	0
Total East Merton Neighbourhood Renewal Area Wards	16	24	8	0
Total Private Completions 203	134	173	35	24

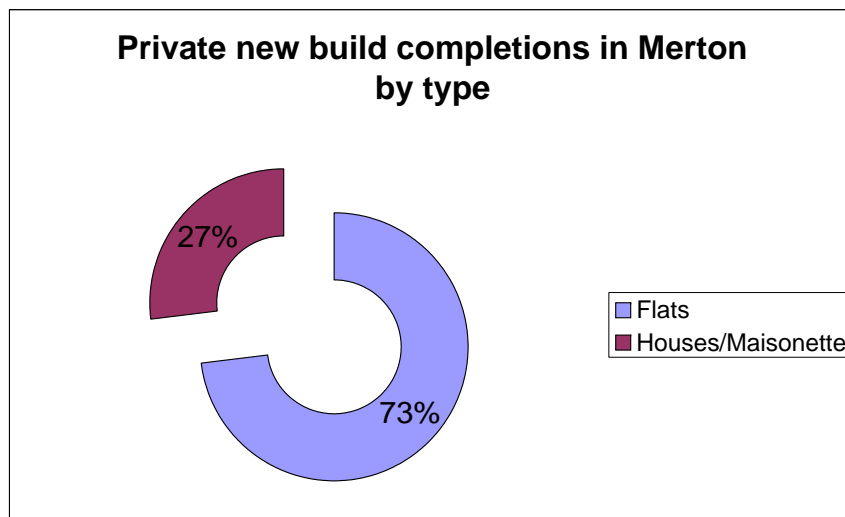
Source: London Development Database

\*Please note that two of these units are Live/Work units

**7.37** In 2006/07 203 private dwellings were completed. In the western wards that represented 46% of the total completions, in the East Merton Neighbourhood Renewal Wards it was 54%.

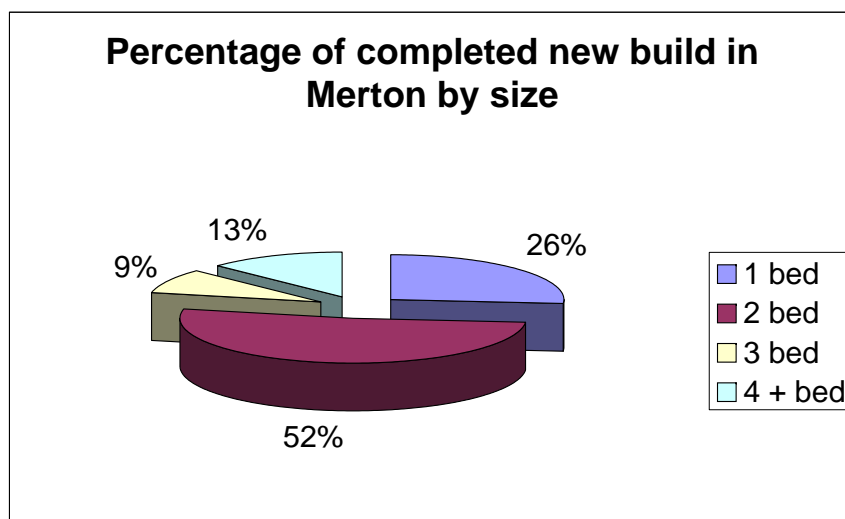
## 7 Housing

**Figure 7.12 Private Build Completions in Merton by type**



*Source: London Development Database*

**Figure 7.13 Percentage New Build in Merton by size 2006/07**



Source: London Development Database

## HOUSING DENSITY

**Policy indicator: Housing Density (Core Output Indicator 2c).**

**7.38 Assessment of policy:** HP.4 Density of Development.

**7.39 Policy HP.4 target:** New residential developments will be expected to be a minimum of 150 habitable rooms per hectare without harming character of the surrounding area and living conditions of neighbours.

**7.40 Core Output Indicator 2c targets:** Percentage of new dwellings completed at:

- Less than 30 dwellings per hectare
- 30-50 dwellings per hectare
- Over 50 dwellings per hectare

**7.41 Performance:** It should be noted that the performance relates to new developments completed in 2006/2007 and does not reflect existing or surrounding density patterns.

**Table 7.12 Policy HP.4 Performance**

	2006-07
Total number of developments completed (not including where result was net loss of residential)	112
Above 150 hab rooms per ha	102 (91%)
Below 150 hab rooms per ha	10 (9%)

Source: London Development Database / Merton's residential monitoring data

**Table 7.13 Core Output Indicator 2c performance**

	2006-07 No of dwellings completed	2006-07 As percentage of total number of dwellings completed	2005/06 as percentage of total number of dwellings completed
Less than 30 dwellings per ha	8	1.5%	5%
30-50 dwellings per ha	29	5.6%	13%
Over 50 dwellings per ha	479	92.5%	83%



Source: London Development Database

### CONVERSIONS

#### Policy Indicator: Flat conversions and retention of units

##### 7.42 Assessment of Policy:

- HP5 - Flat Conversions, size of original unit
- HP6 - Flat Conversion – Retention of units

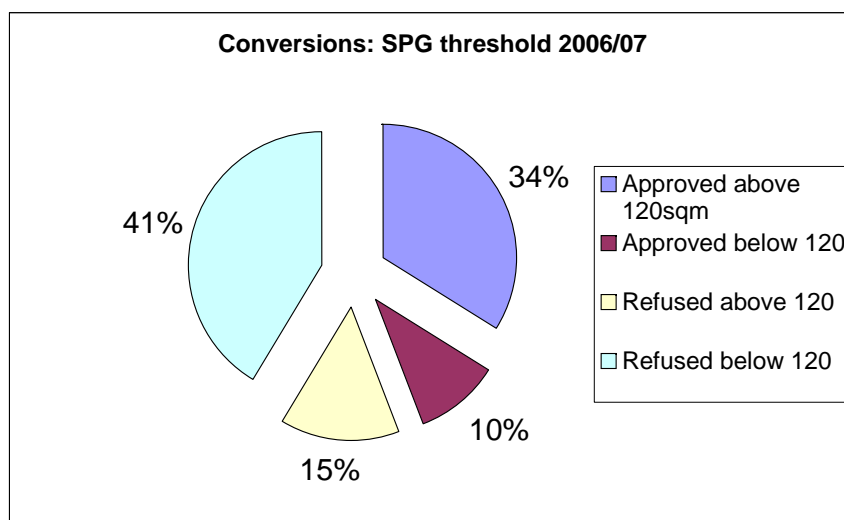
**7.43 Target:** To ensure that dwellings that are unfit for conversion in terms of their size, layout, situation or other matters are not converted.

**Table 7.14 Conversions Performance**

	Total applications received 2006-07	Applications approved	Applications Refused
Conversions from large family units to smaller housing units	105	46	59
Conversions from small units to large family house.	2	1	1

Source: LB Merton, HP5 Database

**Figure 7.14 SPG Threshold 2006/07**



Source: LB Merton HP5 Database

**7.44** Only 2 of the conversion refusals went to appeal in 2006/07; both were dismissed. One was above the SPG threshold of 120sqm the other was under. There were other policies cited for the dismissal on both of these appeals.

## VACANT PROPERTY

**7.45 Assessment of policy:** HP.3 Rehabilitation and vacant dwelling.

**7.46 Target:** 50 (BVPI 64).

**7.47 Performance:** 87 private sector dwellings that were vacant for more than 6 months that have been returned into occupation or demolished during 2006/07 as a direct result of action by Merton Council (*source: BVPI 64*)

## OLDER PEOPLE

**7.48 Assessment of Policy:** HN 4 - Housing for Older People

**7.49 Target:** to increase and improve provision of homes for Older People

## 7 Housing

**7.50 Performance:** In 2006 Merton introduced the first Housing Strategy developed for older people. It was recognised that many older people still live in poor housing, experience poor health have difficulties accessing service and may suffer exploitation and neglect.

**7.51** This strategy contains 3 year Action Plan with a total of 50 actions, which will help Merton to achieve the 5 key objectives set out in the strategy.

**7.52** The strategy team will work closely with other partnerships to deliver these actions, and will report to Merton's Older People Partnership Board, which brings together health and social care professionals as well as voluntary sector organisations.

**7.53** The Merton partnership structure will also support and deliver priorities set out in Merton's Community Plan (2006 – 2015).

**7.54** Merton's aim to respond to the changing and perse range of housing and support needs of older people, through

- Promoting independence and choice
- Champion preventative measures and early planning
- Identify housing needs
- Aspirations, expectations and perception of older people
- Develop policies and actions that meet those needs

**7.55** In 2006 Merton learnt that it's bid for a new Extra Care Housing scheme of over 30 new homes had been successful. The development will start in August 2007 with completion in 2008, by Housing 21 at Wykeham House, Langley Road Merton Park.

**Table 7.15 Wykeham House development**

Number of developments	Number of units	Shared Ownership	Rented Accommodation	1 Bed	2 Bed
1	33	10	23	25	8

Source: LB Merton, Housing Department.

### GYPSIES AND TRAVELLERS

**7.56 Assessment of policy:** HP.7 Accommodation for gypsies and travellers

**7.57 Target:** To make suitable location for travellers with the guidance of Department of Environment Circular 1/94 'Gypsy Site and Planning'

**7.58 Performance:** Merton has identified homelessness amongst second generation Gypsies and Travellers as an issue

**7.59** In 2006/2007 Merton made a successful bid for a Gypsy and Travellers Grant to refurbish the Brickfield Road Caravan site. The total cost of the works is £140k, with £105k coming from grant funding, and the remaining £35k coming via planning obligations.

#### **Policies not used in 2006-07**

- HN6: Accommodation for Homeless people. This policy was not used in 2006-07. At the end of March 2007 Merton had the lowest number of people in temporary accommodation of all London boroughs.

#### **Appeals**

**Table 7.16 Appeals Table**

Appeals Status	Housing Policies	Total
Allowed		
	HP1: Housing Target	2
	HP2: Retention of Residential Accommodation	0
	HP5: Flat Conversions: Size of Original Unit	1
	HS1: Housing Layout and Amenity	1
Total allowed citing Housing reasons		4
Total no of appeals allowed in Merton 2006/07		11
Dismissed		
	HP.1 Housing Targets	2
	HP.2 Retention of Residential Accommodation	1
	HP.3 Rehabilitation and Vacant Dwelling	0
	HP.5 Flat Conversions: Size of Original Unit	1
	HP.6 Flat Conversions: Retention of Units	0
	HS.1 Housing Layout and Amenity	11
	HS 2 Retention of Residential Accommodation	1

## 7 Housing

Appeals Status	Housing Policies	Total
Total dismissed citing Housing reasons		16
Total number of appeals dismissed in Merton 2006/07		49

**7.60** It should be noted that on appeals table above other non- housing policies were also cited. During 2006/07 there were a total of 61 housing related appeals that were determined by The Planning Inspectorate with one being determined by the Secretary of State.

### **Certificate of Lawfulness**

**7.61** A Certificate of Lawfulness is a procedure that follows a similar route to a full planning application, although in the case of proposed works the application is not advertised and there is no consultation with neighbouring properties. In the case where the development has already taken place, this is advertised and consultation with neighbouring properties is carried out.

**7.62** It should be noted that a 'Lawful Development Certificate' would only confirm lawful development under Planning Legislation and not the Building Regulations.

**7.63** During 2006/07 there were 426 applications granted for Certificates of Lawfulness, out of which seven Certificates related to the creation of 10 dwellings.

### **Conclusion**

**7.64** Generally Merton's housing policies are performing well. The strategic housing target to which this AMR has regard to is 430 homes (completions) per annum; at 514 new dwellings Merton exceeded this target by 84 units.

**7.65** The number of units approved for 2005/6 was in excess of 1000 and for 2006/7 over 500 units. Therefore it is likely that the marginal target shortfall in completions is likely to be ameliorated and offset once these approvals have been implemented.

**7.66** Merton's housing completions fluctuate and assessment of performance against a single year does not provide conclusive indication of how Merton will perform overall against this 15 year strategic housing target.

**7.67** Merton is meeting its own affordable housing planning policy 30% target, however the proportion of this (64%) has been achieved as a result of 100% affordable housing developments rather than through Merton's planning policy. To date the vast majority of this provision has been located in east Merton where it has been relatively more viable. Merton is not meeting its London Plan borough wide target of 50%.

**7.68** Merton will have to have regard to the Further Revisions to the London Plan 50% target which Merton must apply borough wide. The challenge now for Merton will be to ensure that the London Plan 50% target is attained and that future provision of affordable housing is spatially distributed more equitably across the whole borough. This will ensure a more sustainable mix of housing tenure, coupled with contributing towards meeting the identified significant local housing needs.

## 8 LDS - Progress Towards

### Progress towards LDF timetable

**8.1** This chapter sets out Merton Council's progress towards meeting its LDF timetables and milestones as set out in the Local Development Scheme 2005-2008 (2nd ed), and the reasons for any differences between milestones and actual events.

**Table 8.1 Merton's Local Development Scheme**

Date	Action
March 2005	Merton's LDS V1 submitted to the Secretary of State
May 2005	Secretary of State approves Merton's LDS V1
June 2005	Merton Council has achieved all of the deadlines set out in LDS V1 but decides to revise the LDS
July 2005	LDS (V2) resubmitted to the Secretary of State
September 2005	Secretary of State approves Merton's LDS V2
November 2005	Merton Council resolves that LDS V2 should come into effect
March 2006	Merton Council has achieved all of the deadlines set out in LDS V2 but decides to revise the LDS (reasons set out below)
April 2006	LDS V3 resubmitted to the Secretary of State
June 2006	Secretary of State approves Merton's LDS V3
July 2006	<a href="#">Merton Council resolves that LDS V3 shall come into effect</a>
Sept-Nov 2006	Merton Council approves revision of LDS V3 to create LDS V4
December 2006	LDS V4 submitted to the Secretary of State
April 2007	Secretary of State approves Merton's LDS V4
May 2007	Merton Council resolves that LDS V4 shall come into effect

**8.2** The shaded area is outside the monitoring period of this AMR and either has been covered previous AMRs or will be covered in the next AMR

**8.3** Merton's LDS has been revised to ensure that it will continue to accurately and realistically 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.

**8.4** Reasons for the revisions between LDS Version 1 and Version 3 are set out in Merton's earlier AMR's. AMR 2005/06 Chapter 7 (section on "DPD programme review") specifically identifies the need for a review of LDS V3.

**8.5** The reasons for revision between LDS Version 3 and Version 4 are mainly connected to discussions with the Government Office for London on improving the reliability and value of LDS. This includes correspondence to the Heads of Planning for all London boroughs from GOL (6th Dec 2006) which instructs LPAs to ensure all LDS are realistic and deliverable and that the implications of evidence base requirements (including PPS3, published in November 2006) are fully considered when setting milestones.

**8.6** To this effect the following changes were made between LDS V3 and LDS V4:

- The timetable for the Site Allocation DPD was changed so that Preferred Options consultation and subsequent milestones will take place after the adoption of a sound Core Strategy and Development Control policies.
- The Core Strategy, Development Control policies and Proposals Map DPDs will continue to be created and consulted on in parallel. However the Preferred Options consultation and subsequent milestones were changed from a start date in October 2006 until June 2007 to allow more time to develop the evidence base to support sound policies.
- Timetables for the production of the following SPDs: Sustainable Construction; New residential development and Affordable Housing were altered accordingly to correspond to the new DPD timetable.
- Following its revision, a further public consultation stage relating to the SPD: Mitcham Town Centre Development Brief was added to LDS V4
- To meet NHS requests, the timetable for production of the SPD: Wilson Hospital was altered to allow for public consultation in April/May 2007 (changed from November/December 2006)
- The Conservation Area SPD detailed in LDS V3 was revised to be called the Historic Environment SPD, with new milestones set

## **LDF progress to milestones**

### **Development Plan Documents (DPDs)**

**8.7** Merton Council is preparing three DPDs in parallel:

- Core Strategy
- Development Control Policies
- Proposals Map

**8.8** Once a sound Core Strategy has been adopted, Preferred Options consultation and subsequent milestones will take place for the Site Allocations DPD



## 8 LDS - Progress Towards

**8.9** For the purposes of this AMR, which monitors the period April 2006-March 2007, the timetables will be monitored against those set out in Merton's LDS V4, as this was the LDS that Merton Council was working to for the majority of 2006/07 (from September 2006).

**8.10** The Government Office for London was consulted in September 2006 about the possible change from V3 to V4. Their approval of V4 on behalf of the Secretary of State (and subsequent LDS V4 adoption) only occurred slightly outside the 2006/07 recording year

**8.11** This Annual Monitor Report is required to measure DPD production progress against the following milestones. Only those in italics are specified in the LDS under the requirements of PPS12 and the Regulations.

**8.12** (As all four DPDs are running in parallel the milestones are the same for each.)

**Table 8.2 DPD preparation**

	DPD stages	Milestones (V4)	Progress to March 2006
1	<i>Start DPD preparation</i>	Aug 04	Aug 04
2	Prepare scoping report for SA	Oct 04	Oct 04
3	Consult on issues and options (start of) (Reg 25)	Oct 05	Oct 05
4	<i>Consult on preferred options and SA report (Reg 26)</i>	Jun 07	Jun 07
5	Consider representations, discuss with stakeholders	Sept 07	Sept 07
6	Prepare for DPD and SA report submission	Jan 08	N/A
7	<i>Submit DPD and SA report to Sec of State (Reg 28)</i>	Apr 08	N/A
8	Consult on submitted DPD and SA report (Reg 29)	May 08	N/A
9	<i>Pre-examination meeting</i>	Jul 08	N/A
10	<i>Start examination period</i>	Oct 08	N/A
11	Receipt of Inspector's binding report	Jan 09	N/A
12	<i>Adoption of DPD and subsequent publication</i>	Apr 09	N/A

## Statement of Community Involvement (SCI)

**Table 8.3 SCI preparation**

SCI stages	Targets	Progress to March 06
Prepare draft SCI	Aug 04	Aug 04
Consultation (Reg 25)	Nov 04	Nov 04
Public participation (Reg 26))	May 05	May 05
Prepare submission statement	Sept 05	Sept 05
Submit SCI to Sec of State (Reg 28)	Sept 05	Sept 05
Consider representations pre-examination	Dec 05	N/A for SCI
Pre-examination meeting	Dec 05	N/A for SCI
Start examination	Jan 06	N/A for SCI
Receipt of Inspector's report	Mar 06	Mar 06
Adoption and publication	May 06	July 06

## Supplementary Planning Documents

**8.13** As mentioned earlier in this chapter, this has since been revised with LDS Version 3, mainly to reflect the new government guidance that states that most conservation area character assessments should not be SPD:

**8.14** This Annual Monitor Report is required to measure SPD production progress against the following milestones to March 2006. Only those in *italics* are specified in Merton Council's LDS, under the requirements of PPS12 and the Regulations.

1. *Start of SPD preparation*
2. Preparation of the scoping report for sustainability appraisal
3. Preparation of draft SPD and SA report
4. *Consultation on draft SPD and SA report (Reg 17)*
5. Consideration of the consultation representations
6. *Adoption and publication of documents*

## 8.15

## 8 LDS - Progress Towards

**8.16** Figure 7.1 sets out Merton's SPDs and their progress against the milestones set out in Merton's LDS (V4). The diagram shows that Merton Council has met all its LDS targets for SPDs for 2006/07

### Programme review

#### DPD programme review

**8.17** From April 2006 to April 2007, more Core Strategy DPDs have been withdrawn or found unsound than have passed the Tests of Soundness. The Planning Inspectorate has identified an 85% slippage rate from LDS submitted to the Secretary of State in March 2005. To date no London borough has successfully passed the examination of their Core Strategy or Development Control Policies DPDs.

**8.18** Following a plethora of advice and guidance from bodies such as GOL, the Planning Inspectorate, Planning Advisory Service and Planning Officers Society, as well as publication of new.

**8.19** Merton's LDS will be revised if a new timetable is agreed. Revisions would also impact on the SPDs due to be produced, with timetables for the Sustainable Construction, New Residential Development and Affordable Housing SPD being altered correspondingly.

**8.20** Risk areas, which may result in revision to, include:

- The need to include details on the Joint Waste DPD once a timetable and contents are agreed with neighbouring boroughs of Croydon, Sutton and Kingston.
- Ensuring that lessons are learnt from the experiences of other Councils who have been through the Independent Examination.
- Any further evidence gathering needed as identified from the responses to Preferred Options on the Core Strategy, Development Control Policies or Proposals Map DPDs.
- Availability of resources – both financial and officer time and experience.
- Ensuring that the requirements of newly published government guidance, including PPS1 PPS3, PPS 22 and PPS4 (due for publication autumn 2007) are considered and incorporated into the evidence base for policy development prior to submission.
- Changes resulting from the Planning White Paper or the Mayor's powers
- Any changes arising from the publication of the Panel's report into the London Plan Further Alterations and its subsequent adoption (if sound).

#### SPD programme review

#### 8.21 Planning brief SPDs

- In producing planning briefs for sites, Merton Council works with partners relating to that site, including developers, service providers, the local community and internal Council departments

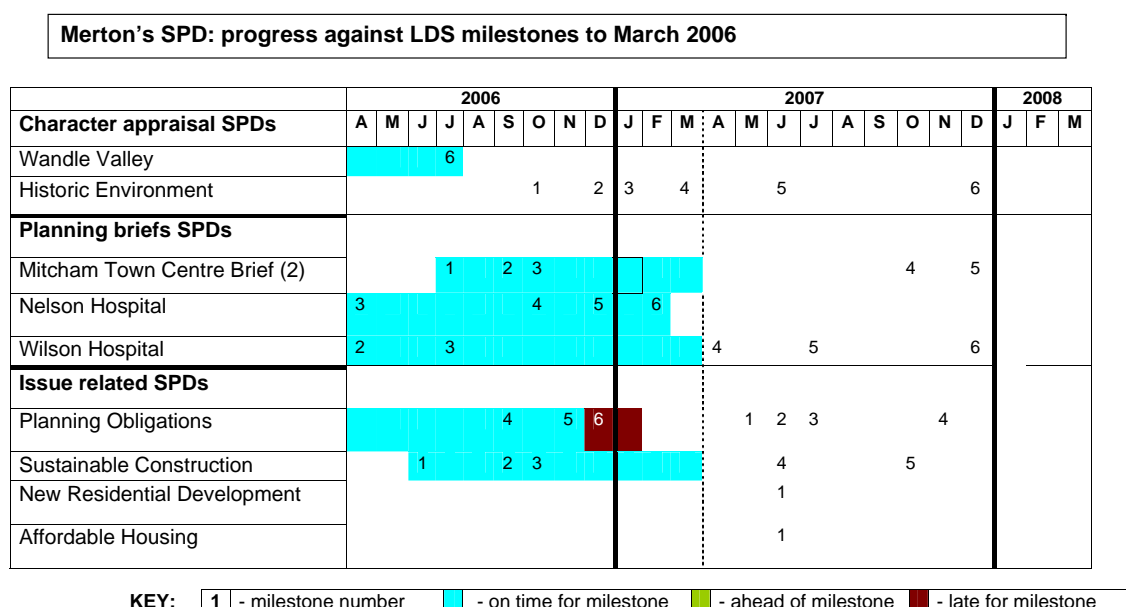
and procedures such as Asset Management Review. Production of these briefs, including their timetable, is often closely linked to the needs and resource availability of these partners

- Following a review, Mitcham Town Centre Development Brief SPD was reconsulted on in October-November 2006, as set out in LDS V4
- Wilson Hospital SPD timetable was altered on NHS request from LDS V3 to V4

## 8.22 Issue-related SPD

**8.23** As detailed earlier in this chapter, issue-related SPD milestones have been altered to reflect new DPD timetables.

**Figure 8.1 LDS progress**



## 9 Natural Environment

### Natural Environment

#### Overall Objective

**9.1** To identify, designate, protect and enhance areas that make an important contribution to nature conservation. This includes areas of nature conservation importance, green chains, green corridors and other areas of open space.

**9.2** To protect the permanence and integrity of Metropolitan Open Land and to conserve biodiversity and the natural heritage of the borough.

#### Key Issues

- **GLA Open Space and Habitat Surveys:** The Greater London Authority undertook a 10-year rolling programme of open space and habitat surveys during 2006/07. The survey results were published in March 2007 and have largely replaced the old London Ecology Unit "Merton Handbook", which was the basis for Sites of Importance for Nature Conservation (SINCs) as defined on the ground in the 2003 Merton UDP. The survey did not however cover green corridors.
- **Review of Merton's SINCS :** The GLA has worked with Council officers to review the Sites of Importance for Nature Conservation (SINCs) and produced a map, figure 8.1, and brief citation for each site.

#### Evaluation of Policies

#### Contextual Indicators

**Contextual Indicator 8a & b (Core Output Indicator 8: Biodiversity): Change in areas and populations of biodiversity importance, including:**

- (8a) Change in priority in habitats and species (by type)
- (8b) Change in areas designated for their intrinsic environmental value, including sites of international, national, regional or sub-regional significance.

#### COI 8a Change in priority in habitats and species

#### 9.3

**Table 9.1 COI 8a Change in priority in habitats and species**

Activity	Area (ha)	Level of importance
Ravensbury Park Pond Enhancements	0.5	Local

Activity	Area (ha)	Level of importance
Wandle Park enhancements and habitat creation (including reed bed creation)	0.5	Regional
Fishpond Wood Pond Enhancement	0.5	Local
Morden Park Pond Enhancement	0.125	Local
Three Kings Pond Enhancement	1	Local
Watermeads pond enhancements	1	Local
Bluegate pond enhancements, Wimbledon Common	0.5	Local
Mitcham Common (Golf Course), seasonal pond constructed	0.5	Local
Watermeads wetland enhancements	2	Regional
Morden Hall Park wetland enhancements	2	Regional
Fishpond Wood Enhancement to bluebell wood by installation of broadwalk	0.5	Regional
Wandle Park woodland creation	0.2	Local
Morden Park planting phase 1	0.25	Local
Morden Park planting phase 2	0.25	Local
Cannon Hill Common planting	0.25	Local
Badger habitat enhancement, Cannizaro Park	Small	Local
Ravensbury Park meadow enhancements	0.25	Local
Beverley Meads meadow enhancements	1	Local
Royal Wimbledon Golf Course, heathland restoration	1+	Regional/National
Current condition of heathland and acid grassland on Wimbledon Common is unfavourable but improving.	360	National
Woodland varies from favourable to unfavourable but improving	150	Regional/National

Source: London Borough of Merton Biodiversity Group

**9.4** The total area of Wimbledon Common and Putney Heath is 460 ha, 282ha of which lie within the London Borough of Merton. Over the course of 05/06 Wimbledon Common has seen its status raised to an area of European Nature Conservation. 360 ha relates to the area of the Common that is designated as an SSSI/Special Area of Conservation

## 9 Natural Environment

**9.5** For Wimbledon Common the present management strategy is on course and in the next decade hopefully all heath land and acid grassland sites will be considered as favourable.

### 9.6

**Table 9.2 Changes in priority species in Merton**

Activity	Population	Population change	Level of importance
Bat roost ( <i>Leisler's</i> ), Cannon Hill Common	Small	Discovered	Regional
Bat roost, Morden Park	Small	Discovered	Regional
Badger sett, Fishpond Woods	Small	Discovered	Local
Stag beetle, Morden Hall Park	Small	Improving	Regional/National
White-Letter Hairstreak (Butterfly) Mitcham Common	Small/Medium	Discovered (new colonies)	Regional/National
Hedgehog, Mitcham Common	Medium	Discovered	Regional
Soprano pipistrelle, London Scottish Golf Club	Large	Discovered	Regional
Daubenton bats, Queensmere	Small	Discovered	Regional
Nathusius pipistrelle, Wimbledon Common	Small	Discovered	Regional

**9.7** This data shows that the policies has not only promoted the enhancement of priority habitats but has also lead to improvement in priority species across the borough.

**COI 8b Change in areas designated for their intrinsic environmental value, including sites of international, national, regional or sub-regional significance.**

**9.8** Following the resurvey the overall distribution of Sites of importance for nature conservation (SINCs) has altered slightly. This data has been compared with the 1999 data from The London Borough of Merton and seven local biodiversity partners survey that identified 4,705 species within the Borough.



Figure 9.1 Sites of Importance for Nature Conservation across Merton

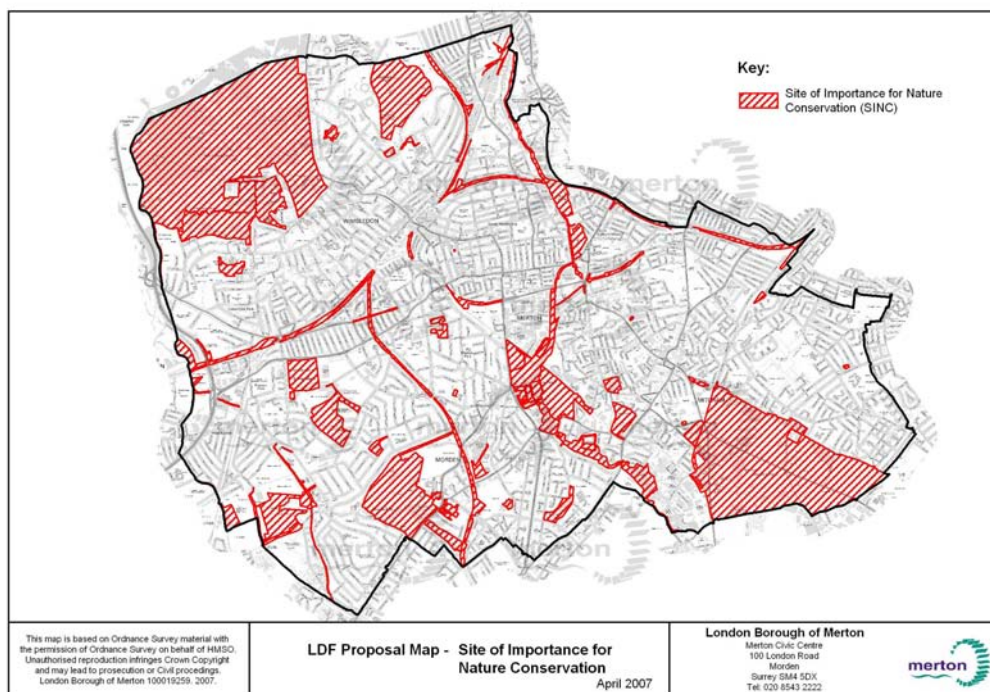


Table 9.3 Areas in Merton designated for their environmental value in 2007

Designation	Number of sites designated	Change in number of site designations	Total area (ha) <sup>1</sup>	Area changes in 2006/07 (ha) <sup>2</sup>
Site of Special Scientific Interest / Special Area of Conservation	1 - Wimbledon Common	0	360	No change
Sites of Metropolitan Importance for Nature Conservation	4	0	717.3	+ 11.58
Site of Borough (Grade 1) Importance for Nature Conservation	11	+ 1 Morden Park upgraded	195.67	+ 10.55
Site of Borough (Grade 2) Importance for Nature Conservation	18	+ 2	84.99	- 9.19



## 9 Natural Environment

Designation	Number of sites designated	Change in number of site designations	Total area (ha) <sup>1</sup>	Area changes in 2006/07 (ha) <sup>2</sup>
		St Peter and St Paul churchyard London Rd playing fields both upgraded Wandle Park added		
Local Nature Reserves	19	-1  St Lawrence's churchyard and Epsom Road estate Gardens added  Bushey school conservation area lost	22.30	- 2.33

1 This total is taken from the 2007 GLA Open Space and Habitat Survey. There are some numerical inconsistencies between these results and the 1997 survey results recorded in 'Nature Conservation in Merton' (1998) that are due to historic errors.

2 Values are obtained comparing the 2007 GLA Open Space and Habitat Survey with the 1997 survey results recorded in 'Nature Conservation in Merton' (1998)

**Policy Indicator 8.i: The number of planning applications for “inappropriate development” on land falling within Metropolitan Open Land (MOL) which are approved without “exceptional circumstances” being demonstrated.**

**9.9 Assessment of Policy:** NE1 Metropolitan Open Land and NE2 Development in proximity to MOL

**9.10 Target:** Zero applications each year

**9.11 Performance :** Background research suggests that “inappropriate development” of MOL only occurs where exceptional circumstances exist. In 2006/07, there were no applications for development of ‘inappropriate development’ on land falling within MOL that are approved without ‘exceptional circumstances’ being demonstrated. This indicates that polices are performing well.

**Policy Indicator 8.ii: The number of planning applications granted for “inappropriate development” on land falling in proximity to Metropolitan Open Land**

**9.12 Assessment of Policy:** NE.2 Development in proximity to MOL

**9.13 Target :** Zero applications per year

**9.14 Performance :** Zero applications in 2006/07. Merton has met the target and the policy is succeeding to ensure that no ‘inappropriate development’ on land within proximity to MOL obtains planning approval.

**Policy Indicator 8.iii: The number of applications for granted development of Sites of Special Scientific Interest (SSSI), Sites of Importance for Nature Conservation (SINC) or Local Nature Reserves, which would cause significant harm to the nature conservation interest of the site, where no mitigation or compensatory measures are planned**

**9.15 Assessment of policies:** NE5 SSSIs, NE6 LNRs and SINC, NE7 Species Protection, NE9 Management of Land

**9.16 Performance :** Zero applications in 2006/07 . Merton has met the target and the policy is succeeding in protecting SSSI, SINC and Local Nature Reserves from development that would harm the nature conservation interest of the site.

**Policy Indicator 8.iv: The number of approved planning applications having a detrimental effect on Green Chains and Green Corridors in Merton**

**9.17 Assessment of Policy:** NE3 Green Chains and NE8 Green Corridors

**9.18 Target :** Zero applications

**9.19 Performance :** No applications were refused on the basis of harming development on Green Chains (policy NE3) and two application refused on Green Corridors (policy NE8) in Merton. The policies are therefore succeeding to deter applications for development that may harm the borough’s Green Chains and Green Corridors.

**Policy Indicator 8.v: The percentage of Section 106 contributions that require the ongoing management of land in the interests of open space and biodiversity.**

**9.20 Assessment of policy:** NE 3 Green Chains , NE5 SSSIs, NE6 LNRs and SINC, NE7 Species Protection and NE12 Trees, hedges and landscape features

**9.21 Target :** Annual increase in the percentage of contributions towards open space and biodiversity

## 9 Natural Environment

**9.22 Performance : 41% of the total agreed contributions in 2006/07 went towards open space contributions.** Open spaces received the largest overall S106 contribution as an expenditure category for 2006/07. The Council will be looking to secure a proportion of these funds towards securing biodiversity improvements within the borough's parks and open spaces.

**Policy Indicator 8.vi: The number of applications having an adverse effect on trees protected by a Tree Protection Order (TPO) or a conservation area.**

**9.23 Assessment of policies** NE12: Trees, hedges and Landscape features, NE11: Trees, Protection

**9.24 Target : 0**

**9.25 Performance :** Less than 0.2% of trees were lost due to development. There are 400 Tree Protection Orders in Merton protecting over 5000 trees (to March 2005).

### Planning refusals:

**9.26** Policy NE12 was cited 3 times in refusals. Performance shows that the policies are being put to use in justifying the refusal of an application.

### Appeals Analysis

**9.27** There were two appeals in 2006/07 where a natural environment policy was used and contested. One appeal was allowed and the other was dismissed. With only two appeals it cannot be determined how the policies are working.

### Conclusions

**9.28** Policies in the area of Natural Environment are generally performing well as there has been no development in Local Nature Reserves and the quality and quantity of SINC's has improved shown in figure 8.1.

**9.29** However, it is important to note that monitoring the effect of the planning system on the natural environment is particularly complex:

- During the course of a year many of the measures that directly benefit the natural environment are more likely to be the result of careful land and species management rather than the application of policies in local development plans.
- Identifying and monitoring plant and animal species is extremely resource intensive and is difficult to do accurately and is likely to be more accurate and give a more realistic picture of any change when carried out over the species habitat, which has no regard for borough boundaries.
- Any effect that the planning system may have on the natural environment today is usually the result of previous planning decisions based on policies in development plans at least three

to five years ago and probably longer. During this time, other changes such as population growth, travel demands and changing leisure lifestyles will also have affected the natural environment. The 'cause and effect' relationship between current planning policies and improvements to the natural environment for the purposes of an Annual Monitoring report is questionable.

**9.30** The performance of the contextual indicator relating to levels of satisfaction with local parks suggests that the effectiveness of natural environment policies are being relayed to Merton residents as there was an 11% improvement in satisfaction levels (see Open Space chapter). Achieving targets in relation to this contextual indicator will provide evidence that the natural environment is being protected and enhanced.

**9.31** Planning policies are largely protecting Merton's Metropolitan Open Land. Where possible through S106 agreements, financial contribution is being sought for the protection and enhancement of the borough's natural environment and conservation areas.

**9.32** The quality and quantity of open spaces classified as SINCs has also improved greatly over the preceding 10 years, thus indicating that are policies are performing well.

## 10 Open Space

### Open Space

#### Overall objective

**10.1** To protect and enhance Merton's sports pitches, nature conservation areas, allotments, green chains, open spaces and recreational facilities.

#### Key Issues

**10.2** Open space is defined as all publicly accessible open space, whether public or privately owned.

- **Protection of green assets required:** Merton contains sites recognised as having ecological protection, such as Sites of Specific Scientific Interest, Sites of Importance for Nature Conservation and Local Nature Reserves, all of which should be afforded high levels of protection through the planning system. Similarly, the borough contains Green Corridors between sites that allow for the movement of species and are increasingly recognised as being important in the context of adapting to climate change given their cooling nature.
- **Merton Open Space Strategy** - Planning Policy Guidance note 17 is the current government planning policy document providing policy advice on open space, sport and recreation.
- MOSS findings reveal the following key open space issues in Merton:
  - improving the range and quality of open spaces;
  - providing a variety of open space balanced across the borough;
  - protecting open space from inappropriate development;
  - ensuring open space experiences are relevant to all sections of the community;
  - improving the safety and security of open spaces.
- **River Wandle:** the South London Partnership has established the Wandle Forum to promote the value of river and co-ordinate the activities of interest groups along its length.
- **Strategic Parks Project:** EDAW consultants on behalf of the GLA carried out the London Strategic Parks Project, published May 2006. It identified Regional and Metropolitan Park deficiencies and included the Wandle Valley as one of its 4 pilot studies. Merton will need to work with other boroughs to assist in overcoming these deficiencies and take this forward through the emerging LDF.

#### Contextual Indicators

**Contextual Indicator 9a (Core Output Indicator 4c): Amount of eligible open spaces managed to Green Flag Award standard**

**10.3 Performance:** 148 hectares or 22% of the total amount of open space in Merton (In total, Merton has 677ha of open space)

**10.4** As with all Core Output Indicators, the above indicator is set by Government guidance. Below is an extract from the section of the guidance that relates to the above indicator

“‘Eligible’ open space means areas that are managed to Green Flag Award scheme standards, i.e. they do not have to have the award itself.

The award is a marker of good quality in the management and maintenance of green spaces and can be awarded to any freely accessible public park or green space that meets the standard. This can include town parks, country parks, formal gardens, nature reserves, local nature reserves, cemetery and crematoria, water parks, open spaces, millennium greens, sites of special scientific interest and woodlands.

Sites need not be in local authority or public ownership but there should not be any charges made, or undue restrictions, on entry to the park or green space. Independent verification of whether a space has reached the standard is made through the award of the Green Flag or Green Pennant Awards are made on an annual basis.”

**10.5** Merton currently has a large amount of open spaces managed to Green Flag Award standard, and will be looking to increase this amount in the future.

#### **Contextual Indicator 9b: Percentage of residents satisfied with parks, playgrounds and open spaces:**

**10.6 Assessment of policy:** L6 Public Open Space

**10.7 Target:** Increase proportion of residents who rate parks, playgrounds and open spaces as good or excellent.

**10.8 Performance:** MOSS revealed that a number of residents wished to see improvements in the range and quality of open spaces across the borough and to ensure that open space experiences were relevant to all members of the community. The Merton Annual Residents Survey found the following:

- 2002/03 findings: 48%; London 2003 average: 47%
- 2003/04 findings: 50%; London 2004 average: 48%
- 2004/05 findings: 47%; London 2005 average: 46%
- 2005/06 findings: 52%; London 2006 average: 58%
- 2006/07 findings: 60%; London 2007 average: 60%

**10.9** Merton residents are generally satisfied with parks and open space in the borough, with just over 60% of residents in 2006/07 rating parks, playgrounds and open spaces in Merton as good or excellent.

*Source: LB Merton Annual residents survey*

## Contextual Indicator 9c: Visual and landscape quality of individual open spaces

**10.10 Assessment of policy:** L7: Recreational open space; L8 Open space deficiency

**10.11 Target:** Improve conditions of parks and open spaces by 2015 (Source: Merton Community Plans 2005-2015 Framework Document) and improve on the findings of the MOSS.

**10.12 Performance:** Merton Open Space Study 2005 revealed three parks classified as 'poor' and 13 as 'fair'. The MOSS and subsequent LDF consultations have revealed that quality of open spaces in Merton is an issue. Despite being rich in open space supply and comfortably exceeding the National Playing Field Association's target, residents think that some of Merton's open spaces are of poor quality and want to see improvements and more facilities.

*Source: Merton Open Space Study (to be completed every 5 years)*

## Contextual Indicator 9d: Amenity and facilities within parks and open spaces managed by Merton Council

**10.13 Assessment of policy:** L1 Informal Recreation

**10.14 Target:**

- 2006: complete Park Management Plans for all flagship parks
- 2007: complete Park Management Plans for all elite sports sites
- 2008: complete Park Management Plans for all amenity parks and open spaces

**10.15 Performance:** MOSS revealed that the quality of facilities is generally deteriorating through lack of maintenance. MOSS also revealed that some of Merton's parks do not provide a typical range of facilities when compared to the LPAC Open Space Hierarchy used as a benchmark for Merton's results in the MOSS.

Site	Current Situation
John Innes Park and Recreation Ground	Completed.
Sir Joseph Hood Memorial Playing Fields	Completed.
South Park Gardens	Completed.
Ravensbury Park	Completed
Cannon Hill Common	Completed
Cannizaro Park	Completed
Wimbledon Park	Completed
Holland Gardens	Completed



Site	Current Situation
Morden Park	Completed
The Canons	Completed
Wandle Park	Not Completed yet
Mitcham Town Greens	Completed
3 Kings Piece and Pond	Completed

Source: LB Merton, Leisure and Culture

### Contextual Indicator 9e: Areas deficient in local Parks

**10.16 Assessment of policy:** L8 open space deficiencies

**10.17 Target:** Four wards or fewer to have large areas outside the catchment area of any park.

**10.18 Performance:** MOSS identified 7 wards as having large areas outside the pedestrian catchments of any park. Areas deficient in local and small parks are generally on the west side of Merton; however these areas are closer to Wimbledon Common and include a number of private open spaces in the form of playing fields, some of which provide informal access.

**10.19** Policies in Merton's emerging LDF aim to continue to identify areas that are deficient in publicly accessible open space. Further research is required to update the evidence provided in the UDP.

Source: Merton Open space study (to be completed every 5 years)

### Contextual Indicator 9f: Percentage of population in Merton that has access to three types of facility from swimming pool, sports hall, health and fitness facilities, grass or synthetic turf pitch or golf course of which one is Quality Assured

**10.20 Assessment of policy:** L11 Protection of Existing Facilities and Land; L12 Provision of New Facilities

**10.21 Target:** Monitor trend over time - Increase percentage of Merton's population with access to three types of facility from swimming pool, sports hall, health and fitness facilities, grass or synthetic turf pitch or golf course of which one is Quality Assured (CPA Indicator: Choice and Opportunity Indicator)

**10.22 Performance:** 49% (this figure has not changed from the previous years review). Merton is currently performing relatively well in this area and will be looking to improve performance in the future.



# 10 Open Space

*Source: Sport England Active Places Power database*

## **Contextual Indicator 9g: Total number of allotment spaces across the borough.**

**10.23 Assessment of policy:** L.10 Allotments

**10.24 Target:** Maintain existing number of allotment spaces

**10.25 Performance:** Total plots 1364. Total in use 1161

*Source: LB Merton, Leisure and Culture*

## **Policy Indicator 9.i: Private and public open land to be used for informal recreation, providing it does not adversely affect the environment.**

**10.26 Assessment of policies:** L.1 Informal Recreation

**10.27 Target:** Trend - increase the number of planning applications each year that create informal recreational spaces

**10.28 Performance:**

- 2004/05: 3 applications
- 2005/06: 1 application
- 2006/07: 1 application

**10.29** Merton will be looking to enhance and improve access to private and public open land through emerging LDF policies in order to make open spaces be more accessible and meet the needs of the wider community.

*Source: London Development Database*

## **Policy Indicator 9.ii: Improve leisure walking and cycling routes across the Borough.**

**10.30 Assessment of policies:** L.2 Policy for Walking Routes, WC.1 Increasing Walking, WC.4 Cycle Routes

**10.31 Target:** 80% footpaths and rights of way being easy to use by members of the public

**10.32 Performance:** the percentage of total length of footpaths and other rights of way which were easy to use by members of the public

- 2003/04: 100% (audited)
- 2004/05: 83.33% (unaudited)
- 2006/07: 89.1% (unaudited)

**10.33** Merton has met its target and will be looking to maintain this good performance and where possible increase it to enable the borough to exceed its target. Ensuring footpaths and other rights of way in Merton are accessible and easy to use is key in delivering the wider MOSS objective of increasing the access of parks and open spaces in the borough.

*Source: Best Value Performance Indicator 178*

**Policy Indicator 9iii: Any development permitted on urban green space or public open space must be sensitive, ancillary to the open space use and retain and enhance open space facilities through redevelopment of a small part of the site**

**10.34 Assessment of policies:** L.7 Recreational Open Space

**10.35 Target:** all planning decisions permitting development on urban green space or public open space must fully adhere to policy L7: the retention and enhancement sport and recreational facilities on site through redevelopment of part of the site (enabling development)

**10.36 Performance:** In 2006/07 there were no applications

**10.37** The benefit of this policy is that it allows the improvement and enhancement of existing open space facilities, addressing the issue of open space quality, which we know from the MOSS study findings is an issue in Merton. The policy is however controversial in that it allows for the development of part of an open space. The policy is currently under review as part of the preparation of Merton's LDF.

*Source: LB Merton, Planning MVM*

**Policy Indicator 9.iv: Level of contribution provided towards open space through planning contributions**

**10.38 Assessment of policies:** L.1 Informal Recreation, L.8 Open Space Deficiencies, L.9 Children's Play Facilities, L.13 Improving Provision, F.2 Planning Obligations

**10.39 Target:** Monitor trend - Increased planning contributions towards open space

**10.40 Performance:** Planning applications resulting in a planning obligation providing an open space contribution:

- In 2004/05: 10 applications
- In 2005/06: 28 applications
- In 2006/07: 1 application (part of Harland School)

**10.41** The figures show that Merton secured a lower level of open space contributions from planning applications in 2006/07 than in the previous recording year.

*LB Merton, Section 106 monitoring*

## **Policy Indicator 9.v Number of children's play facilities provided in association with new housing developments in areas deficient in the provision of children's play facilities**

**10.42 Assessment of policies:** L.8 Open Space Deficiencies, L.9 Children's Play Facilities, L.12 Provision of New Facilities

**10.43 Target:** Increase facilities and improve quality of play spaces where appropriate

**10.44 Performance:**

- 2004/05: 3 applications
- 2005/06: 3 applications
- 2006/07: 0 applications

**10.45** There are currently few areas of the borough where there is no play space within 800m of a home. However the emerging standards in Draft Play Space Strategy will reduce this. The standard proposed is 800 metres for play space suitable for 12 year olds and above and 400 metres for play spaces for children younger than 12 years. The Council has adopted a Planning Obligations Supplementary Planning Document in July 2006 which looks to either provide play space or a financial contribution to improving the quality of existing play spaces.

**10.46** In 2006/07 Merton has carried out major refurbishment in play spaces at the following locations:

- King Georges Playing Field – Phase 2
- Armfield Crescent – Phase 2
- Colliers Wood Recreation Ground
- Moreton Green

## **Policy Indicator 9.vi: Number of allotments developed**

**10.47 Assessment of policy:** L.10 Allotments

**10.48 Target:** number of applications that affect an allotment

**10.49 Performance:** 2006/07 = no applications

**10.50** This is a new indicator to look at the number of allotments that are developed on in the borough. This will compliment and monitor the aspiration set out in the Merton Allotment Strategy 2007 – 2010, which has the objective 4A to protect existing allotment supply through effective planning policy and enforcement.

*Source: LB Merton, Leisure Services Dept*

## Policy Indicator 9.vii: Percentage of residents satisfied with leisure and sports facilities in Merton

**10.51 Assessment of policies:** L.11 Protection of Existing Facilities and Land, L.12 Provision of New Facilities, L.13 Improving Provision

**10.52 Target:** Increase the proportion of residents who rate leisure and sports facilities as good or excellent

**10.53 Performance:**

- Merton 2006 findings: 39%; London 2006 average: 41%
- Merton 2005 findings: 35%; London 2005 average: 42%
- Merton 2004 findings: 41%; London 2004 average: 37%
- Merton 2003 findings: 36%; London 2003 average: 34%
- Merton 2002 findings: 33%; London 2002 average: 37%

*Source: LB Merton, Environment and Regeneration Departmental Service Plan/LB Merton Annual Residents Survey.*

## Arts, culture and entertainment facilities

### Policy Indicator viii: Number of cinemas, theatres and public libraries in Merton

**10.54 Assessment of policies:** L.15 Protection of Facilities, L.16 Protection of Public Houses

**10.55 Target:** No loss of entertainment facilities

**10.56 Performance:** 100%

- Number of cinemas in Merton – 1 cinema
- Number of theatres in Merton – 4 theatres
- Number of public libraries in Merton - 8 libraries
- The number of public houses in Merton – 39 pubs/bars in Merton

*Source: LB Merton 2005 shopping survey*

## Policies not used in 2006/07

- L3: Water environments
- L4: River Wandle
- L5: Urban Green Space
- L6: Public Open Space (This policy is in part monitored by the appeals analysis)

## Appeals Analysis

**10.57** The UDP policies relevant to this chapter in the Annual Monitoring Report featured very infrequently in Appeal decisions. Only 2 policies were cited in appeals between 2002 and 2005 (L8: Open Space Deficiencies and L6: Public Open Space) and both resulted in appeal dismissals. No UDP policies relevant to this chapter were cited in appeal decisions in the 2006/07 recording year.

## **Conclusion**

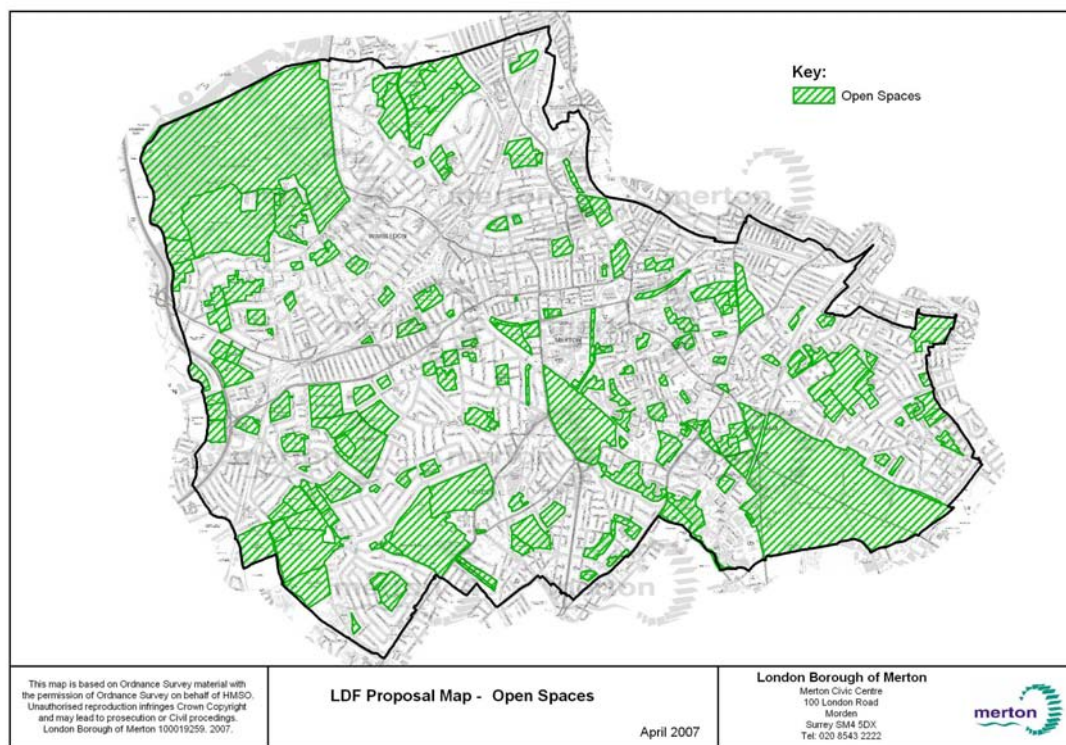
**10.58** Policies in this section are overall performing well. Only two policies within this topic area appear in any appeal cases since 2002 and those that were mentioned resulted in the appeal being dismissed indicating the strength and extent to which the policies are robust.

**10.59** The policies are supported by relatively up to date evidence largely in the form of the Merton Open Space Study (published in 2005). This study was the first borough-wide comprehensive qualitative and quantitative assessment of open space and leisure facilities in the Borough, however further work now needs to be undertaken to determine the areas that are deficient in publicly accessible open space. Equally work carried out for the emerging Play Strategy has identified a large area of the west of the borough that is deficient in play space for the over twelve's.

**10.60** The Merton Sport, Health and Physical Activity Strategy document was published in 2006 and is being considered in the policy development of the LDF.

**10.61** The Open Space chapter in the pending Supplementary Planning Document on S106 contributions provides guidance to developers on contributions for open space and children's play facilities, which should have helped improve developer contributions to improve existing open space and develop new open spaces in the Borough. However the contributions and/or improvements in the 2006/2007 do not appear to have benefited from this document. Due to the potential for annual fluctuations in development that could provide contributions this will need to be looked at again in 2007-2008.

Figure 10.1 Merton's Open Spaces



## 11 Planning Obligations

### Planning Obligations

**11.1** Section 106 of the Town & Country Planning Act 1990 (amended) permits Local Planning Authorities to enter into agreements with applicants for planning permission to compensate for the impacts of development. This may involve the payment of a financial contribution or providing infrastructure on or off-site.

**11.2** Government guidance on the use of planning obligations was previously set out in Circular 1/97. This circular has now been cancelled and replaced by ODPM Circular 05/2005 which was issued on 18<sup>th</sup> July 2005. The guidance in the new circular follows the same principles as 1/97 and requires that a planning obligation must be:

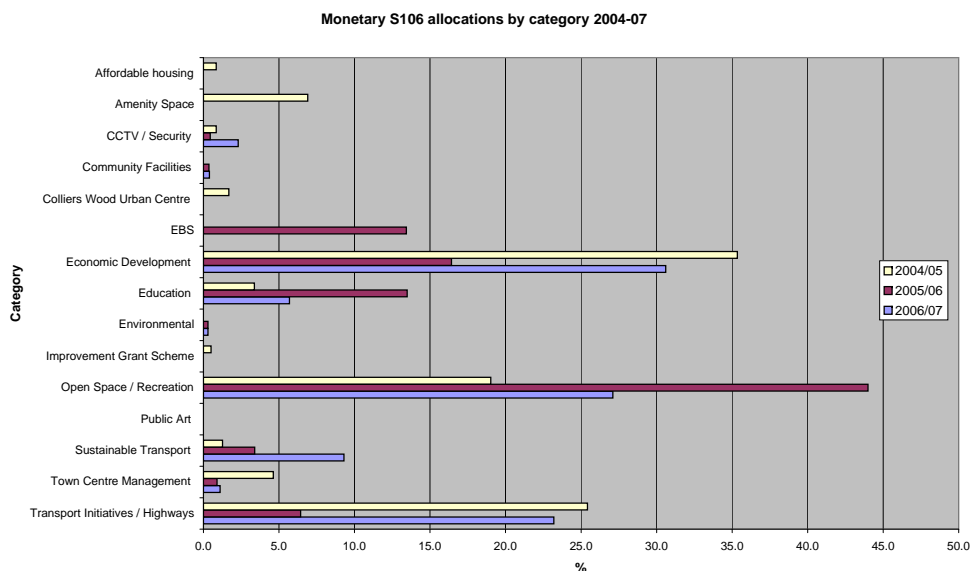
- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development;
- Reasonable in all other respects.

### Planning obligation agreements signed during 2006/07

**11.3** During the year under review, 38 planning decisions were made which required a S.106 Agreement. Merton Council and development proposers signed a total of 22 agreements and financial contributions of £695,697 were due to be paid (excluding fees). Figure 10.1 shows the distribution of monetary planning obligations by category.



**Figure 11.1 Monetary S106 allocations by category**



### Affordable housing commitments through planning obligations (non-financial)

**11.4** Please note these figures refer to planning permissions granted with a signed agreement, not to completed schemes

**Table 11.1 Affordable housing commitments through planning obligations (non financial)**

Location	Number of affordable units (% total residential units provided)	Social rented / intermediate split	Composition of on site affordable housing
UGI Meters, 170 Rowan Rd, SW16 5JE	36 units (30% of 121)	24 (20% of total) social rented, 12 (10% of total ) shared ownership	67% socially rented, 33% intermediate
Land at 389 - 393 London Road, CR4 4BF	6 units (21% of 28)	4 (14% of total) social rented, 2 (7% of total ) shared ownership	67% socially rented, 33% intermediate



# 11 Planning Obligations

Location	Number of affordable units (% total residential units provided)	Social rented / intermediate split	Composition of on site affordable housing
Garages between Batsworth Road and Belgrave Road, Tooting	5 units (33% of 15)	5 (33% of total) social rented	100% socially rented
Windmill Trading Estate, 302 - 312 Commonside East, Mitcham	92 units (37% of 248)	59 (24% of total) social rented; 33 (13% of total) shared ownership	64% socially rented; 36% intermediate
Arrow Works, 6-7 Elm Grove, SW19	17 units (47% of 36)	17 (47% of total) social rented	100% socially rented
Royal and Sun Alliance Sports Ground, Fairway, SW20 9DN	16 units (32% of 50)	No further details on the tenure mix of the 16 affordable homes.	Unknown
Dover House, 141 Morden Road, Mitcham	18 (30% of 61)	15 (25% of total) social rented; 3 (5% of total) shared ownership	83% socially rented; 17% intermediate
<b>Average</b>	<b>34% affordable housing units on sites where affordable housing required (over 15 units)</b>		<b>71% socially rented; 29% intermediate**</b>
<b>Totals</b>	<b>190 affordable units out of 559 new homes</b>	<b>124 socially rented units; 50 intermediate**</b>	

*\*\* not including Royal & Sun Alliance site as further details unknown*

## Planning obligations signed - Benefits in kind (on-site provision, non financial)

**Table 11.2 Planning obligations signed - Benefits in kind (on site provision, non financial)**

Location	Benefit in kind	Details
UGI Meters, 170 Rowan Road, Streatham, SW16 5JE	Dedication of land as a public highway. Dedication of land and construction of public footpath and cycleway. Residential units not to be occupied until workspace available for occupation.	Redevelopment of site to provide 121 residential units and +6,000sqm B1b or B1c workspace
35-37 Camp Road, Wimbledon, SW19	Long term nature conservation plan	Redevelopment of site: demolish existing office building; convert existing coach house to residential; erection of 9 detached houses.
Central Kitchens, Craven Gardens, Wimbledon SW19 8LU	The 9 residential units will be car-free. The B1 units will benefit from 2 on-site parking spaces and be eligible for a maximum of 4 designated bays in the CPZ	Change of use of ground floor and mezzanine to B1, second and third floors to provide 9 residential units
19 Gore Road, Raynes Park, SW20 8JN	Restrict occupiers of each flat to one parking permit within the CPZ	Convert house to 2* 1-bed flats
222-224 The Broadway, Wimbledon, SW19 1RY	The 14 residential units will be car free. Land on-site dedicated as public highway	Redevelopment of site to provide 14 two-bed flats; a food & drink use (A3) and offices (B1)
82-84 Merton High Street, Colliers Wood SW19 1BE		Refurbish ground floor retail units; provide 8 one-bed flats above.
58 Spencer Hill Road, Wimbledon, SW19 4EN	Land on-site dedicated as public highway	Demolition of factory, erection of private nursing home.
Windmill Trading Estate, 302-312 Commonsides East, Mitcham	Restriction on pets for residential occupiers without landlord's consent. Developers must apply for "Building for Life" accreditation.	Redevelopment of site for 248 residential units, 2,799 sqm business centre (B1), 420 sqm retail unit, CHP plant

# 11 Planning Obligations

Location	Benefit in kind	Details
Arrow Works, 6-7 Elm Grove, Wimbledon, SW19	The 36 residential units will be car free. Land dedicated as public footway. Green Travel Plan for office owners.	Demolition of workshop, redevelopment of site for 36 flats and office building (B1)
173 Kingston Road, SW19 1LH	The 2 residential units will be car free	Conversion of existing building into a shop and 2 flats
Royal and Sun Alliance Sports Ground, Fairway, Raynes Park SW20 9DN	Transfer whole land less planning site to be used for open space, recreational purposes: LEA, Raynes Park High School, West Wimbledon Primary School and an appropriate local community trust	Redevelopment of northern part of site for 40 flats and 10 town houses

## Planning obligations received during 2006-07

**11.5** The table below shows the three components receiving the largest share of the S106 contributions and the total sums received by financial year.

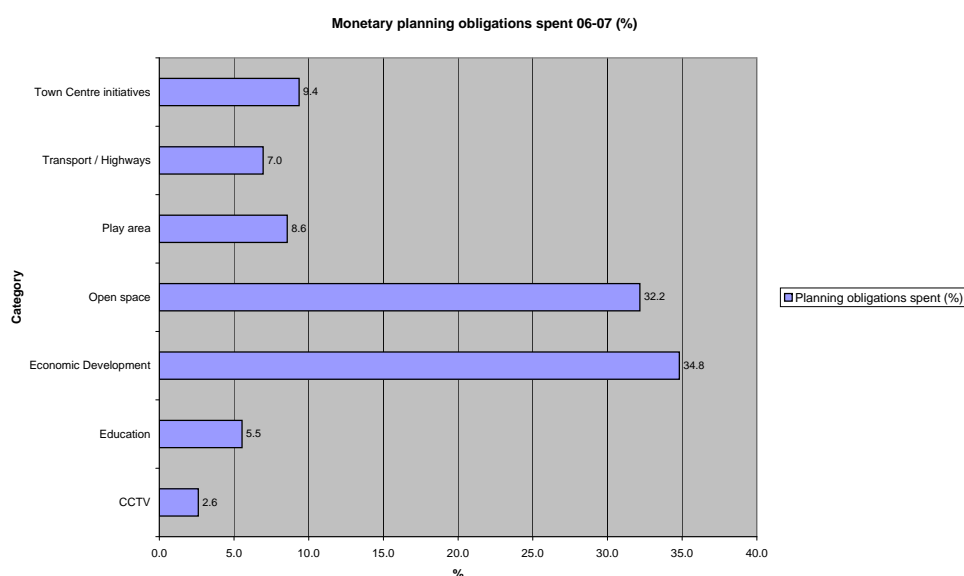
**11.6** It should be noted that the sums received could relate to agreements signed within previous financial years.

**Table 11.3 Planning obligations (monetary) received per financial year 2000-2007**

Component	2000\01	2001\02	2002\03	2003\04	2004\5	2005\06	2006\07
Affordable Housing			74.6%	33.4%			
Community benefits							
Economic Development	20.6%	50.2%			35.4%	16%	26%
Education						13%	
Transport Related	27.4%	14.8%		31.7%	19.2%		37%
Town centre Management		13.8%					

Component	2000\01	2001\02	2002\03	2003\04	2004\5	2005\06	2006\07
Conservation and Environment	9.5%						
Open space			4.5%		19%	44%	13%
<b>Total received per year</b>	<b>£421,800</b>	<b>£472,300</b>	<b>£5 mil</b>	<b>£747,742</b>	<b>£594,046</b>	<b>£3,467,286</b>	<b>£570,519</b>

**Figure 11.2 Monetary planning obligations spend**



**11.7** ODPM Circular 05/2005 encourages Local Authorities to increase the use of formulae and standard charges where appropriate, as part of their framework for negotiating and securing planning obligations. Use of standard S.106 agreements and clauses can help speed up the preparation of S.106 agreements. Formulae and matrices of standard charges can help ensure greater predictability for developers by indicating in advance the likely size and type of contributions that will be required.

**11.8** To this end the Council has adopted a Supplementary Planning Document which was consulted on for 6 weeks between February and March 2006 and adopted in July 2006. This provides clear practice in terms of:

# 11 Planning Obligations

- The areas the council will expect contributions
- Use of formula in calculating contributions
- The process for agreeing section 106 agreements
- Pooling and Unilateral undertakings
- Monitoring costs and legal costs

**11.9** Planning obligations sought and achieved will vary from year to year depending on the sites that are granted planning permission subject to an agreement within that financial year. Not all planning agreements signed will be ultimately received by the Council; for example in cases where the landowner / developer chooses not to progress development or where another application and agreement supersedes that already signed.

**11.10** In addition, planning obligations received within a financial year may date from previous years. Depending on the agreement, planning obligations can be required to be completed before the development is started, during its course or before completion, occupation or during the lifetime of the development. As such there is little correlation between agreements signed and monies received during each financial year.

# 12 Shopping and Town Centres

## Shopping, town centres and urban regeneration

### Introduction

**12.1** This section details the effectiveness of planning policies in helping to create viable and attractive town and local centres. The town centres within Merton are described in Table 1.

**12.2** There is a lack of clarity around the descriptions of all types of town centre in the current UDP. It is intend to align the town centre designations of the LDF to that used in the London Plan and PPS6, as recommended by the Town Centre Study.

### **12.3** Town Centre designations

New LDF Designation	Town Centres in Merton	UDP Designation
Major Centre	Wimbledon	Strategic centre/Town Centre
District Centre	Mitcham Morden	Town Centre
Local centre	Colliers Wood	Urban centre
	Arthur Road Motspur Park North Mitcham Raynes Park Wimbledon Village	Local centre
Neighbourhood Parade	Various	Neighbourhood Parade

# 12 Shopping and Town Centres

## Contextual Indicators

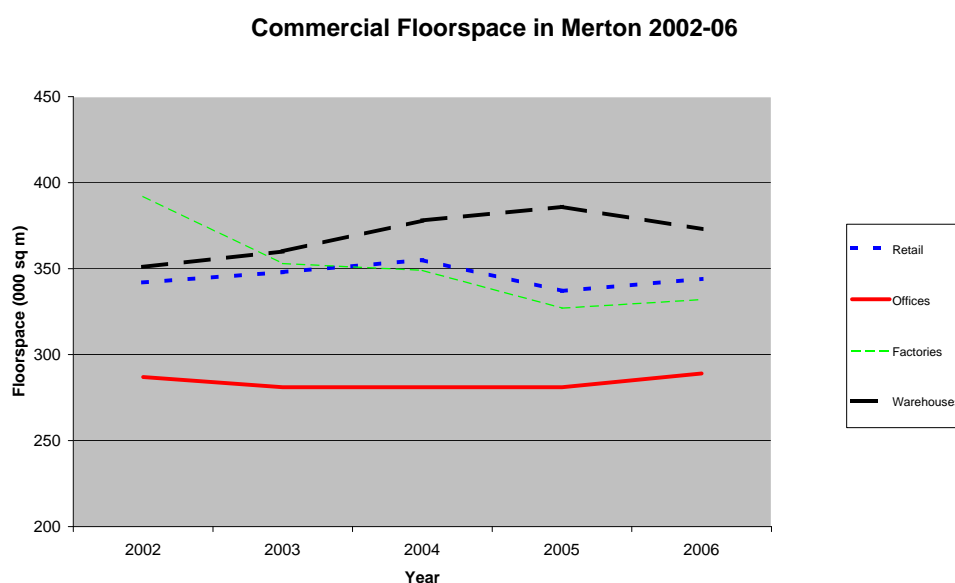
**12.4** The growth rate of office and retail floorspace should be at or above national rates to ensure better than average growth in the borough. The growth in floorspace in Merton in the period 2005-2006, as shown in chart 12.1 is:

- Retail – 2.08%
- Office – 2.85%

**12.5** This compares favourably with national growth rates in the same period of:

- Retail – 1.14%
- Office – 1.69%

**Figure 12.1 Commercial floorspace in Merton 2002-06**



*Source: CLG Floorspace data 2002-2005 for commercial and industrial property in Merton*

## Development Trends in Merton's town centres

**12.6** Figure 12.2 below shows the relative dominance of shopping (A1 uses) in each of the centres.

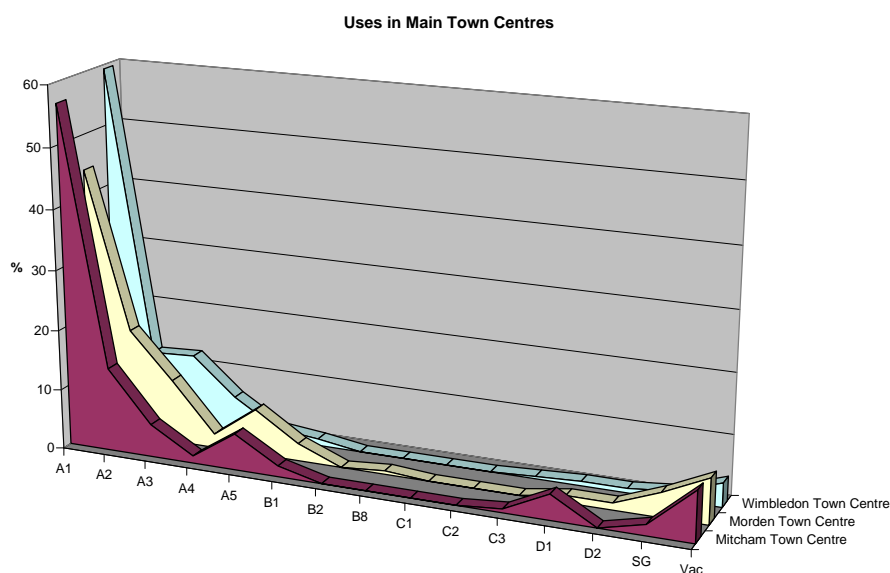
**12.7** Morden has a much greater presence of financial and professional service (A2) uses, such as banks, bookmakers and solicitors and Wimbledon a greater presence of restaurants and café (A3) and drinking establishment (A4) uses.

**12.8** Hot food takeaway (A5) uses are both strong in Mitcham and Morden and interestingly only Mitcham has a significant percentage of units in community uses (D use class). In Mitcham's case, these include advice centres, dentists and a veterinary clinic.

**12.9** Whilst the AMR focuses on the short term changes over the course of the past financial year, the longer-term changes need to be considered for a clear picture of the context within which we are working in Merton.

**12.10** The longer-term trends in the borough for the provision of commercial and industrial space are shown below in Chart 1.1 above. The overall floorspace trends for the most suitable town centre uses; Office and Retail, are relatively stable over the entire period displayed.

**Figure 12.2 Uses in main town centres**





# 12 Shopping and Town Centres

*Source: Merton Annual Shopping Survey*

## **Change in town centre uses**

**12.11** There has been limited intensification in some of Merton's town centres over the past few years as shown in Figure 12.3 which shows the number of units surveyed within the designated boundary compared to the previous year.

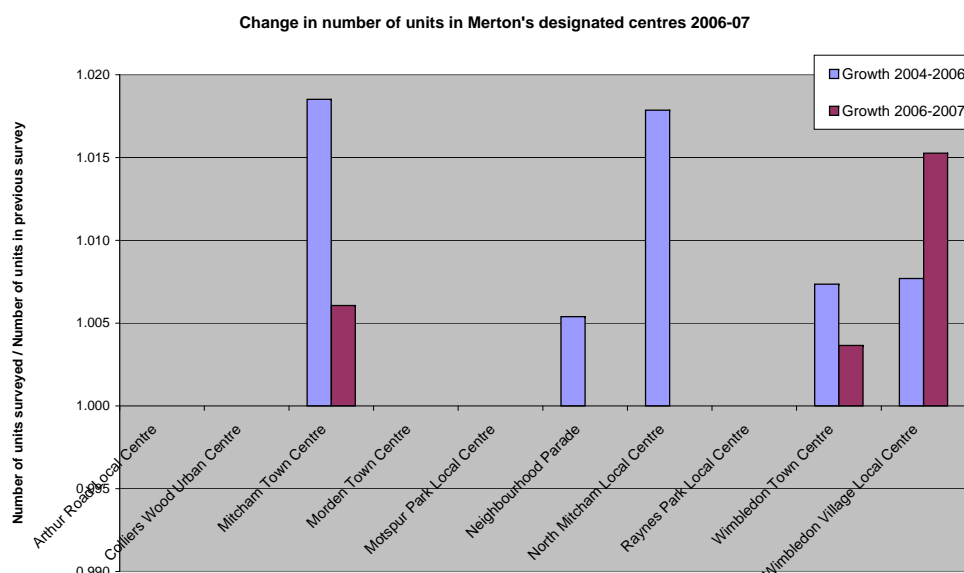
**12.12** It is important however to note that the growth in units needs to be considered along with vacancy data as an increased number of units only represents growth if they are occupied (See later section titled "Vacancies ")

**12.13** The centres showing continued growth over both periods are Mitcham, Wimbledon and Wimbledon Village. Of these centres, Wimbledon Village is growing most quickly, especially when considering the measurement periods (i.e. the first bar represents two years of growth, the second represents only one year). Wimbledon and Mitcham are growing steadily but most centres show no increase in units over the entire period measured.

**12.14** The average rate of growth (over the 3-year period) using the above data can be measured as:

- Mitcham: 0.83%
- Neighbourhood Parades: 0.17%
- North Mitcham: 0.6%
- Wimbledon: 0.37%
- Wimbledon Village: 0.77%

**Figure 12.3 Change in number of units in Merton Designated Centres  
2006-2007**



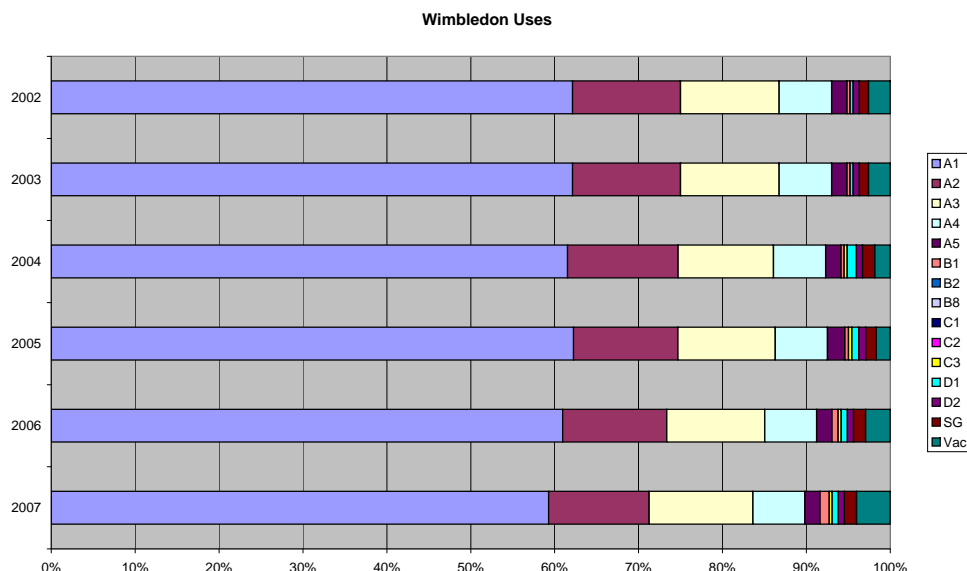
Source: Merton Annual Shopping Survey

### Wimbledon Town Centre

**12.15** The mix of uses in Wimbledon Town Centre for the past five years is shown in Figure 12.4. This shows there have been no major changes to the proportions of uses over time.

# 12 Shopping and Town Centres

Figure 12.4 Wimbledon Uses



Source: Merton Annual Shopping Survey

**12.16** Vacancies reached a low in 2004 but have been increasing slightly since. Only three of the vacant units in 2007 were also vacant in 2006. This would suggest that there is a relatively continuous turnover of the retail offer in Wimbledon and that there are very few units that would be considered long term vacant units.

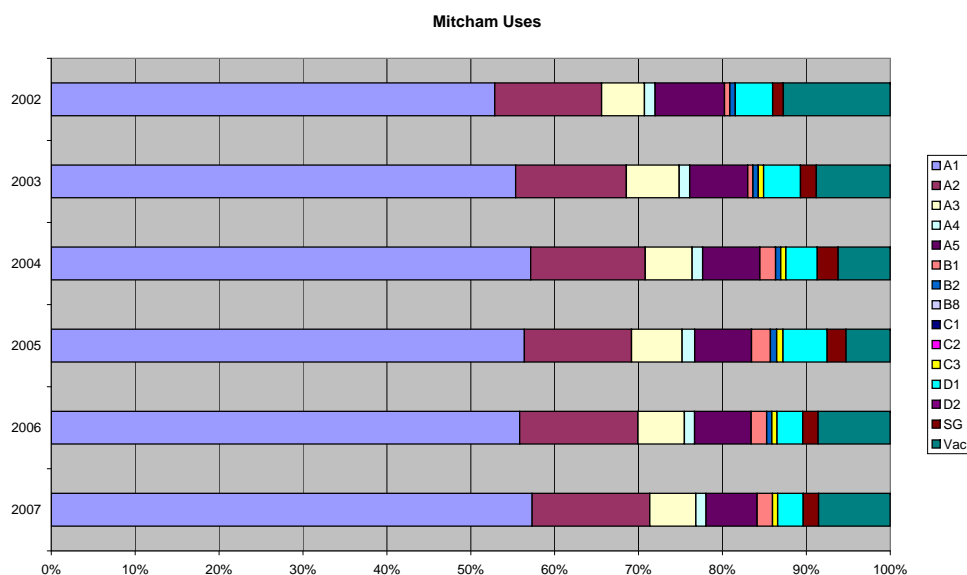
**12.17** The average vacancy rate between 2002 and 2007 is 2.6% of shops in the Town Centre identified vacant and the current vacancy rate is 4%. This slightly higher rate may just be due to natural variance and market churn. This rate should be monitored and plans may be considered which could reduce this rate but further monitoring is advisable before action is taken.

**12.18** In any case, when compared with other centres the average vacancy rate of 2.6% compares very favourably with the other main centres in Merton (Mitcham and Morden) where average vacancy rates are over 8%.

## Mitcham Town Centre

**12.19** The proportion of each use class found in the Mitcham Town Centre is shown in Figure 12.5

Figure 12.5 Mitcham Uses

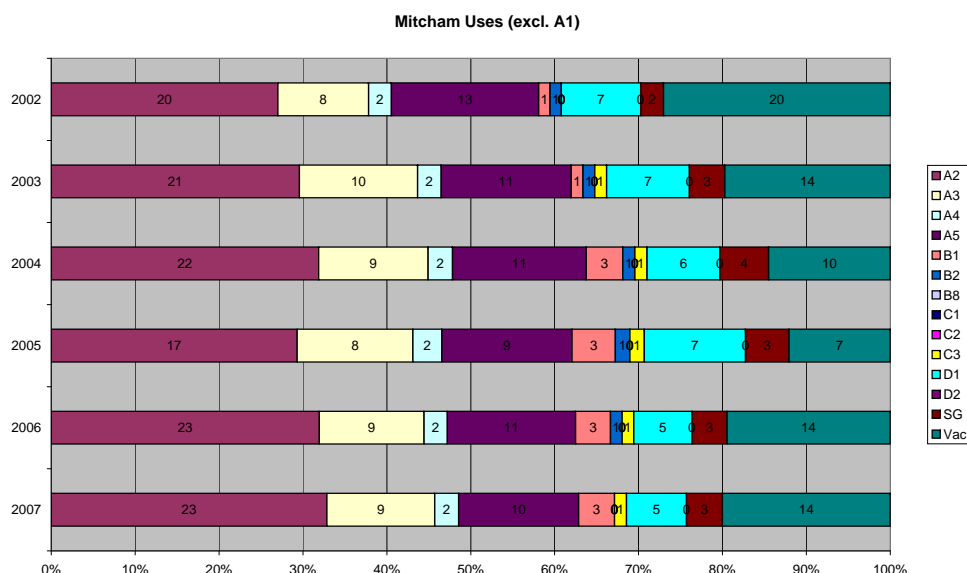


Source: Merton Annual Shopping Survey

**12.20** The mix of uses in Mitcham has remained relatively constant over the period that has been surveyed. There is some evidence at this broad scale of a gradual growth of the proportion of shops (A1) in the centre. More detail on the non-shopping (non A1) uses is shown in Figure 12.6

# 12 Shopping and Town Centres

Figure 12.6 Mitcham uses excl A1



Source: Merton Annual Shopping Survey

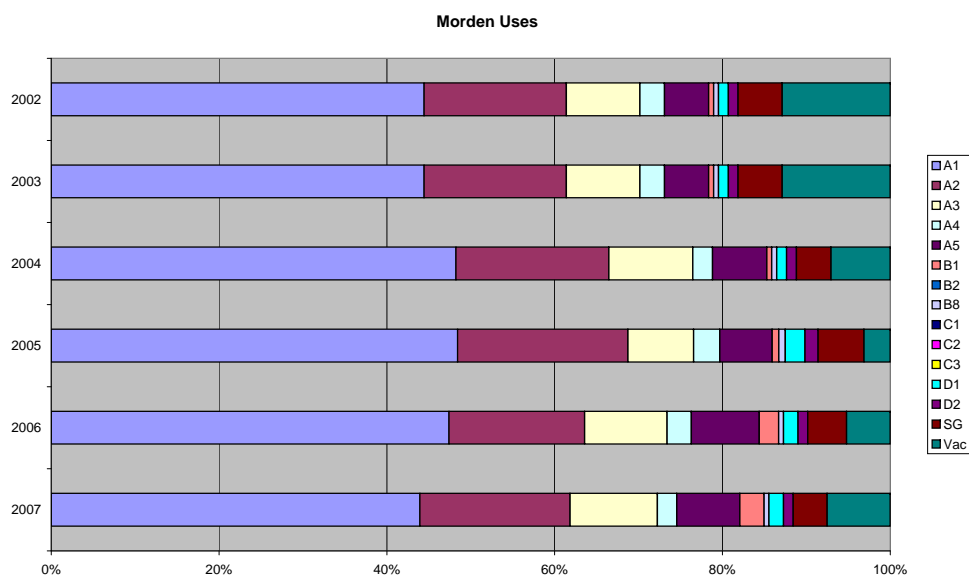
**12.21** The figure above shows that there has been a small growth in the proportion of financial and professional services in (A2) units in Mitcham (banks, estate agents, bookmakers etc) and a decline in the number of hot food takeaways (A5) units.

**12.22** Vacancies have been variable, but in general over the full study period the trend has been for a small decrease in the proportion of vacant units. Considering the growth in units surveyed in Mitcham this is a relatively encouraging sign.

## Morden Town Centre

**12.23** The proportion of each use class found in Morden Town Centre is shown Figure 12.7

Figure 12.7 Morden Uses

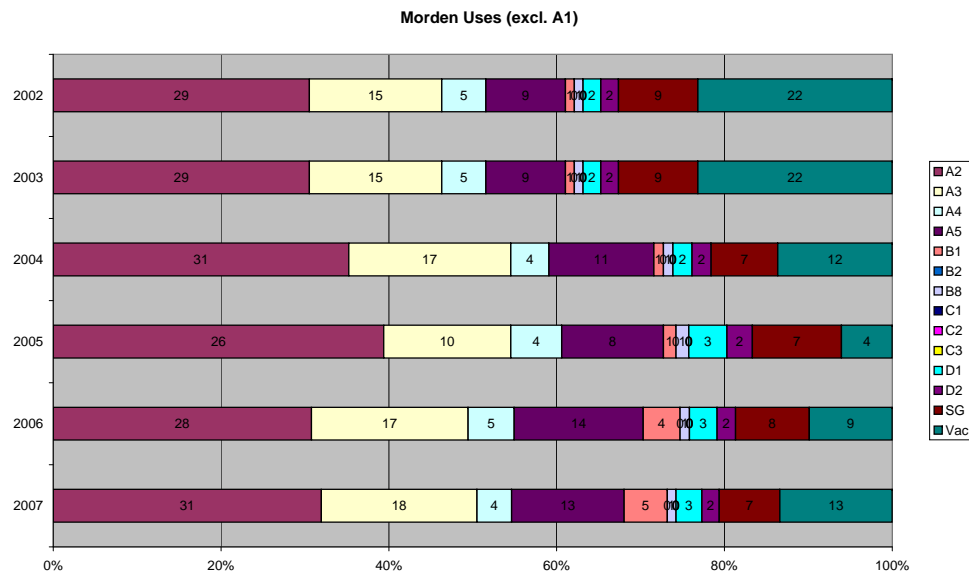


Source: Merton Annual Shopping Survey

**12.24** Morden has experienced a degree of stability in the mix of uses in the town centre over the past five years. For further investigation of the non-retail uses, Figure 12.8 below provides a more detailed picture.

# 12 Shopping and Town Centres

Figure 12.8 Morden Uses (Excl shops (A1 Class))



Source: Merton Annual Shopping Survey

**12.25** Over the 5-year period, the proportion of financial and professional services has varied. Restaurant and café (A3), hot food takeaway (A5) and business (B1) units have grown in both numbers and proportion of the overall mix of uses in the town centre.

**12.26** Overall, there has been a reduction in the number of vacant units but recent trends shows vacancies are increasing which is of some concern. This is more disturbing when considered in conjunction with Figure 11.2 as there has been no growth in the number of units. Therefore if there are no further units being introduced from the supply side, the centre may be showing some early signs of decline.

## Policy Indicators

### Location of New Development for Town Centre Uses

**12.27 Assessment of policy:** T.7 High Density, ST.29 Development Outside Designated Centre, TC.2 Town Centre Type Development Outside Designated Town Centres, TC.3 Mixed Use Development.

**12.28 Target:** More than 50% of new shops (A1 use) and financial and professional services (A2 use) development to be sited in the Major or District town centres of Wimbledon, Mitcham or Morden. The remaining developments (to make a total of 100%) should be located in Local Centres or Neighbourhood Parades.

**12.29 Performance:** Applying the policies listed above should all lead to a high proportion of town centre type uses being completed in town centres. Table 11.2 shows the proportion of gross floorspace completed within Wimbledon, Mitcham and Morden over the past year.

**Contextual Indicator 11b (Core Output Indicator 4a and 4b):** Amount of completed retail, office and leisure development respectively in Merton (A1, A2, B1a, D2); and the percentage of that which is found in the town centre.

**Table 12.1 Core Output Indicator 4a and 4b: amount of completed retail, office and leisure development in the borough and in town centres**

	Gross floorspace completed	Net floorspace completed	% floorspace completed in town centre (gross)*
Retail (A1)	4565	69	46%
Office (A2)	925	742	69%
Office (B1a)	6237	100	43%
Leisure (D2)	223	-486	0%

*Source: Merton Commercial Development Database \*Town Centres are defined in the UDP as Wimbledon, Mitcham and Morden only*

**12.30** The above table shows that there is some concentration of town centre type uses in town centres. This especially applies to financial and professional service uses (A2) where almost 70% of developments are in Wimbledon, Mitcham or Morden.

**12.31** The major cause of the smaller percentage for office (B1a) development is due to one development. This mixed-use development (office and residential uses) provides almost one third of the entire gross floorspace figure (1840 sq m). It has been located on a former employment site outside of any designated town centre (Miles Road). Excluding this development, we find that the percentage of floorspace in town centres would then be 61% suggesting the policies have been successful.

**12.32** The lack of leisure being provided in the major town centres is dealt with in the Leisure and Entertainment section (D Uses).



# 12 Shopping and Town Centres

**12.33** Although more than 50% of the gross retail floorspace has taken place outside town centres, most of these schemes are the redevelopment of existing retail floorspace. There is only a very small net increase in retail floorspace in Merton.

**12.34** The existing policies seem, this year, to have mixed success in directing development into the larger town centres. This needs to be examined over a longer time period to ensure that this year's result is an aberration rather than an ongoing trend.

## Location of Large Developments for Town Centre Uses

**12.35 Assessment of policy:** ST.27 Wimbledon Town Centre, ST.28 Mitcham and Morden Town Centre, TC.1 Promoting Development in Town Centre, TC.3 Mixed Use Development, S.1 Local Centres

**12.36 Target:** 100% of large retail, office and leisure (all uses other than B1b, B1c, B2, B8, C3 and Sui Generis) greater than 1000 sq m to either be sited in the Major or District town centres of Wimbledon, Mitcham or Morden, or to have undertaken a detailed and fully documented sequential approach to site selection.

**12.37 Performance:**

**Table 12.2 Planning Approvals for Large Developments Providing Shops (A1), Financial and Professional Services (A2) and Assembly and Leisure (D2) Uses**

Application	Town Centre location	Sequential approach to site selection undertaken?	Development details (Gross floorspace)	Net change (approved applications)
04/P0946	Outside centre	Not Applicable (decided on appeal)	1766 sq m Shop (A1) (1980 sq m Dwelling houses (C3))	1766 sq m Shop (A1), (-8000 sq m General industrial (B2), and 1980 sq m Dwelling houses (C3))
06/P0611	Outside centre	No	3184 sq m Assembly and leisure (D2)	3184 sq m Assembly and leisure (D2)
06/P1194	Morden Town Centre	Not Applicable (redevelopment of existing unit)	1447 sq m Shop (A1)	320 sq m Shop (A1)
06/P2541	Outside centre	Not Applicable (no net change)	1738 sq m Shop (A1)	0

Application	Town Centre location	Sequential approach to site selection undertaken?	Development details (Gross floorspace)	Net change (approved applications)
06/P3176	Outside centre	Not Applicable (must be located at this site)	7051 sq m Assembly and leisure (D2)	7051 Assembly and leisure (D2)

*Source: London Development Database and Merton Commercial Database. Town Centres are defined in the UDP as Wimbledon, Mitcham and Morden only*

**12.38** The uses mentioned above are the uses that are most well suited to ground floor town centre locations. Other uses are also encouraged but to a lesser extent. These include restaurants and cafés (A3), drinking establishments (A4), hot food takeaways (A5), offices (B1a), hotels (C1), and non-residential institutions (D1). These types of development where they include more than 1000 sq m of floorspace are listed in Table 12.3.

**Table 12.3 Planning approvals for large developments providing A3, A4, A5, B1a, C1 and D1 uses**

Application	Town centre location	Sequential approach to site selection undertaken?	Development details (gross floorspace of approved applications)	Net change (approved applications)
05/P2405	Outside centre	No	4225 sqm office (B1a) and 4706 sqm residential (C3)	-2700 office (B1a)
06/P0907	Outside centre	No	1240 sq m non residential institutions (D1)	-1240 sq m general industrial (B2) -1240 sq m non-residential institutions (D2)

*Source: London Development Database and Merton Commercial Developments Database*

**12.39** The two tables above show that there is no concentration of these developments in Wimbledon then Mitcham and Morden. Of the applications, four of them can justifiably have avoided undertaking a sequential approach.

# 12 Shopping and Town Centres

- Decided on Appeal – Merton Council did not make the final decision on the application so was unable to refuse the application on the basis that no sequential approach to site selection was undertaken.
- Redevelopment of existing unit – As this is the redevelopment of a site there is only a small net change in floorspace
- No net change – similar to the situation mentioned above, however in this case there is any net change to floorspace.
- Must be located at this site – The nature of this application (as part of the All England Tennis Club) requires this development to be located in the same location as the rest of the comple

## Spatial Distribution

**12.40 Assessment of policy:** ST.3 Mixed Use, ST.30 Local Shopping, S.1 Local Centres, S.4 Neighbourhood Parade.

**12.41 Target:** All places of work or residence to be no greater than 500m from designated town centres, local centres and neighbourhood parades.

**12.42 Performance:** Studies are currently underway which test the distribution of convenience shopping across the borough. Existing assessments of the distribution of centres are based on a 1km maximum distance between homes and convenience shopping. This distance is considered too great and current assessments are revising this figure to 500m. Preliminary findings suggest further designations of centres may be necessary as part of the LDF.

## Net Loss of Shops (A1 Uses)

**12.43 Assessment of policy:** MU.1 Mixed Use Frontage Ground Floor Use, MU.3 New Developments Non Designated Shopping Frontage, WTC.4 Change of Use in Primary Area, S.3 Secondary Shopping Frontages, S.5 Corner/Local shops in Residential Areas

**12.44 Target:** No applications granted resulting in a loss of shops (A1 uses) in the Wimbledon Primary Shopping Area.

**12.45 Performance:** In the period 2006-07, there were 21 applications that resulted in a net loss of shopping floorspace.

- Primary Shopping Area – 0
- Core Shopping Frontage – 2 (Both in Wimbledon Village Local Centre)
- Secondary Shopping Frontage – 4 (One in each of Morden and Mitcham Town Centres and North Mitcham and Raynes Park Local Centres)
- Town Centre but not within an identified frontage or Shopping Area – 2 (Both in Wimbledon Town Centre)

- Local Centre but not within an identified frontage – 1 (North Mitcham Local Centre)
- Neighbourhood Parade – 5 Outside Town Centres, Local Centres or Neighbourhood Parades - 7

**12.46** As shown above, four applications were identified within Secondary Shopping Frontages. Two of these applications met the criteria of policy S.3 satisfactorily. One application met the S.3 criteria in a broad sense but the assessment was not clearly referenced in the planning approval. The remaining application, whilst recognising the site was in a secondary shopping frontage, did not recognise that policy S.3 needed to be considered.

**12.47** It is suggested that policy S.3 has been moderately successful but need to ensure that all policies relating to the designations applying to development site are considered.

**12.48** The seven uses as described as being outside Town or Local Centres or Neighbourhood Parades in the list above, have been replaced, if not entirely then at least in part, by:

- Dwelling houses (C3) – 2 developments
- Shops (A1) – 1 development
- Financial and professional services (A2) – 1 development
- Restaurants and cafés (A3) – 1 development
- Drinking establishments (A4) – 1 development
- Non-residential institution (D1) – 1 development
- Sui Generis – 1 development

**12.49** Of these seven developments only two specifically consider the application with reference to policy S.5. One of the remaining five applications considers a small reduction in floorspace to be sufficiently offset by the improvement and upgrade of the unit. The remaining four developments do not consider the existing shop unit to fulfil the role of a corner/local shop.

**12.50** Policy S.5 only applies to 'corner shops'. Our monitoring method examines all A1 (shops) developments, as it is not possible to refine our assessment to only those applications that cause the loss of a corner shop. It is suggested that, if this policy is continued, there should be better identification of the location and what constitutes these shops.

### **Net change in A1 Uses (Shops) in Mitcham and Morden Core Frontages**

**12.51 Assessment of policy:** M1.2 Core Frontages, M0.3 Core Frontages

**12.52 Target:** No loss of shopping (A1) floorspace in either centre

**12.53 Performance:** Mitcham Town Centre has had one application approved in the period 1 April 2006 - 31 March 2007 that changes the amount of A1 floorspace. The change as a result of this development is a net loss of 31 sq m. However, as this occurs in an identified secondary frontage, it is not influenced by this policy.

# 12 Shopping and Town Centres

**12.54** In Morden, there have been two applications approved which have affected the amount of shopping (A1) floorspace in the town centre. The result has been a net gain of 236 sq m within the town centre.

**12.55** In both cases, the small number of applications means that the performance of the policies can't be accurately measured on an annual basis.

## Non-A1 (Non-Shopping) Development in town centres

**12.56** **Assessment of policy:** S2 Core Shopping Frontages; S4 Neighbourhood Parades

**12.57** **Target:** That 100% of non-A1 developments granted in Core Shopping Frontages or Neighbourhood Parades meet the criteria set out in policies S2 or S4

**12.58** **Performance:**

**Table 12.4 All Approved Applications for Non-A1 Use in a Designated Core Frontage or Neighbourhood Parade**

Application	Designation	Ground floor change of use?	Policy to be applied?	Policy criteria met?
06/P0429	Neighbourhood parade	Shop (A1) to Restaurant/Cafe (A3)	S4	Yes
06/P0476	Neighbourhood parade	Shop (A1) to Restaurant/Cafe (A3)	S4	Yes
06/P0829	Neighbourhood parade	Shop (A1) to Hot Food Takeaway (A5)	S4	Yes
06/P0942	Wimbledon Village local centre core shopping frontage	Shop (A1) to Hot Food Takeaway (A5)	S2	No
06/P1296	Neighbourhood parade	Financial/professional services (A2) to Restaurant/Cafe (A3)	S4	Yes
06/P1687	Neighbourhood parade	Shop (A1) to Hot Food Takeaway (A5)	S4	Yes
06/P2151	Mitcham town centre core shopping frontage	Financial/professional services (A2) to Restaurant/Cafe (A3)	S2	No

Application	Designation	Ground floor change of use?	Policy to be applied?	Policy criteria met?
06/P3050	Wimbledon Village local centre core shopping frontage	Shop (A1) to Assembly and Leisure (D2)	S2	Yes

Source: Merton Planning Database

**12.59** Broadly these results indicate that the policies are preventing non-A1 developments in these areas unless criteria are met. Two applications were not assessed in line with the criteria required as a result of an error in identifying the development as being within a Core Shopping Frontage, however the developments, had they been assessed against the S.2 criteria are likely to have been considered acceptable.

## Vacancies

**12.60 Assessment of policy:** ST.7 Environment Improvements in Shopping Centres, ST.26 Town Centre, ST.27 Wimbledon Town Centre, ST.28 Mitcham and Morden Town Centres, TC.1 Promoting Development in Town Centre, TC.6 Promoting Vitality and Viability

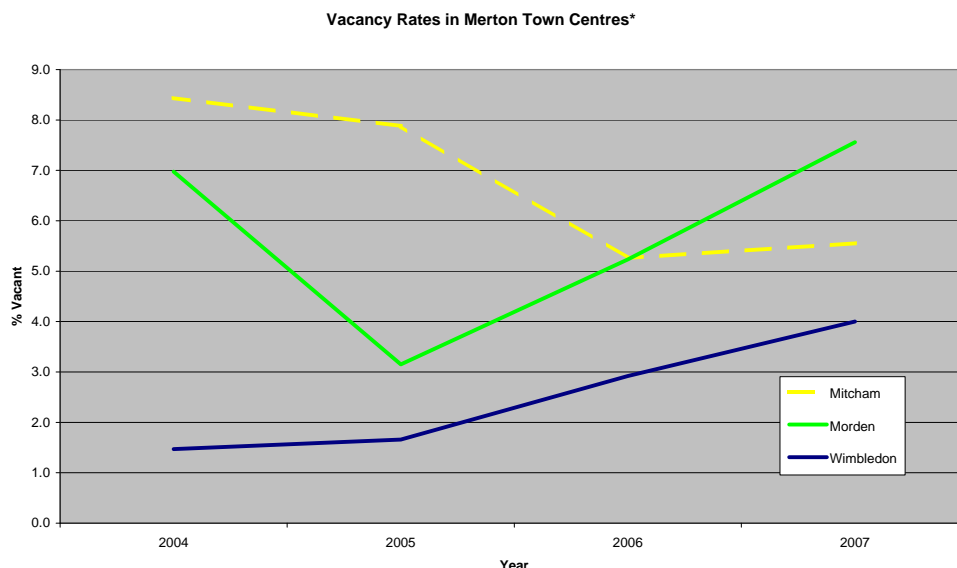
**12.61 Target:** Continued reduction in shop vacancy rates to below national levels

**12.62 Performance:** The success of these policies can be measured either entirely, or in part, by the vacancy rates within the Wimbledon, Mitcham and Morden Town Centres.

**12.63** It is important to note that vacancy rates may be impacted by redevelopment of existing sites. For example properties, which are vacant at the time of the survey, may in fact only be vacant for the period that the property is under development.

# 12 Shopping and Town Centres

Figure 12.9 Vacancy in Merton Town Centres



Source: Merton Annual Shopping Survey

**12.64** The above rates should be considered alongside the results from Figure 12.2 as the change in the number of units in a centre will have a large impact on the number of vacant units in a town centre.

- Wimbledon vacancy rates appear to be rising, however, the number of units is also increasing so some vacancies may arise as a result.
- Morden has seen a large increase in vacancies continuing from previous years.
- Mitcham has had a very small rise in vacancies but alongside significant growth in the number of units this is an encouraging result with regard to vacancies.

**12.65** National vacancy rates are 10.5% (2006-07) when measured by number of vacant units. The current rates in Merton's three main town centres are:

- Wimbledon Town Centre: 4.0%
- Mitcham Town Centre: 8.4%
- Morden Town Centre: 7.65%

**12.66** This suggests that the policies are currently achieving their target being the reduction of shop vacancy rates to below national levels. Even when examining centres lower in the hierarchy we find that all town and local centres in the borough meet this target. It should however be recognised that the rates are showing an increase, which is of concern.

### Gaps in Retail Frontages

**12.67 Assessment of policy:** S2 Core Shopping Frontages

**12.68 Target:** (baseline data)

**12.69 Performance:** Part of Policy S.2 aims to prevent the creation of significant breaks in the shopping (A1) frontage.

**12.70** Research this year has suggested that a measure on the proportion of a frontage that is in A1 (shop) use is appropriate to identify the state of gaps in retail frontages. This measure has not been recorded in this way before so cannot be compared to other years for trend identification. The data collected this year can however be used as a baseline dataset for subsequent AMR to identify the success or failure of this policy.

**Table 12.5 Measures to determine gaps in retail frontages**

Town Centre		Shopping (A1) floorspace percentage in frontage	No of gaps and Gap Size
Wimbledon	Primary Shopping Area	78%	No: 2 Avg: 2.5 Max: 4
	Core Shopping Frontage	72%	No: 16 Avg: 1.3 Max: 4
	Secondary Shopping Frontage	24%	No: 28 Avg: 2.5 Max: 9



# 12 Shopping and Town Centres

Town Centre		Shopping (A1) floorspace percentage in frontage	No of gaps and Gap Size
Morden	Core Shopping Frontage	47%	No: 20 Avg: 1.8 Max: 5
	Secondary Shopping Frontage	23%	No: 10 Avg: 2.1 Max: 6
Mitcham	Core Shopping Frontage	48%	No: 17 Avg: 2.4 Max: 6
	Secondary Shopping Frontage	42%	No: 22 Avg: 2.1 Max: 6

Source: Merton Annual Shopping Survey

## Mix of Uses

**12.71 Assessment of policy:** ST.27 Wimbledon Town Centres, ST.28 Mitcham and Morden Town Centres, CW.1 Colliers Wood Urban Centre, TC.1 Promoting Development in Town Centres, TC.3 Mixed Use Development, TC.10 Mixed Use on Large Office Developments Sites, WTC.1 A Mixed Use Town Centre, MI.1 Urban Village, MO.1 Regeneration of Morden Town Centre

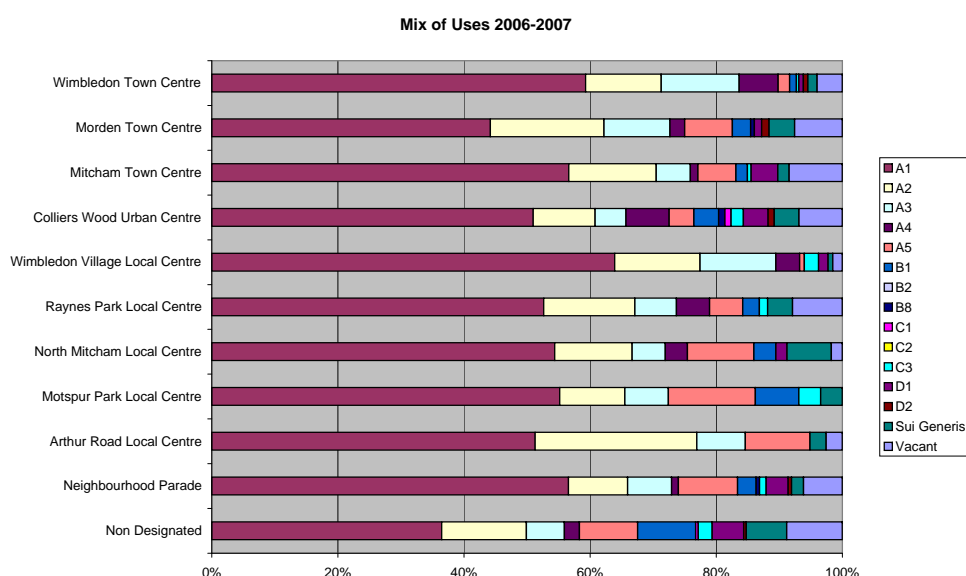
**12.72 Target:** Each Town Centre, Local Centre and Neighbourhood Parade to contain some proportion of both shops (A1 uses) and financial and professional services (A2 uses). Total of these uses should exceed 70% on a unit basis. No floorspace should be in evidence of general

industry (B2) or storage and distribution (B8) use. Town Centres of Wimbledon, Mitcham and Morden should contain a proportion of all uses except general industry (B2) and storage and distribution (B8).

**12.73 Performance:** There is a wide range of policies aiming to encourage a mix of uses in town centres.

**12.74** Figure 12.10 shows the mix of uses in each of the areas surveyed by the Merton Shopping Survey. It shows the mix based on the number of shops in each use rather than on a floorspace basis.

**Figure 12.10 Mix Uses 2006-07**



Source: Merton Annual Shopping Survey

**12.75** There are a wide variety of proportions of uses in each town centre. It is suggested that there should not be a target that aims to standardise the mix of uses, as each centre is likely to serve a different purpose based on the communities that use them. It is likely that the best approach is that all uses are represented in the main town centres and more flexibility is introduced in the smaller centres.

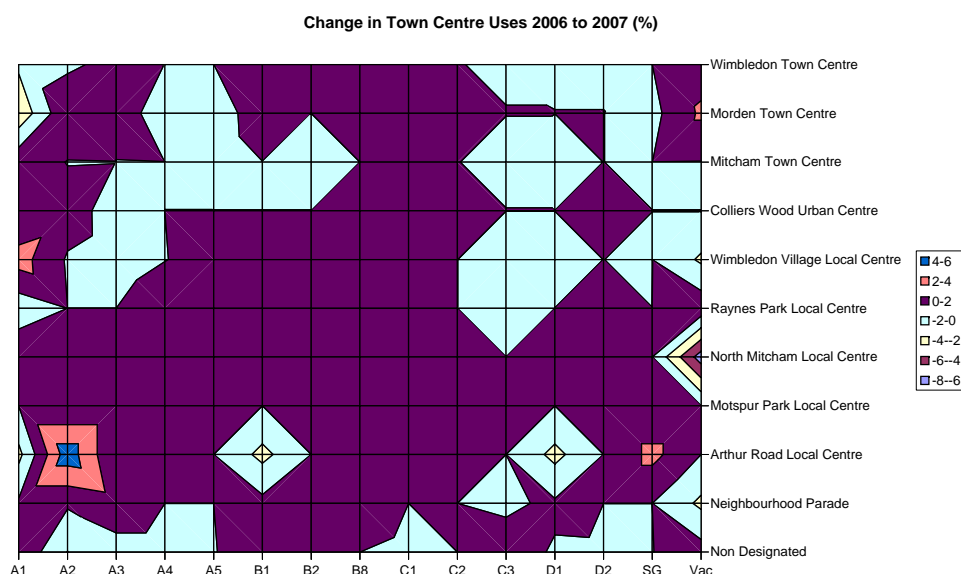
# 12 Shopping and Town Centres

**12.76** Neither general industry (B2) nor residential institutions (C2) uses are represented in any of the areas surveyed. However, shops (A1), financial and professional services (A2), Restaurants and cafés (A3), hot food takeaways (A5) and Sui Generis uses are found in all of the survey areas.

**12.77** This result shows a pattern of the smaller centres (Arthur Road, Motspur Park, Neighbourhood Parades) providing a smaller range of uses than the larger centres. It is significant that Colliers Wood is only of moderate size (in terms of number of units) compared to the other centres in the borough, yet provides a significant range of uses for its size.

**12.78** Figure 12.11 shows the change in shops in each use class for each centre. There is a fairly low degree of change in the town centres surveyed overall showing a consistent spread of uses over the last year. The uses are predominantly within 2% of the proportion they were at the time of the last survey.

**Figure 12.11 Changes in Town Centre Uses 2006-07 (%)**



Source: Merton Annual Shopping Survey

**12.79** Wimbledon and Mitcham Town Centres; Colliers Wood, Raynes Park and Motspur Park Local Centres and the Non Designated shops have all retained stable proportions of each use over the monitoring period.

**12.80 Morden Town Centre** has experienced growth in the proportion of vacant units and a decline in the proportion of units used as shops (A1 uses).

**12.81 Wimbledon Village** shows the opposite with a decline in vacancies and a growth in shops.

**12.82** In **Arthur Road Local Centre** there has been a large increase in financial and professional services (A2 use) and a smaller increase in Sui Generis uses, while there have been reductions in the proportion of units in business (B1) and non residential institution (D1) use

**12.83** There has also been a large decrease in vacancies in vacancies in **North Mitcham** and a much smaller decrease in vacancies in **Neighbourhood Parades**.

**12.84** It is important to consider the sizes of the centres alongside Figure 11.9 as changes in that figure are magnified if it is a centre with a comparatively large number of units (i.e. Wimbledon, Morden, Mitcham, Wimbledon Village).

**12.85** Conversely the change is less significant if it occurs in a comparatively smaller centre (Colliers Wood, Raynes Park, North Mitcham, Arthur Road, Motspur Park)

**12.86** It appears that the policies are quite successful as there is a wide range of uses represented in most town centres surveyed.

## Food and Drink Uses

**12.87 Assessment of policy:** S.8 Food and Drink (A3) Uses

**12.88 Target:** 100% of approved development for restaurants and cafés (A3), drinking establishments (A4) and hot food takeaways (A5) to be sited in Town Centres, Local Centres or Neighbourhood Parades. Each application should also have met all the criteria listed in Policy S.8, which should be fully documented.

**12.89 Performance:** Policy S.8 aims to ensure that if food and drink uses are approved, a series of criteria are met to ensure that residential amenity is protected.

**12.90** 19 applications were approved for restaurants and cafés (A3), drinking establishments (A4) and hot food takeaways (A5) during the monitoring period. It should be noted that there is permitted development allowed when changing from A4 or A5 to A3 use and these would not be identified in these figures. Actual changes in these uses for each town centre can be seen in the sections on development trends in Merton's Town Centres earlier in this document.

**12.91** There is room for improvement on the way in which the criteria of policy S.8 are considered and reported but overall the application of policy S.8 is quite successful. 15 of the 19 approvals investigated explicitly consider S8, however not all of the associated reports explicitly address

# 12 Shopping and Town Centres

each of the criteria listed in UDP. The approvals that do not address the S.8 criteria are generally a result of the development including expansion of existing restaurants and cafés (A3), drinking establishments (A4) or hot food takeaways (A5) floorspace rather than new provision.

## Retention of Small Shops

**12.92 Assessment of policy:** WTC.3 The Primary Shopping Area

**12.93 Target:** No loss of small shops in Wimbledon Primary Shopping Area

**12.94 Performance:** No applications have been received which would result in a loss of (through an increase in the size of a small shop or otherwise) within the Wimbledon Primary Shopping area between 1 April 2006 and 31 March 2007.

## Leisure and Entertainment (D Uses)

**12.95 Assessment of policy:** ST.24 Leisure and Recreation, Arts and Culture, WTC.5 Leisure and Entertainment Facilities

**12.96 Target:** Net growth in floorspace for D class use in Wimbledon by April 2009.

**12.97 Performance:** 15 applications have been approved that involve a change in D class use. Of these, 13 result in a net gain and two create a net loss.

- 1 development in Wimbledon Village (06/P0942) provides 88 sq m of assembly and leisure (D2) use (88 sq m net) as a result of the expansion of an existing gymnasium.
- 2 developments in Raynes Park (05/P0164 and 06/P1640) providing 300 and 115 sq m of non-residential institution (D1) and assembly and leisure (D2) use respectively (300 and 115 sq m net). These developments are both for new dance studios.

**12.98** The other 15 developments located outside the town centre designations are detailed in the table below.

**Table 12.6 D class uses located outside of town centres**

Application	Abbreviated Description	Net Change in D floorspace
06/P1018	Change of use to nursery and primary school	256 D1
06/P2148	Change of use to church and community centre	747 D1
06/P1580	Change of use of ground floor to Physiotherapy clinic	155 D1
06/P0340	Change of use to public hall/ day nursery/day centre. First floor to be used for public worship and religious instruction and public reading room.	969 D1

Application	Abbreviated Description	Net Change in D floorspace
06/P1552	Change of use of building from One O'clock Club to office use by Metropolitan Police Safer Neighbourhood Unit	-85 D1
06/P0907	Change of use to place of worship and for community purposes.	1240 D1
06/P0453	Change of use of ground and mezzanine floor to office and residential (Note: this is the result of an unimplemented application already approving the loss of D uses)	-802 D1 and -709 D2
06/P1069	Change of use to use as a dental practise	180 D2
06/P0621	Change of use of ground floor to educational facility	42 D1
06/P3154	Provide an IT suite in connection with Youth Services Centre.	373 D1
06/P3176	New tennis courts and ancillary buildings, rearrangement of existing courts and associated seating, renewal of boundary wall and external landscaping.	7051 D2
06/P0611	New swimming pool, gym and leisure facilities.	3184 D2

Source: Merton Commercial Database

**12.99** Broadly, the large number of developments approved which provide a net gain suggests that Policy ST.24 has been successful as there is certainly an increase in community use facilities across the borough. As the D use floorspace in Wimbledon has not changed over the period being monitored it is not possible to accurately measure the use of Policy WTC5.

## Residential Development

**12.100 Assessment of policy:** TC.7 High Density Housing

**12.101 Target:** All developments in town centres comprising residential floorspace to have residential density exceeding 400 habitable rooms/hectare.

**12.102 Performance:**

# 12 Shopping and Town Centres

**Table 12.7 Density of housing developments completed in town centres**

Application	Town Centre Location	Net housing density (habitable rooms/hectare, completions)
03/P2846	Wimbledon	400
06/P1515	Wimbledon	400

*Source: London Development Database and Merton Housing Database*

## Hotels

**12.103 Assessment of policy:** CW.1 Colliers Wood Urban Centre, WTC.7 Hotel Development

**12.104 Target:** Net growth in hotel (C1) floorspace in Colliers Wood or Wimbledon over 5 years.

**12.105 Performance:** Both of these policies, at least in part, aim to encourage the development of hotel facilities in Colliers Wood and Wimbledon.

**12.106** No applications have been received for provision of hotel (C1) floorspace in the period 1 April 2006 – 31 March 2007. This policy should however be considered against longer timeframes as it would not be expected that a new hotel could be delivered every year in these centres.

## Policies Not Used

**12.107** U.1 Urban Designation; U.2 Mixed use in Urban Villages; U.3 Sustainable Transport in Urban Villages; MO.2 Re-Use of Upper Floors; S.10 Access for People with Disabilities; U.4 Residential Use; TC.8 Land Assembly, MU.4 Live/Work Units, MI.3 Re-Use of Upper Floors, MI.4 Gateways, MI.5 Mitcham Fair Green and Street Market, S.6 Small-scale Retail Development Outside Existing Shopping Centres, S.9 Vehicle Related Developments

## Policies Not Able to be Measured

**12.108** MU.2 Non-Designated Shopping Frontages: Upper Floor Use, TC.12 Offices Above Shops Outside the Town Centre TC.13 Upper Floor in Shopping Streets.

**12.109** These policies are considered to be 'aspirational' policies rather than policies which can be implemented and actively measured. It is considered that such policies should not be taken forward in the LDF documents being prepared to replace the UDP.

## Conclusions

**12.110** There are several topic areas that could be addressed by one policy each rather than multiple policies as is currently the case.

**12.111** The changes outlined in the naming conventions will also simplify and clarify the way in which town centres are understood. Currently there is significant confusion as a result of the lack of standardisation of naming each town centre type of designation.

### **What is working?**

**12.112** There are a number of policies that are considered successful in this report, however there are still areas that can be improved. The policies that contribute to minimising the net loss of shops (A1 use) have in general been successful, although there is the potential for the loss of corner stores with the current approach.

**12.113** Vacancy rates in Merton are still at a level low enough that the target for policies that aim to reduce vacancies is being achieved. It should be noted however that the current success is not solely a result of planning policies. Increasing vacancy rates may be related to actions by other sections of the council or even wider economic factors outside the planning system.

**12.114** Small shops in the Primary Shopping Area of Wimbledon have been retained. However it may be possible to redevelop a number of these units to provide larger stores without the need for planning permission, which would result in a loss of smaller shops. Some further thought needs to be given to the approach taken by this policy in the LDF. While town centre residential development is occurring at appropriate densities, the overall amount of town centre residential development remains low.

### **What is not working?**

**12.115** The section on the location of new development for town centre uses shows that town centre uses are frequently occurring outside Wimbledon, Mitcham and Morden, most often in Colliers Wood.

**12.116** Whilst most applications for food and drink uses are generally considered in line with policy there are problems in the way some approvals show that all the criteria has been considered against the planning application. Of particular note, policy S.8 in section (vi) states that “crime prevention arrangements appropriate to the use and location can be provided”. It has not often been shown that such arrangements have been considered. It is not clear whether this is a result of an inadequate assessment being done when considering such an application, or whether the policy is ill advised to include such criteria. Such measures may in fact be better dealt with by licensing measures.

### **Summary of findings for Town Centres**

**12.117** Overall, the situation in Merton’s town centres seems positive as growth rates are close to, or exceeding national growth rates.



# 12 Shopping and Town Centres

## Wimbledon

**12.118** Wimbledon, in comparison to the other town centres in Merton has a greater proportion of shopping (A1), restaurant and café (A3) and drinking establishment (A4) uses. There is a lower proportion of hot food takeaway (A5) and non-residential institution (D1) uses than the other centres.

**12.119** There has not been a significant change in the proportions of uses on offer in Wimbledon over the year being monitored. Combining this information with the indications of growth (through intensification within Wimbledon) of the number of units suggests that the centre is in a healthy state.

**12.120** Frontages within Wimbledon are also quite healthy. Firstly, there is no non-A1 development been introduced in the monitoring period. Secondly, the retail gap measurements seem quite good and increasingly supporting shopping provision the higher up the frontage hierarchy you look at. One concern is the largest gap in the Primary Shopping Area where there are 4 non-A1 units clustered together.

**12.121** Attracting major developments, D class uses, or hotels to Wimbledon can be considered long-term projects, however this needs to be closely monitored over the next few AMRs to ensure that progress is made on these aims.

**12.122** Wimbledon has been successful compared to Mitcham and Morden in attracting of high-density residential development. Consideration need to be made as to whether the amount developed this year is appropriate and if the rate will continue, increase or decrease.

## Mitcham

**12.123** Mitcham has quite a high proportion of shopping (A1) units in the town centre almost as high a proportion as Wimbledon. As a consequence, there are comparatively low proportions of restaurant and café (A3) and drinking establishment (A4) units in relation to the other centres. This mix has remained steady over the past 12 months being monitored.

**12.124** Mitcham has shown signs of growth through intensification and no comparable growth in vacancies. This is an encouraging sign of healthiness in the town centre.

**12.125** Mitcham shows an interesting similarity between its secondary and core shopping frontages when examining the patterns of gaps.

**12.126** There have been losses of shopping (A1 units (although only in the secondary shopping frontage) and floorspace in the centre as a whole. There has also been a loss of a financial and professional service (A2) use in the core-shopping frontage to restaurant and café (A3) use.

**12.127** These results seem to suggest there needs to be a refocusing of the shopping centre of Mitcham where A1 uses are focussed and continuous. This seems to be a significant shortcoming of Mitcham when examining the monitoring results.

## **Morden**

**12.128** The proportions of each of the uses in Morden are quite different to those in Wimbledon and Mitcham. There is a comparatively smaller proportion of units dedicated to shops (A1), drinking establishments (A4) and non-residential institutions (D1) and higher proportions of financial and professional services (A2), restaurants and cafés (A3) and hot food takeaways (A5).

**12.129** This mix has partly evolved over the past 12 months as the result of an increase in vacancies and a decrease in the proportion of shops (A1 use). This is a concerning trend as it suggests a very real decline in the number of shopping units which are not providing any new services for the centre and surrounds. As in the other centres there have been no new D uses, and as in Mitcham, there have been no residential units developed. There has been an overall gain in A1 floorspace in the frontage and the centre as a whole for the last year.

**12.130** The gaps in the retail frontages in Morden show a clear hierarchy where the shopping (A1) floorspace is more concentrated in the core shopping frontage. The only result interfering with this trend is a slightly higher number of gaps in the core compared to the secondary shopping frontage (20 and 10 respectively). However this is a result of the difference in size of the two types of frontage.

## **Colliers Wood**

**12.131** A summary of AMR results of Colliers Wood is included as this local centre is of particular concern due to the unplanned nature of its growth. Colliers Wood is a difficult centre to control through planning measures and its evolution from out-of-centre retail park to local centre has been responsive rather than premeditated. Its continuing growth and success is of concern as it could impinge upon the viability and vitality other centres in Merton.

**12.132** Colliers Wood, proportionally and compared to the other main town centres, has high provision of shopping (A1), financial and professional service (A2), restaurant and café (A3) and drinking establishment (A4) units. This suggests a strong presence of desirable town centre uses. It is also identified as the centre with the highest number of use classes represented.

**12.133** The extent of shopping (A1) floorspace in Colliers Wood is comparable to the largest centre of Wimbledon yet the number of units in Colliers Wood is considerably less. Again, this is the result of Colliers Wood historically being the site of several out-of-centre developments. These results indicate that there may be potential for Colliers Wood to become another major centre with a high proportion of retail uses and a large supply of retail floorspace and potential to intensify and grow.

## 12 Shopping and Town Centres

**12.134** However the design of the centre makes it particularly badly suited to pedestrian needs and therefore raises significant sustainability and transport issues. Re-designation of the local centre to a centre higher in the hierarchy is an option for Colliers Wood, though the AMR does not provide enough evidence on its own to justify such a change. The options could be considered as part of a more focussed investigation into the current state and potential shape and consequences of future re-designation.

# 13 Transport

## Transport

### Overall Objective

**13.1** To promote the development of a safe, sustainable and socially inclusive transport system, which means the needs of people for travel to school, work and other services. To promote the integration of transport with land use planning to reduce the need to travel by car as well as to adopt a restraint based approach to car parking in conjunction with neighbouring boroughs.

### Policy Review

**13.2** The current UDP policies for transport have been reviewed with regard to the Council's Local Implementation Plan, which interprets the Mayor's Transport Strategy and London Plan priorities locally with consideration for Merton specific issues. Additions and/or modifications to UDP transport policies will be addressed through the LDF process.

### Transport integration

**13.3 Strategic Policy Indicators:** ST.31 – ST.35 (These Strategic Policies are measured alongside all transport policies.)

### Rail

#### Policy indicator: 12i Public transport accessibility

**13.4 Assessment of policy:** PT.1 Local and Regional needs PT.2 Rail Service PT.3 Railway Stations. PT.4 Public Transport Interchanges

**13.5 Target:** To ensure that all sections of society can move conveniently and safely from one place to another in an integrated transport network, providing access to all parts of the borough.

**13.6 Performance:** Merton meets and will continue to meet this target

**13.7** Planning permission has been granted for a new railway station at Eastfields, due to be opened in the summer of 2008. This station is a long desired facility in one of the more deprived parts of the borough. Extensive proposals are also being developed for access improvements at Mitcham Junction station in partnership with SWELTRAC and train operators

**13.8** On the Underground, Morden station is being refurbished. Stage 2 of the refurbishment has been completed which seeks improvements to accessibility. Improvements to reliability and service quality are also being sought through the private-public partnership.

**13.9** In partnership with Tramtrack a study was undertaken to determine the viability of a new tram stop at Willow Lane

## **Buses**

### **Policy indicator: 12.ii**

**13.10** **Assessment of policy:** PT.1 Local and Regional needs PT.2 Rail Service

**13.11** **Target:** To ensure that all sections of society can move conveniently and safely from one place to another in a integrated transport network; providing accessibility to all part of the borough.

**13.12** **Performance:** Merton meets and will continue to meet target.

**13.13** There are over 20 bus routes operating in the borough, 3 bus routes operating 24hr and 4 night buses.

**13.14** During 2006/7 the first phase of a new bus lane was installed on London Road, Mitcham. is due to be completed in 2008/09. In the same period schemes were approved to introduce new bus lanes along Merton High Street (westbound), Merton Road (southbound) and Morden Road (southbound).

**13.15** In addition to this Merton has a rolling programme of improving bus stop accessibility, in partnership with the TfL Bus Priority Team and London Buses. Bus stop locations are currently focused on busy bus routes, where patronage and potential benefits are highest. During 2006/07 improvements were made to 35 bus stops, and 26 bus stops are planned for improvement in 2007/08.

**13.16** The number of residents satisfied with the local bus service in the Borough is 69%( Source: BVPI survey 2006/07)

**13.17** Merton Council is working with London Buses to improve bus service reliability. Merton Council is investigating developing routes to support the opening of Eastfields railway station. This will help improve transport in the surrounding community of Pollards Hill. There are also continued improvements to the bus priority network and Hackbridge-Croydon corridor road in partnership with TfL.

## **Walking**

### **Policy indicator 12.iii Increase walking**

**13.18** **Assessment of policy:** WC.1 Increase walking

**13.19** **Target:** Increase walking in the borough

**13.20 Performance:** The Council has a number of programmes to encourage walking

**13.21** After being approached by Merton Mind a charity for people with mental health problems, in May 2006 Merton Council started a walking scheme called Merton Healthy Walks. The scheme offers enjoyable walks in parks and open spaces within the borough. The idea was to offer some gentle physical activity that would include all members of the community. Nearly 100 participants have so far joined the fortnightly walks, with a third returning on more than three occasions; 45% of the participants are over 50 years of age.

**13.22** In 2006 training under the Kerbcraft programme, which seeks to raise awareness and reinforce practical road safety skills for young children, took place for Year 1 pupils in Poplar, Wimbledon Chase, West Wimbledon, Liberty and Abbotsbury wards.

**13.23** Merton is currently drafting a Sustainable Action Travel Plan for walking and cycling, which seeks to encourage the use of these modes of transport in the short and medium term. A Rights of Way Improvement Plan is also being developed, which is to be adopted by early 2008.

**13.24** Schemes of particular importance is the new high density, mixed use development at Plough Lane where a novel and multi-modal approach has been adopted. This site identified as an Area of Intensification in the London Plan, and has been recognised by the DfT as good practise in outer London. Along with bus route enhancement, and the provision of cycle facilities and other soft incentives, there are a number of walking improvements. This includes promoting safer routes between the site and local schools, widening of local footways and the provision of pedestrian crossing facilities at the major junction of Plough Lane with Durnsford Road.

**Policy Indicator 12 iv: Number of school travel plans completed and signed off; increase in number of residential and business travel plans**

**13.25 Assessment of policy:** WC.2 Safer routes to schools.

**13.26** A school travel plan contains a set of measures designed to reduce car use by encouraging alternative travel by making routes to school safer for both pupils and staff. Merton Council realised the need to promote sustainable travel and works with schools to increase the number of travel plans in the borough.

**13.27 Target:** 52 school travel plans to be completed in all primary and secondary schools by 2008

**13.28 Performance:** 49 school travel plans have been completed and signed off during 2006/07. Merton is a lead borough in London and is on target to meet the Mayor's London-wide target for all schools to have a plan in place by 2010. There has been a very good response to the programme with an initial benefit of approximately 8% car to walking modal shift.

**13.29** Merton has also lead the way in providing transition packs for year 6 pupils to encourage sustainable travel. These packs are aimed to promote sustainable transport objectives in the transition from primary school to high school.

## Cycling

### **Policy Indicator 12 v: Cycling facilities and routes.**

**13.30** **Assessment of policy:** WC.3 Cycling facilities WC.4 Cycle routes

**13.31** **Target:** New dwellings of two or more units to provide secure cycle parking facilities (UDP Schedule 6)

**13.32** **Performance:** Where practicable, all new development to provide cycle parking facilities.

**13.33** Where appropriate, Merton Council encourages new development to incorporate cycling facilities. This is determined on a case-by-case basis

**13.34** Merton continues to develop the LCN+ network and also seeks to address gaps in the local cycle network through the introduction of local links.

**13.35** The Road Safety team provides various programmes to promote cycling including child and adult cycling proficiency courses. This has been recently expanded to provide for children with special needs.

**13.36** The Transport Planning team is currently drafting a Sustainable Travel Action Plan, which seeks to promote provide better facilities / information / services for cyclists. There will be a public consultation on this plan in 2008.

**13.37** The Plough Lane development will be providing cycling facilities and a cycling incentive scheme for residents. It is due to be completed in 2008.

**13.38** In November 2006 Pollards Hill Cyclist won Best Community Cycling Initiative category in the London Cycling Awards. The South London cycling club, which organise regular rides throughout the year, was praised for reaching out to new and returning cyclists.

**13.39** Bike Week is the key cycling promotional event in Merton. In Bike Week 2007, the "Try Cycling" campaign sought to encourage non-cycling public to start cycling through a four-week cycle hire scheme. There were 33 participants, of which 16 bought their bikes at the end of the initiative.

## Roads

### Car/Van ownership

**13.40** The car still remains the main mode of transport in Merton. However with 30% of residents not owning a car or van, this is lower than the London rate of 61% not owning a car or van.

**Table 13.1 Car/van ownership in Merton**

Households	Merton	%	London	%
No car or van	23,775	30%	1,130,649	61%
1 car or van	38,148	48%	129,848	7%
2 cars or van	13,803	17%	476,185	26%
3 cars or van	2,517	3%	86,470	5%
4 cars or van	648	1%	24,212	1%
Total of cars/vans	78,891	100%	184,7364	100%

Source: Census 2001

### Parking

**13.41** There are 15 car parks in the Borough with only two that are not opened 24 hours.

**Table 13.2 Council Car parks in Merton**

Area	Amount in each area	Spaces in area	How many have motorcycle bays	How many have disable bays	CCTV
Mitcham	4	387	0 out of 4	3 out of 4	2 out of 4
Morden	6	1340	1 out of 6	5 out of 6	6 out of 6
Raynes Park	1	117	0 out of 1	1 out of 1	0 out of 1
Wimbledon	4	468	1 out of 4	4 out of 4	4 out of 4

Source: LB Merton Parking Services



**Indicator/Target 12.vi (Core Output Indicator 3a): Apply maximum car parking standards to all developments.**

**13.42 Assessment of policy:** PK1: On-street parking schemes; PK.2 Car Parking Standards; PK.3 Car parking and development

**13.43 Performance:** Currently all developments within the Borough are appraised in accordance with the Borough's maximum car parking standards.

*Source: LB Merton, Transport Planning*

## Car parking spaces provided in completed residential developments

**13.44** Of 427 new build units in Merton completed in 2006/07 267 (63%) had car parking spaces

**Table 13.3 Car parking spaces in completed residential development**

Size of development (2006/07 completions)	Dwellings	Car parking spaces	Average per dwelling
1 to 20 dwelling	337	101	0.29
21 to 50 dwelling	92	57	0.61
51 to 100 dwellings	89	109	1.22
100 + dwelling	0	0	0
All	518	267	0.52

*Source: London Development Database*

- PK.4 Management of public parking: not used in 2006/07
- PK.5 Change of use of car parks: not used in 2006/07

**Indicator 12. vii Amount of car free or restricted reduced parking development being implemented**

**13.45 Assessment of policy:** PK.6 Car Free Residential Development.

**13.46 Target:** 200 parking-restricted dwellings (where residents are not eligible for a parking space or a residents' parking permit) by 2010.

**13.47 Performance:** Many of the applications relate to development including parking in the Borough, and all developments within the Borough are assessed in accordance with the Borough's maximum car parking standards.

**13.48** Car-free residential development as a concept is just beginning just beginning in Merton impacting on a small number of dwellings. There is an indication that there are increased numbers of this type of application in the near future. During 2006/07 two developments had car-free or reduced parking development being implemented. Bring the total since 1999 to 18 developments. Merton will continue to promote car-free and reduced parking developments in the Borough where appropriate. All new developments will be assessed according the Council's maximum parking standards.

**13.49** Car free developments in Merton in 2006/07 included:

- Central Kitchens Cravens Gardens Wimbledon;
- 173 Kingston Road, Wimbledon.

*Source: LBM Transport Planning*

## Road safety

### Policy indicator 12. viii: Reduction in Accident Rates

**13.50** **Assessment of policy:** RN.4: Road Safety.

**13.51** **Target:** The current targets are a 50% reduction in people killed or seriously injured (KSIs), and a 60% reduction in child KSIs by the year 2010.

**13.52** **Performance:** The overall trend indicates that there is a reduction in accidents, with 8.8% decrease on the overall figure from last year. The key target is for the reduction in total KSIs from 1994-1998 by 2010 60% for child KSIs and a reduction of 50% for all KSIs.

**Table 13.4 Accident rates in Merton 2006/07**

Type of Accident	2005/06	2006/07
Number of people killed and seriously injured overall	71	74
Number of pedestrians killed and seriously injured overall	25	23
Number of cyclists killed and seriously injured	10	7
Number of motorcyclists killed and seriously injured	11	13
Number of children (under 16) killed or seriously injured	4	15

**13.53** *Source: Merton's Local Implementation Plan (transport)*

**13.54** Merton is committed to reducing accidents and casualty rates. In working towards meeting targets, a programme of Education, Training and Publicity (ETP); Enforcement and Engineering measures are implemented. The Council actively supports and promotes the Governments road

safety campaigns. The council has worked with several schools in Merton to design new 20mph zones signs that were placed outside schools to slow traffic down and improve road safety near the schools. It is also hoped that the 20mph zones will encourage more children to walk to school.

**13.55** The Council has negotiated S106 funding for pedestrian crossing facilities.

## Policy Indicator 12. iv Accessibility

**13.56** **Assessment of policy:** RN.9 Accessibility

**13.57** **Target:** 100% The percentage of signalised junctions to have tactile paving.

**13.58** **Performance:** 100% of signalised crossings in Merton to now have tactile paving. Further improvements to pedestrian facilities will be rolled out across the Borough as sites / opportunities become available.

**13.59** Travel for disabled people in Merton

- **Merton Community Transport** is a voluntary organisation set up to provide a safe, accessible, affordable and equitable transport service for voluntary and community groups in the Borough
- **Dial-a-Ride** is a multi-occupancy door-to-door transport service for disabled people who cannot use buses, trains and the Tube.
- **Capital Call** has been introduced as an additional transport option for Taxicard members living in London boroughs where there is a shortage of London taxis. Capital Call is currently operating in the London boroughs of Bexley, Ealing, Enfield, Haringey, Hillingdon, Hounslow, Kingston, Lambeth, Lewisham, Merton and Southwark.
- **Taxicard** is a door-to-door transport service for Londoners with serious mobility impairments and to whom public transport is not usually accessible. Financed by the London boroughs and the Mayor of London, the scheme increases the independence and the mobility of disabled people by providing subsidised trips in licensed London taxis.
- On all **London buses**, there is room for one wheelchair user and each bus has a retractable ramp, which makes access easier for most wheelchairs.
- At **Wimbledon station** there is step-free access from the platform to the street

## Transport Development

**13.60** In Merton, there are problems of social exclusion experienced by disadvantaged groups who are disproportionately present in the east of Merton, in areas such as Lavender, Cricket Green, Figges Marsh, Ravensbury and Pollards Hill (all part of the East Merton Neighbourhood Renewal Area). These areas also have poor rail-based connections, leading to lower Public Transport Accessibility Levels (PTALs) than other parts of the borough.

**13.61** The regeneration of Mitcham is being pursued in an attempt to improve the environment of this local centre; this includes public transport accessibility. Initiatives include investment in bus routes, completing the London Cycle Network, better bus interchange, and improved travel information provided.

**13.62** In August 2007 Merton Council agreed for a new station to be built next to Eastfields Road level crossing in Mitcham, 10 minutes walk from Mitcham Town Centre. It is recognised a new station would be a significant factor in helping to regenerate Mitcham. The service will provide a direct rail link to London Victoria with at least two trains per hour stopping in each direction.

### **Planning Applications**

**13.63** In 2006/07 policies PK.2 was cited 83 times in refused permissions, PK.3 59 times, and RN.9 once. It is important to note the amount of times that these policies were used as the primary reason for refusal.

### **Appeals**

**13.64** PK.2 and PK.3 were both cited twice in appeals. Both appeal were dismissed, though it should be noted that they were not the only reason for the dismissal.

### **Planning obligations**

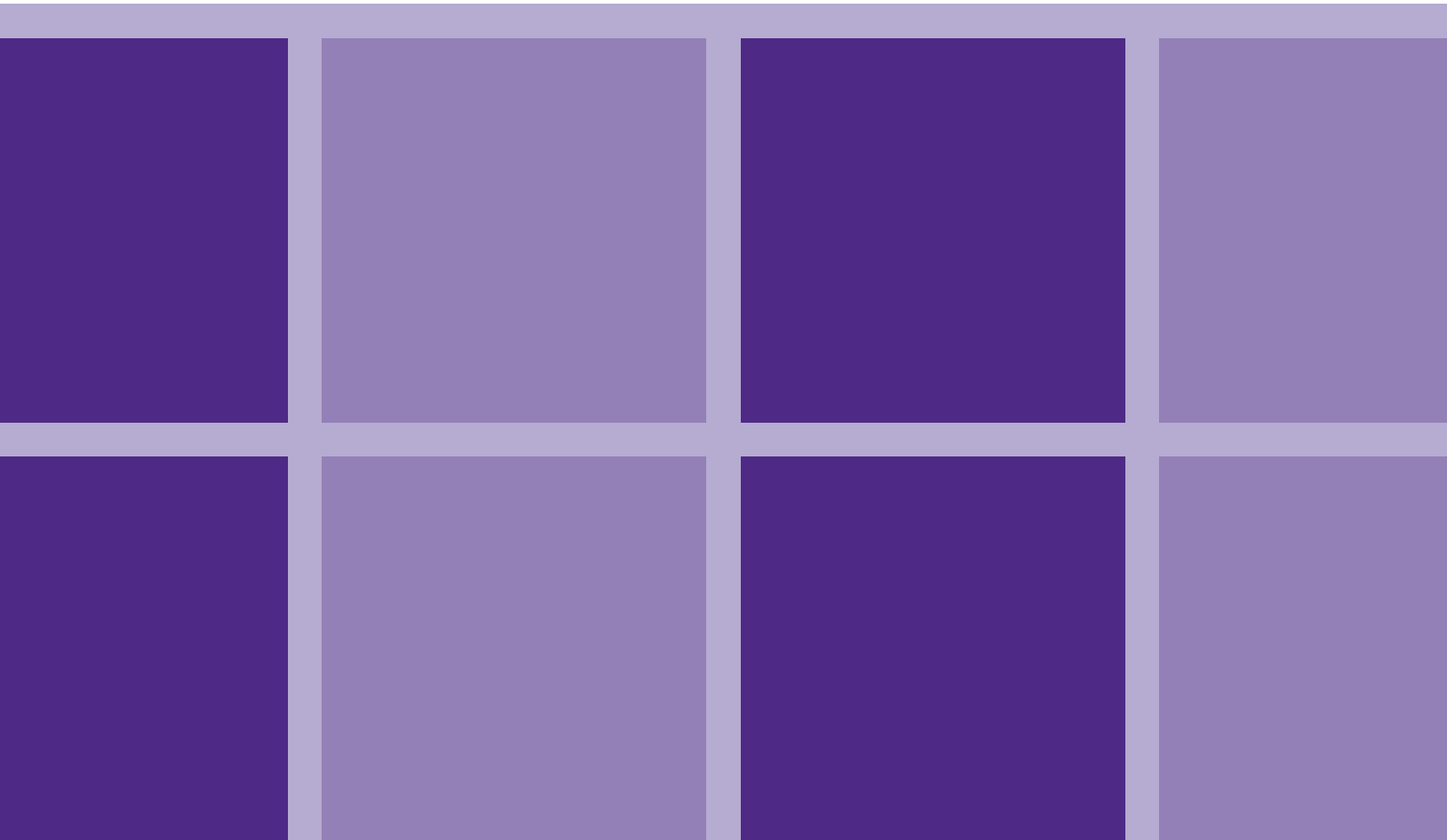
**13.65** Please refer to Planning Obligation Chapter 11

### **Conclusions**

**13.66** The key issues for delivering the UDP objectives from a transport perspective are largely based around two areas of concern - parking and modal shift.

**13.67** The existing policies for these areas are not sufficiently vigorous to cover for the local conflicts that occur from the competing demands for Merton's highways. A more robust policy dealing with the agreed priority to pedestrians including persons with mobility and sensory difficulties and cyclists is required.

**13.68** There are other areas in the existing transport policy within the UDP that have produced confusing outcomes and the long term effect of this weakens the future delivery. Merton hopes to address these issues during the development of the LDF.



## 14 Appendix 1: Housing Trajectory Sites

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade A - under construction	02/P2515	205 -211 London Road, Mitcham Surrey, CR4 2JD	4	25/02/2005	4									
Grade A - under construction	05/P0580	The Hayloft, 17a Seely Road, Tooting London, SW179QP	9	14/06/2005	3	3	3							
Grade A - under construction	04/P2767	35-37 Camp Road, Wimbledon London SW19 4UW	10	08/08/2005	5	5								
Grade A - under construction	04/P2599	Land adj 67Haslemere, Mitcham Surrey CR4 3BA	5	29/08/2005	2	3								
Grade A - under construction	05/P0146	22 Norfolk Road, Colliers Wood, London SW19 2HE	3	13/10/2005	3									
Grade A - under construction	02/P0817	35-41 Lilian Road, Garages R/O SW16 5HW	2	19/10/2005	2									
Grade A - under construction	05/P1519	33 Goodwin Close, Mitcham Surrey CR4 3HZ	3	15/12/2005	3									
Grade A - under construction	04/P1132	23 Three Kings Pub 7 Land r/o Commonside East, Mitcham Surrey CR4 2QA	14	16/12/2005	7	7								
Grade A - under construction	05/P1060	113 Home Park Road, Wimbledon Park, London SW19 7HT	1	20/12/2005	1									
Grade A - under construction	05/P1449	85 Ashbourne Road, Mitcham Surrey CR4 2BF	2	20/12/2005	2									
Grade A - under construction	04/P2689	24-30 Queensmere Road, Wimbledon, London SW19 5PB	6	20/12/2005	3	3								
Grade A - under construction	04/P2046	17 Herbert Road, Wimbledon London SW19 3SQ	1	21/12/2005	1									
Grade A - under construction	06/P1167	14 Hamilton Road, South Wimbledon London SW19 1JF	2	21/12/2005		2								
Grade A - under construction	04/P2139	65 Wimbledon Hill Road, Wimbledon London SW19 7QP	7	30/12/2005		3	4							
Grade A - under construction	06/P1870	3 Thornton Hill, Wimbledon, London SW19 4HU	1	02/01/2006		1								
Grade A - under construction	05/P2289	2 The Downs, Wimbledon London SW20 8HN	2	02/01/2006	2									
Grade A - under construction	05/P1602	Unit 1A Meopham Road, Mitcham Surrey CR4 1BH	12	04/01/2006	6	6								
Grade A - under construction	04/P2256	26 Arthur Road, Wimbledon London SW19 7DZ	2	22/02/2006		2								





Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade A - under construction	05/P1080	Birnam House, 9 Langley Road, Merton Park London SW19 3NZ	4	23/08/2006	2	2								
Grade A - under construction	06/P0144	117 Windermere Road, Tooting, London SW16 5HE	2	29/08/2006	2									
Grade A - under construction	05/P1892	The Beehive Public House, 145 Commonsides East, Mitcham, Surrey CR4 2QB	9	29/08/2006	3	3	3							
Grade A - under construction	05/P2368	19 Abbey Parade Merton High Street, South Wimbledon, London SW19 1DG	2	25/09/2006		2								
Grade A - under construction	04/P2309	2 Hawthorne Avenue, Mitcham Surrey CR4 3DN	2	27/09/2006		2								
Grade A - under construction	06/P1572	57 Eveline Road, Mitcham, Surrey CR4 3LF	2	18/10/2006	2									
Grade A - under construction	06/P0478	436-438 Durnsford Road, Wimbledon Park London SW19 8DZ	5	20/10/2006	2	3								
Grade A - under construction	05/P1579	173 Kingston Road, Wimbledon London SW19 1LH	2	24/11/2006		2								
Grade A - under construction	06/P1600	159 Burlington Road, West Barnes, Surrey KT3 4LU	2	28/11/2006		2								
Grade A - under construction	05/P2856	24 Parkside Gardens Wimbledon London SW19 5EU	1	15/12/2006		1								
Grade A - under construction	05/P2766	144 Robinson Road, Tooting London SW17 9DR	2	15/12/2006		2								
Grade A - under construction	06/P0195	35 Havelock Road, Wimbledon , London SW19 8HE	2	15/12/2006		2								
Grade A - under construction	06/P0739	382 Kingston Road, Raynes Park London SW20 8LN	2	15/12/2006		2								
Grade A - under construction	06/P0688	10 Gore Road, Raynes Park, London SW20 8JL	2	15/12/2006		2								
Grade A - under construction	06/P1300	126 Elm Walk, Morden Surrey SW20 9EG	2	15/12/2006		2								
Grade A - under construction	06/P1337	61 Dora Road, Wimbledon London SW19 7EZ	2	15/12/2006		2								
Grade A - under construction	06/P0781	48 Dupont Road, Wimbledon, London SW20 8EQ	2	15/12/2006		2								
Grade A - under construction	06/P2156	20 Delamere Road, West Wimbledn London SW20 8PS	2	15/12/2006		2								

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade A - under construction	05/P1655	8 The Drive, Raynes Park, London SW20 8TG	3	15/12/2006		3								
Grade A - under construction	05/P2826	26 Cottenham Park Road Wimbledon London SW20 0SA	3	15/12/2006		3								
Grade A - under construction	05/P1674	The Cottage 108 Home Park Road, Wimbledon London SW19 7HU	3	15/12/2006		3								
Grade A - under construction	06/P0357	347 Kingston Road, Raynes Park London SW20 8JX	3	15/12/2006		3								
Grade A - under construction	06/P1490	7 Revelstoke Road, Wimbledon London SW18 5NJ	3	15/12/2006		3								
Grade A - under construction	06/P0637	Cottenham Court, 49 Cottenham Park Road, Raynes Park London SW20 0SD	4	15/12/2006	2									
Grade A - under construction	04/P2723	84-86 Queens Road, Wimbledon, London SW19 8LS	7	15/12/2006		7								
Grade A - under construction	05/P1338	Hurbert Court, 5 Nelson Grove Road, South Wimbledon London SW19 2LJ	18	15/12/2006		9	9							
Grade A - under construction	04/P2012	389 -393 London Road, Mitcham Surrey CR4 4BF	28	15/12/2006		14	14							
Grade A - under construction	05/P2442	Former Masters of Morden Site 100 Green Lane, Morden, Surrey SM4 6SS	60	15/12/2006		30	30							
Grade A - under construction	03/P2124	228 -230 London Road, Mitcham Surrey CR4 3HD	63	15/12/2006		21	21	21						
Grade A - under construction	03/P1075	170 (UGI METERS LTD) Rowan Road, Mitcham Surrey SW16 5JE	121	15/12/2006		31	30	30	30					
Grade A - under construction	03/P1375	1-1a and 2 Merton Park Parade, Kingston Road, Wimbledon London SW19 3NT	1	15/01/2007	1									
Grade A - under construction	04/P1391	270 The Broadway, Wimbledon London SW19 1SB	1	15/01/2007	1									
Grade A - under construction	06/P1804	75 Church Road, Wimbledon London SW19 5AL	1	15/01/2007	1									
Grade A - under construction	05/P2886	11 Carter Road, Colliers Wood London SW19 2DQ	2	15/01/2007		2								
Grade A - under construction	05/P2294	21 Abbey Parade, Colliers Wood, London SW19 1DG	2	15/01/2007		2								
Grade A - under construction	06/P0122	4 Carter Road, Colliers Wood London SW19 2DQ	2	15/01/2007		2								

[illegible]

[illegible]

[illegible]

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade B - not started	06/P1189	Rear of 39 Dunmore Road, West Wimbledon SW20 8TN	1		1									
Grade B - not started	06/P1289	42Bathgate Road, Wimbledon Village SW19 5PJ	1		1									
Grade B - not started	06/P1437	40 Burgley Road, Wimbledon SW19 5HN	1		1									
Grade B - not started	06/P1692	Ground floor 79 Clarence Road, Wimbledon SW19 8QB	1		1									
Grade B - not started	06/P1779	14 Bathgate Road, Wimbledon SW19	1		1									
Grade B - not started	06/P1791	Land forming part of 10 Queensmere Close, Wimbledon SW19	1		1									
Grade B - not started	06/P1910	30a Arterberry Road, Raynes Park SW20 8AH	1		1									
Grade B - not started	06/P2210	Side of Flat A, 31 Parkside, Wimbledon SW19 NB	1		1									
Grade B - not started	06/P2348	Land forming part of 14 New Close, Colliers Wood SW19	1		1									
Grade B - not started	06/P2392	90 Arthur Road, Wimbledon SW19 7DT	1		1									
Grade B - not started	06/P2681	40-45 Arthur Road, Wimbledon SW19 7DN	1		1									
Grade B - not started	06/P2704	21 Malcolm Road, Wimbledon SW19 4AS	1		1									
Grade B - not started	06/P2821	1 Montana Road, Wimbledon SW20 8TW	1		1									
Grade B - not started	06/P2933	Ground floor 15 Kingston Road, South Wimbledon SW19 1JX	1		1									
Grade B - not started	06/P3039	5 The Green, Wimbledon SW19 5AZ	1		1									
Grade B - not started	06/P3049	Land forming rear part of 35 Cavendish Road, SW19	1		1									
Grade B - not started	07/P0017	51 Home Park Road, Wimbledon SW19 7HS	1		1									
Grade B - not started	02P0524	Hill Court, 104 Wimbledon Hill Road, SW19 7PD	2		1	1								
Grade B - not started	02P0701	Rose Court, 34 Woodside, Wimbledon SW19 7AN	2		1	1								
Grade B - not started	02P0857	Land Adjacent to 50 West Barnes Lane, KT3 4PS	2		1	1								
Grade B - not started	02/P1161	25 Graham Road, Wimbledon SW19 3SW	2		1	1								
Grade B - not started	03P0791	20 Brenley Close, CR4 1HL	2		1	1								
Grade B - not started	03P1000	1-3 Upper Green West, Mitcham CR4 3AA	2		1	1								
Grade B - not started	03P1681	383 London Road, Mitcham CR4 4BF	2		1	1								
Grade B - not started	03P1720	394 Kingston Road, Raynes Park SW20 8LL	2		1	1								
Grade B - not started	04/P0123	2A Clifton Road, Wimbledon SW19	2		1	1								

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade B - not started	04/P0832	1 Robinhood Close, Mitcham CR4 1JN	2		1	1								
Grade B - not started	04/P0912	158-160 Arthur Road, Wimbledon SW19 8AQ	2		1	1								
Grade B - not started	04/P1514	Land adjacent to 20 Rialto Road, Mitcham CR4 2LT	2		1	1								
Grade B - not started	04/P2675	23 Richmond Avenue, Wimbledon Chase SW20 8LA	2		1	1								
Grade B - not started	05/P0123	37 St Georges Road, Mitcham CR4 1ED	2		1	1								
Grade B - not started	05/P0329	Land Between Sydney Road and Dupont Road, Raynes Park SW20	2		1	1								
Grade B - not started	05/P0486	14 Tudor Drive, Morden SM4 4PE	2		1	1								
Grade B - not started	05/P0681	82 Alexandra Road, Wimbledon SW19 7LE	2		1	1								
Grade B - not started	05/P0713	Wilberforce House, 119 Worple Road, Wimbledon SW20 8ET	2		1	1								
Grade B - not started	05/P0848	3 Pollard Road, Morden SM4 6EG	2		1	1								
Grade B - not started	05/P0878	26 Sydney Road, Raynes Park SW20 8EF	2		1	1								
Grade B - not started	05/P1012	Alexander House 138-140 Alexander Road, Wimbledon SW19 7JY	2		1	1								
Grade B - not started	05/P1086	46 Adela Avenue, Motspur Park, KT3 6LD	2		1	1								
Grade B - not started	05/P1443	28 Morland Close, Mitcham CR4 3JT	2		1	1								
Grade B - not started	05/P1715	124 Hillcross Avenue, Morden SM4 4EG	2		1	1								
Grade B - not started	05/P1735	30 Gorringe Park Avenue, Mitcham CR4 2DG	2		1	1								
Grade B - not started	05/P1975	23A Montague Road, Wimbledon SW19 1TB	2		1	1								
Grade B - not started	05/P2323	Land adjacent to 101 Fortescue Road, Colliers Wood SW19 2EA	2		1	1								
Grade B - not started	05/P2353	33 Stanley Road, Mitcham CR4 2BH	2		1	1								
Grade B - not started	05/P2614	7 Lake Road, Wimbledon SW19 7EJ	2		1	1								
Grade B - not started	05/P2972	30 Alexandra Road, Wimbledon SW19 7JY	2		1	1								
Grade B - not started	05/P3038	63 Warren Road, Colliers Wood SW19 2HY	2		1	1								
Grade B - not started	06/P0106	10 Carlton Park Avenue, Raynes Park SW20 8BL	2		1	1								
Grade B - not started	06/P0295	364 Coombe Lane, Raynes Park SW20 0RJ	2		1	1								
Grade B - not started	06/P0571	35 Home Park Road, Wimbledon SW19 7HS	2		1	1								

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade B - not started	06/P0625	19 New Close, Colliers Wood SW19 2SX	2		1	1								
Grade B - not started	06/P0665	11 Ruskin Way, Colliers Wood SW19 2UP	2		1	1								
Grade B - not started	06/P0740	109 Links Road, Tooting SW17 9EJ	2		1	1								
Grade B - not started	06/P0754	20 Stanton Road, Raynes Park SW20 8RJ	2		1	1								
Grade B - not started	06/P0801	10 Albany Road, Wimbledon SW19 8JD	2		1	1								
Grade B - not started	06/P0875	32 Streatham Road, Mitcham CR4 2AA	2		1	1								
Grade B - not started	06/P1167	14 Hamilton Road, South Wimbledon SW19 1JF	2		1	1								
Grade B - not started	06/P1205	89 St.James' Road, Mitcham CR4 2DF	2		1	1								
Grade B - not started	06/P1248	8 Denmark Avenue, Wimbledon SW19	2		1	1								
Grade B - not started	06/P1401	41 Fortescue Road, Colliers Wood SW19 2EA	2		1	1								
Grade B - not started	06/P1446	8 Riverside Drive, Mitcham CR4 4BU	2		1	1								
Grade B - not started	06/P1464	Land to rear of 70-80 Marlborough Road, Colliers Wood SW19	2		1	1								
Grade B - not started	06/P1555	79 Sherwood Park Road, Mitcham CR4 1NG	2		1	1								
Grade B - not started	06/P1610	34 Lavender Grove, Mitcham CR4 3HU	2		1	1								
Grade B - not started	06/P1646	90 Havelock Road, Wimbledon SW19 8HB	2		1	1								
Grade B - not started	06/P1658	4 Graham Road, Wimbledon SW19 3SR	2		1	1								
Grade B - not started	06/P1713	First floor 542 Kingston Road, Raynes Park SW20 8DT	2		1	1								
Grade B - not started	06/P1761	84 Manor Road, Mitcham CR4	2		1	1								
Grade B - not started	06/P1777	124 Copse Hill, West Wimbledon SW20 0NL	2		1	1								
Grade B - not started	06/P1830	182 Seely Road, Tooting SW17 9RD	2		1	1								
Grade B - not started	06/P1833	8 Southdown Road, Raynes Park SW20 8PT	2		1	1								
Grade B - not started	06/P1861	9 Park Road, Colliers Wood SW19 2HS	2		1	1								
Grade B - not started	06/P1874	11 Seymour Road, Wimbledon Park SW19 5JL	2		1	1								
Grade B - not started	06/P1876	70 Cannon Hill Lane, Raynes Park SW20 9ET	2		1	1								
Grade B - not started	06/P1892	23 Heaton Road, Mitcham CR4 2BW	2		1	1								
Grade B - not started	06/P1907	Land at side of 53 Deburgh Road, Wimbledon SW19	2		1	1								



Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade B - not started	06/P1970	49 Manor Road, Mitcham CR4 1JG	2		1	1								
Grade B - not started	06/P2097	Upper floors, 2A High Street, Wimbledon SW19 5DX	2		1	1								
Grade B - not started	06/P2099	33 Lancaster Road, Wimbledon SW19 5DF	2		1	1								
Grade B - not started	06/P2101	45 Gap Road, Wimbledon SW19 8JE	2		1	1								
Grade B - not started	06/P2131	25 Abbey Parade, South Wimbledon WimbledonSW19 1DG	2		1	1								
Grade B - not started	06/P2238	1 Ascot Road, Tooting SW17 9JJ	2		1	1								
Grade B - not started	06/P2260	6 Currie Hill Close, Wimbledon SW19 7DX	2		1	1								
Grade B - not started	06/P2590	35 Grand Drive, Raynes Park SW20 0JB	2		1	1								
Grade B - not started	06/P2619	12 Homefield Gardens, Mitcham CR4 3BY	2		1	1								
Grade B - not started	06/P2621	2 Melrose Avenue, Mitcham CR4 2EG	2		1	1								
Grade B - not started	06/P2656	111 Park Avenue, Mitcham CR4 2ES	2		1	1								
Grade B - not started	06/P2711	136 Merton High Street, Colliers Wood SW19 1BA	2		1	1								
Grade B - not started	06/P2716	70 Westway, Raynes Park SW20 9LS	2		1	1								
Grade B - not started	06/P2735	196 Kingston Road, Wimbledon SW19 3NU	2		1	1								
Grade B - not started	06/P2742	79 Gladstone Road, Wimbledon SW19 1QR	2		1	1								
Grade B - not started	06/P2962	54 Pitcairn Road, Mitcham CR4 3LL	2		1	1								
Grade B - not started	07/P0021	48 Devonshire Road, Colliers Wood SW19 2EF	2		1	1								
Grade B - not started	07/P0040	125 Ashbourne Road, Mitcham CR4 2BF	2		1	1								
Grade B - not started	01P2226	90 Meopham Road, Mitcham CR4 1BJ	3		1	1								
Grade B - not started	01P2756	Claire Court, 23 Commonside West, Mitcham CR4 4HA	3			3								
Grade B - not started	02P1720	East Gardens, SW17 9DH	3			3								
Grade B - not started	02P2585	1 Worple Road, Wimbledon SW19	3			3								
Grade B - not started	03P0051	125 Kenley Road, Merton Park SW19 3DP	3			3								
Grade B - not started	03P1477	Building at rear of 80, 80a & 80b Gorringe Park Avenue, Mitcham CR4 2DJ	3			3								
Grade B - not started	04/P0964	231 Haydons Road, Wimbledon SW19 8TZ	3			3								
Grade B - not started	04/P2391	206 Queens Road, Wimbledon SW19 8LY	3			3								

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade B - not started	05/P2335	66 Church Road, Mitcham CR4 3BU	3			3								
Grade B - not started	05/P3056	218 Morden Road, South Wimbledon SW19 3BY	3			3								
Grade B - not started	06/P0221	14 Thackeray Close, Wimbledon SW19	3			3								
Grade B - not started	06/P1562	Ground and first floor 23 Stanley Road, Wimbledon SW19 8RE	3			3								
Grade B - not started	06/P1642	Land between 56 & 58 Woodland Way, Mitcham CR4 2DY	3			3								
Grade B - not started	06/P2325	88 Carlton Park Avenue, Raynes Park SW20 8BL	3			3								
Grade B - not started	06/P2339	Wimbledon Hill Road, Wimbledon SW19	3			3								
Grade B - not started	06/P2592	29 Arterberry Road, West Wimbledon SW20 8AG	3			3								
Grade B - not started	06/P2923	Rear of 284 - 288 Haydons Road, Wimbledon SW19	3			3								
Grade B - not started	07/P0083	10 Home Park Road, Wimbledon Park SW19 7HN	3			3								
Grade B - not started	04/P0132	256 London Road, Mitcham CR4 3HD	4			2	2							
Grade B - not started	04/P0230	2 Beulah Road, Wimbledon SW19 3SB	4			2	2							
Grade B - not started	04/P0622	Adjacent to 24 Dalton Avenue, Mitcham CR4 3DT	4			2	2							
Grade B - not started	05/P1080	Birnam House, 9 Langley Road, Merton Park SW19 3NZ	4			2	2							
Grade B - not started	05/P1452	45 Kingston Road, Wimbledon SW19 1JW	4			2	2							
Grade B - not started	05/P1580	Crown & Grove Mill London Road, Mitcham CR4	4			2	2							
Grade B - not started	05/P2778	35 Mitcham Park, Mitcham CR4 4EP	4			2	2							
Grade B - not started	06/P2314	2 Meadway, Raynes Park SW20	4			2	2							
Grade B - not started	06/P2390	1A Leopold Terrace, Dora Road, Wimbledon Park SW19 7EY	4			2	2							
Grade B - not started	02P1281	Site at Rear of Mary Tates Almhouses, 14 Cricket Green, Mitcham CR4 4LA	5			3	2							
Grade B - not started	04/P1803	3 Beulah Road, Wimbledon SW19 3SB	5			3	2							
Grade B - not started	05/P0265	The Bull Church Road, Mitcham CR4 3BU	5			3	2							
Grade B - not started	05/P2939	472 London Road, Mitcham CR4 4ED	5			3	2							
Grade B - not started	06/P0336	Ground and first floor, The Bull PH ,Church Road, Mitcham CR4 3BU	5			3	2							

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade B - not started	05/P0164	Land at rear and at 34 Raynes Park Coombe Lane, SW20	6			3	3	2						
Grade B - not started	05/P2025	12 Belvedere Grove, Wimbledon Village SW19 7RL	6			3	3	2						
Grade B - not started	05/P2776	The Gables, 2Morton Road, Morden SM4 6EF	6			3	3	2						
Grade B - not started	06/P2222	4 Southside Common, Wimbledon SW19 4TG	6			3	3	2						
Grade B - not started	06/P2340	97 Western Road, Mitcham CR4 3EE	6			3	3	2						
Grade B - not started	04/P0775	59Cambridge Road, Raynes Park, SW20 0PX	7			3	2	2	1					
Grade B - not started	03P2050	St Helier Congregational Church Green Lane, SM4	8			3	2	2	2					
Grade B - not started	03/P2031	Vehicle Repair Workshop RO No 45 and 47Heyford Road, Mitcham CR4 3EW	9			3	3	2	2					
Grade B - not started	05/P1692	28-30 Tramway Path, Mitcham CR4	9			3	3	2	2					
Grade B - not started	03P2311	Malden Court, West Barnes Lane, KT3 4PW	10			3	3	2	2					
Grade B - not started	04/P0825	113-115 London Road, Mitcham CR4 2JA	10			2	2	2	2					
Grade B - not started	06/P1515	58 Wimbledon Hill Road, Wimbledon SW19 7PA	10			2	2	2	2					
Grade B - not started	01P1254	Fair Green Court, London Road, Mitcham CR4 3NA	11			3	3	3	2					
Grade B - not started	03/P0216	Land adjacent to 4 Caesars Walk, Mitcham CR4 4LE	11			3	3	3	2					
Grade B - not started	04/P0355	Lodge House, Wilson Hospital, Cranmer Road, Mitcham CR4 4LD	11			3	3	3	2					
Grade B - not started	04/P0946	216 - 218 Rowan Road, Streatham SW16 5HX	12			3	3	3	3					
Grade B - not started	05/P3067	22 Cedars Avenue, Mitcham CR4 1EA	12			3	3	3	3					
Grade B - not started	06/P0708	Cranmer Road Service Station, 88 92 Cricket Green, Mitcham CR4 4LD	12			3	3	3	3					
Grade B - not started	06/P2242	Bramcote Court, Bramcourt Avenue, Mitcham CR4 4LR	12			3	3	3	3					
Grade B - not started	02P2148	Land Rear of, 26-46 Morden Hall Road, Morden SM4 5JF	14			4	4	3	3					
Grade B - not started	04/P2719	35 Coombe Lane, Raynes Park SW20	14			4	4	3	3					
Grade B - not started	06/P1361	Arrow Works, Elm Grove, Wimbledon SW19	36			9	9	9	9					
Grade B - not started	05/P2405	Dover House, 141 Morden Road, Mitcham CR4 4DG	61			16	15	15	15					
Grade B - not started	03/P2124	228 - 230 London Road, Mitcham, CR4 3HD	63			15	12	12	12					
Grade B - not started	04/P2678	Former Atkinson Morley Hospital, Copse Hill, Wimbledon SW20	94			22	18	18	18	18				

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade C - awaiting S106 signing	06/P1574 (02/P2413)	Merton Sixth Form College, Morden Park Centre, London Road, SM4 5SD	283	Signed 11/07		57	57	57	56	56				
Grade C - awaiting S106 signing	04/P1736	2a Robinson Road, Colliers Wood, SW17 9DJ	10			2	1	1	1	1	1	1	1	1
Grade C - awaiting S106 signing	03/P1108	215/217 Kingston Road, SW19 3NL	17			2	2	2	2	2	2	2	2	1
Grade C - awaiting S106 signing	04/P2250	153-161 The Broadway, SW19 1NE	24			3	3	3	3	3	3	2	2	2
Grade C - awaiting S106 signing	05/P0498	2 Cavendish Rd, Colliers Wood, SW19 2EU	4			2	2							
Grade C - awaiting S106 signing	05/P0960	45-47 Heyford Road, Mitcham, CR4 3EW	9			3	3	3						
Grade C - awaiting S106 signing	05/P0274	37-39 Upper Green East, Mitcham CR4 2PF	8			4	4							
Grade C - awaiting S106 signing	05/P1053	165-169 Merton Road, South Wimbledon SW19 1EE	12			2	2	2	1	1	1	1	1	1
Grade C - awaiting S106 signing	05/P2216	221 Kingston Rd, SW19 3NW	4			2	2							
Grade C - awaiting S106 signing	03/P0202	Brown and Root Tower, High St Colliers Wood, SW19 2JG	218			26	24	24	24	24	24	24	24	24
Grade C - awaiting S106 signing	06/P0708	Former Cranmer Road service station, 78 Cricket Green, Mitcham CR4 4LA	12			2	2	2	1	1	1	1	1	1
Grade C - awaiting S106 signing	06/P1640	34 Coombe Lane, Raynes Park SW20 0LA	7			4	3							
Grade C - awaiting S106 signing	06/P1262	38 Worcester Road, Wimbledon, SW19 8QG	9			3	3	3						
Grade C - awaiting S106 signing	06/P1803	150-152 Haydon's Road, South Wimbledon SW19 1AE	6			2	2	2						
Grade C - awaiting S106 signing	06/P2183	77-79 Hartfield Rd, London SW19 3TJ	9			3	3	3						
Grade C - awaiting S106 signing	06/P2037	100-106 Haydons Rd, Wimbledon SW19 1AW	14			2	2	2	2	2	1	1	1	1
Grade D - outlines but no reserve matters	01/P0805	122-136 London Road, Mitcham, CR4 3LB	25				9	8	8	8	8	8	8	8

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade D - outlines but no reserve matters	06/P2640	Dairy Walk Cottage, 32 Burghley Road, Wimbledon SW19 5HN	2				1	1						
Grade D - outlines but no reserve matters	05/P0412	Land adj 70 Abbot Ave, Raynes Park, SW20 8SQ	2				1	1						
Grade D - outlines but no reserve matters	05/P2949	Land to the rear and side of 271 - 273 Phipp's Bridge Road Colliers Wood, SW19 2SS	3				1	1	1					
Grade D - outlines but no reserve matters	05/P0553	190 London Road, Mitcham CR4 3LD	6				1	1	1	1	1	1		
Grade D - outlines but no reserve matters	05/P1339	3-5 Dorien Road, Raynes Park SW20 8EL	9				2	1	1	1	1	1	1	1
Grade E - UDP proposals sites without planning approval	N/A	16P Raynes Park Car Park	100					15	15	14	14	14	14	14
Grade E - UDP proposals sites without planning approval	N/A	7MI East side of London Road between Armfield Crescent and Locks Lane.	21					3	3	3	3	3	3	3
Grade E - UDP proposals sites without planning approval	N/A	48P Park House Caretakers House, Arthur Road, Wimbledon	5					1	1	1	1	1		
Grade E - UDP proposals sites without planning approval	N/A	42P Hall Place, Mitcham, CR4	27					4	4	4	4	4	4	3
Grade E - UDP proposals sites without planning approval	N/A	7CW Thames Water land north of Byegrove Road	29					5	4	4	4	4	4	4
Grade E - UDP proposals sites without planning approval	N/A	43P St Catherine's RC school, Grand Drive	42					6	6	6	6	6	6	6

[illegible]

Grade	Application number	Site address	Capacity (units)	Start date	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
Grade F - Housing capacity study sites without planning permission	N/A	Fortescue Road,	5							5				
Grade F - Housing capacity study sites without planning permission	N/A	Mosque car park	55							11	11	11	11	11
Grade F - Housing capacity study sites without planning permission	N/A	Morden Court Car Park	40							8	8	8	8	8
Grade F - Housing capacity study sites without planning permission	N/A	Canterbury Building	100							20	20	20	20	20
Grade F - Housing capacity study sites without planning permission	N/A	Durnsford Road	30							6	6	6	6	6

## 15 Appendix 2: AMR sources



## **AMR 2006/07 Sources**

Audit Commission (2007) *Best Value Performance Indicators*

Communities and Local Government (2007) *Floor space data* at <http://neighbourhood.statistics.gov.uk>

Communities and Local Government (2006) *Planning Policy Supplement 3: Housing*. The Stationery Office, UK

Department of Health and National Health Service (2007) *Merton Health Profile* at <http://www.communityhealthprofiles.info/index.php>

Department of Work and Pensions (2007) *Works and Pensions Longitudinal Study 2006* at [www.dwp.gov.uk/asd/longitudinal\\_study/WPLS\\_Uses.pdf](http://www.dwp.gov.uk/asd/longitudinal_study/WPLS_Uses.pdf)

DTZ Pieda Consulting (2005) *Merton Employment Land Study Final Report*

English Heritage (2007) *Register of Building at Risk Part 3* at [http://www.english-heritage.org.uk/upload/pdf/BAR\\_London\\_part3\\_2007.pdf](http://www.english-heritage.org.uk/upload/pdf/BAR_London_part3_2007.pdf)

Greater London Authority (2007) *London Development Database*

Greater London Authority (2007) *Open Space and Habitat Survey*

Greater London Authority (2004 and 2007) *The London Plan* at <http://www.london.gov.uk/mayor/strategies/sds/>

Land Registry of England and Wales (2007)

London Borough of Merton (2007) *Planning Live Database*

London Borough of Merton (2007) *Retail Database*

London Borough of Merton (2007) *Design and Conservation Database*

London Borough of Merton (2007) *Appeals Database*

London Borough of Merton (2007) *Merton School Organisation Plan*

London Borough of Merton (2007) *Annual Residents Survey 2007/08*

London Borough of Merton (2007) *Merton's housing provisions returns*

London Borough of Merton (2007) *Merton Residential Monitoring Database*

London Borough of Merton (2007) *HP5 Database*

London Borough of Merton (2007) *Section 106 monitoring*

London Borough of Merton (2007) *Environment and Regeneration Departmental Service Plan*

London Borough of Merton (2007) *MVM Planning Explorer On-Line* at <http://planning.merton.gov.uk/mvm/online/pl/home.aspx>

London Borough of Merton (2006) *Annual Monitoring Report* at [http://www.merton.gov.uk/living/planning/planningpolicy/ldf/annual\\_monitoring\\_report.htm](http://www.merton.gov.uk/living/planning/planningpolicy/ldf/annual_monitoring_report.htm)

London Borough of Merton (2005) *Housing Stock Conditions Survey*

London Borough of Merton (2005) *Merton Open Space Study*

London Borough of Merton (2005) *Renewal Strategy: Merton Neighbourhood*

London Borough of Merton (2003) *Annual Business Inquiry Survey* at [http://www.merton.gov.uk/community/lsp/thrivingmerton/economic\\_renewal\\_data.htm](http://www.merton.gov.uk/community/lsp/thrivingmerton/economic_renewal_data.htm)

Merton and Sutton PCT: <http://www.suttonandmerton.nhs.uk/>

National Statistics (2007) *Official Labour Market Statistics* at <https://www.nomisweb.co.uk/Default.asp>

Office of the Deputy Prime Minister (2005) *Planning Policy Supplement 10: Waste Management*. The Stationery Office, UK

Office of the Deputy Prime Minister (2005) *Regional Spatial Strategy Monitoring: A Good Practice Guide* The Stationery Office, UK

Office of National Statistics (2001) *Census Survey data*

Office of National Statistics (2005) *Vacant Dwellings* at <http://neighbourhood.statistics.gov.uk/>

Office of Water Services (2006) *Security of supply, leakage and water efficiency: 2005/06 report*. Ofwat, UK

Sport England (2007) *Active Places Power database*

Transport for London (2007) at <http://www.tfl.gov.uk>

## 16 Appendix 3: Summary of indicators and targets

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
BE 1 New Development, Change of Use, Alterations and Extensions	Built Environment	60%	92%	yes	GOOD	Refusals upheld at appeal
BE 2 Demolition	Built Environment	60%	92%	yes	GOOD	Refusals upheld at appeal
BE 3 Development Adjacent to a Conservation Area	Built Environment	60%	92%	yes	GOOD	Refusals upheld at appeal
BE 4 Areas of Distinctive Quality	Built Environment	n/a	n/a	n/a	GOOD	Refusals upheld at appeal
BE 5 Maintenance and Restoration	Built Environment	n/a	n/a	yes	GOOD	Numbers of building at risk in Merton has fallen
BE 6 Demolition	Built Environment	60%	80%	yes	GOOD	
BE 7 Alterations and Extensions	Built Environment	60%	80%	yes	GOOD	
BE 8 Setting of Listed Buildings, Ancient Monuments, Historic Parks And the Wider Historic Landscape	Built Environment	60%	80%	yes	GOOD	
BE 9 Uses	Built Environment	not measured	n/a	n/a	n/a	not measured in 2006/07
BE 10 Building Recording	Built Environment	60%	80%	yes	GOOD	
BE 11 Rehabilitation and Maintenance	Built Environment	60%	80%	yes	GOOD	
BE 12 Upgrading	Built Environment	60%	80%	yes	GOOD	
BE 13 Protection and Preservation	Built Environment	60%	n/a	n/a	n/a	No appeals in 2006/07
BE 14 Evaluation	Built Environment	60%	n/a	n/a	n/a	No appeals in 2006/07
BE 15 Privacy, Visual Intrusion and Noise	Built Environment	60%	88%	yes	GOOD	
BE 16 Urban Design	Built Environment	60%	71%	yes	GOOD	
BE 17 Urban Design – Application of Standards	Built Environment	60%	71%	yes	GOOD	
BE 18 Gardens	Built Environment	60%	n/a	n/a	GOOD	No refusals went to appeal
BE 19 Sensitive Locations	Built Environment	60%	n/a	n/a	GOOD	No refusals went to appeal
BE 20 Appropriate Locations	Built Environment	60%	n/a	n/a	GOOD	No refusals went to appeal
BE 21 Important Local Views, Panoramas and Prospects	Built Environment	60%				No applications was rejected on grounds of this policy alone, however it was cited twice in Conservation areas
BE 22 Design of New Development	Built Environment	60%	79%	yes	GOOD	
BE 23 Alterations and Extensions to Buildings	Built Environment	60%	71%	yes	GOOD	
BE 24 Roof Extensions and Dormer Windows	Built Environment	60%	80%	yes	GOOD	
BE 25 Sustainable Development	Built Environment	n/a	n/a	n/a	n/a	not used in 2006/07
BE 26 Facilities for the Public	Built Environment	n/a	n/a	n/a	n/a	not used in 2006/07
BE 27 Public Art	Built Environment	n/a	n/a	n/a	n/a	not used in 2006/07
BE 28 Hoardings and Poster Displays	Built Environment	n/a	n/a	n/a	n/a	not used in 2006/07
BE 29 Panels and Displays	Built Environment	60%	80%	yes	GOOD	
BE 30 Alterations	Built Environment	60%	80%	yes	GOOD	
BE 31 Design	Built Environment	60%	80%	yes	GOOD	
BE 32 Advertising	Built Environment	60%	80%	yes	GOOD	
BE 33 Street Furniture and Materials	Built Environment	60%	n/a	n/a	n/a	not used in 2006/07

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
BE 34 Telecommunications Masts, Base Stations and Apparatus	Built Environment	60%	n/a	n/a	n/a	No refusals went to appeal
BE 35 Telecommunication Development	Built Environment	60%	n/a	n/a	n/a	No refusals went to appeal
BE 36 Prior Approval Procedure	Built Environment	60%	n/a	n/a	n/a	No refusals went to appeal
BE 37 Permitted Development	Built Environment	60%	n/a	n/a	n/a	No refusals went to appeal
C 1 Location and Access of Facilities	Community Facilities	100%	100%	yes	GOOD	No loss in provision
C 2 Older People	Housing	no target	n/a	n/a	n/a	There was no increase in provision in 2006/07. There was one application in 2006/07.
C 3 People with a Learning Disability	Community Facilities	no target	n/a	n/a	n/a	
C 4 People with a Learning Disability - Day Care Facilities	Community Facilities	no target	n/a	n/a	n/a	Two centres closed inline with policy
C 5 People with a Mental Illness	Community Facilities	no target	N/A	n/a	n/a	Current provision meets current need.
C 6 People with a Mental Illness	Community Facilities	no target	n/a	n/a	n/a	Please see C4
C 7 Day Care Provision	Community Facilities	no target	n/a	n/a	GOOD	An increase in Day care provision
C 8 Health Facility Sites	Community Facilities	no target	100%	yes	GOOD	
C 9 Provision of Health Facilities	Community Facilities	no target	100%	yes	GOOD	
C 10 Distribution of Schools	Community Facilities	100%	100%	yes	GOOD	
C 11 Youth Services	Community Facilities	100%	100%	yes	GOOD	
C 12 Community Use of Educational Facilities	Community Facilities	no target	n/a	n/a	n/a	100% of suitable application have been granted permission
C 13 Planning Obligations for Educational Provision - Policy C.13	Community Facilities	14%	6%	no	POOR	
C 14 Non-Council Schools / Other Educational Facilities	Community Facilities	no target	n/a	n/a	GOOD	100% of suitable application have been granted permission
CW 1 Colliers Wood Urban Centre	Shopping, Town Centres and Urban Regeneration	70%	61%	no	POOR	No new developments in 2006/07. However many new development in pervious years.
CW 2 Sites 1CW and 2CW	Shopping, Town Centres and Urban Regeneration	Develop both sites	50% Sites developed	no	POOR	1CW not developed. 2CW developed pervious year
CW 3 Transport Infrastructure	Shopping, Town Centres and Urban Regeneration	Improve transport in Colliers Woods	met	yes	GOOD	

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
E 1 General Employment Policy	Economy	100%	66%	no	POOR	There has been some loss of B2 and B8 site outside designated areas.
E 2 Access for Disabled People	Economy	Not used	n/a	n/a	n/a	
E 3 Land Uses in Industrial Areas	Economy	100%	100%	yes	GOOD	
E 4 Storage and Distribution Development within the Industrial Areas	Economy	no target	n/a	n/a	n/a	
E 5 Density of Occupation within the Industrial Areas	Economy	80%	76%	no	POOR	
E 6 Loss of Employment Land Outside the Designated Industrial Areas	Economy	no target	n/a	n/a	n/a	
E 7 Land Uses on Sites Outside the Designated Industrial Areas	Economy	no target	n/a	n/a	n/a	
E 8 Bad Neighbour Development and "Green" Economic Development	Economy	not measured	n/a	n/a	n/a	
E 9 Overcoming Environmental Problem	Economy	not used	n/a	n/a	n/a	Not used in 2006/07
E 10 Hazardous Substances	Economy	not used	n/a	n/a	n/a	Not used in 2006/07
E 11 Environmental Improvements from Employment Development	Economy	100%	100%	yes	GOOD	
E 12 Small and Growing Businesses	Economy	n/a	n/a	n/a	n/a	Supported through non planning
HUN 1 Affordable Housing	Housing	30%	30%	yes	GOOD	the 30% target has been meet
HN 2 Provision of Affordable Housing from Other Sources	Housing	no target	no target	n/a	n/a	Housing provided on site less than 15 units in 2006/07. However no target for this provision.
HN 3 Dwelling Mix	Housing	no target	n/a	n/a	GOOD	Ranges of units are being provided By Merton
HN 4 Housing for Older People	Housing	100%	100%	yes	GOOD	Merton's bid for Extra Care Housing approved
HN 5 Residential Institutional Uses	Housing	no target	n/a	n/a	GOOD	No loss
HN 6 Accommodation for Homeless People	Housing	no target	n/a	n/a	GOOD	At the end of March 2007 Merton had the lowest number of people in temporary accommodation for all London boroughs.
HP 1 Housing Target	Housing	427	430	no	POOR	Merton's share of the London-wide housing target is 430 completed new homes per annum. Merton missed this target by 3. This figure has been revised from 2007-08 to 2016-17 to 370 homes per annum
HP 2 Retention of Residential Accommodation	Housing	100%	100%	yes	GOOD	

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
HP 3 Rehabilitation and Vacant Dwellings	Housing	no target	no target	n/a	n/a	
HP 4 Density of Development	Housing	90%	91%	yes	GOOD	
HP 5 Flat Conversions: Size of Original Unit	Housing	no target	no target	n/a	GOOD	50 approved and 60 refused
HP 6 Flat Conversions: Retention of Units	Housing	no target	no target	n/a	GOOD	50 approved and 60 refused
HP 7 Accommodation for Travellers	Housing	no target	no target	n/a	GOOD	Merton made a successful bid for a Gypsy and Travellers Grant to refurbish the Brickfield Road Caravan site.
HS 1 Housing Layout and Amenity	Housing	100%	92%	no	POOR	One appeal allowed 11 dismissed for this policy during 2006/07
HS 2 Sustainable Housing	Housing	no target	n/a	n/a	n/a	
L 1 Informal Recreation	Open Space	no target	no target	n/a	On target	to complete all Park Management Plans by 2008
L 2 Policy for Walking Routes	Open Space	80%	89.10%	yes	GOOD	5.8% increase on last year.
L 3 Water Environments	Open Space	n/a	n/a	n/a	n/a	not used in 2006/07
L 4 River Wandle	Open Space	n/a	n/a	n/a	n/a	not used in 2006/07
L 5 Urban Green Space	Open Space	n/a	n/a	n/a	n/a	not used in 2006/07
L 6 Public Open Space	Open Space	58%	60%	n/a	GOOD	Up on last years and the same as London
L 7 Recreational Open Space	Open Space	no target	no target	n/a	n/a	to improve condition by 2015. This is being monitored by Merton Open Space Study which is completed every 5 years.
L 8 Open Space Deficiencies	Open Space	no target	no target	n/a	n/a	please see L7
L 9 Children's Play Facilities	Open Space	no target	no target	n/a	GOOD	No applications. Merton carried major refurbishment 3 play spaces
L 10 Allotments	Built Environment	no target	n/a	n/a	GOOD	
L 11 The Protecting of Existing Facilities and Land	Open Space	no target	n/a	n/a		
L 12 Provision of New Facilities	Open Space	increase facilities	n/a	n/a	POOR	No applications in 2006/07
L 13 Improving Provision	Open Space	no target	n/a	n/a	GOOD	
L 14 Community and Religious Meeting Places	Open Space	n/a	n/a	n/a	n/a	not measured in 2006/07
L 15 Protection of Facilities	Open Space	100%	100%	yes	GOOD	no loss
L 16 Protection of Public Houses	Open Space	100%	100%	yes	GOOD	no loss
LU 1 Transport Infrastructure and Development	Transport	no target	n/a	n/a	n/a	Not used in 2006/07
LU 2 Public Transport Accessibility	Transport	no target	n/a	n/a	n/a	Not used in 2006/07
LU 3 Transport Impact of New Development	Transport	no target	n/a	n/a	n/a	Not used in 2006/07
LU 4 Consistency of Development Proposals with Transport Facilities	Transport	no target	n/a	n/a	n/a	Not used in 2006/07

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
LU 5 Developer Contributions	Planning Obligation	6%	23%	yes	GOOD	
MI 1 Urban Village	Shopping, Town Centres and Urban Regeneration	not used	not used	n/a	n/a	Not used in 2006/07
MI 2 Core Frontages	Shopping, Town Centres and Urban Regeneration	no loss of frontage	one loss	no target	POOR	Mitcham Town Centre has had one application approved in the period 1 April 2006 - 31 March 2007 which changed the amount of A1 floorspace.
MI 3 Re-Use of Upper Floors	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	Not used in 2006/07
MI 4 Gateways	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	Not used in 2006/07
MI 5 Mitcham Fair Green and Street Market	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	Not used in 2006/07
MO 1 Regeneration of Morden Town Centre	Shopping, Town Centres and Urban Regeneration	100%	0%	n/a	n/a	MO.1 site not developed in 2006/07
MO 2 Re-Use of Upper Floors	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	Not used in 2006/07
MO 3 Core Frontages	Shopping, Town Centres and Urban Regeneration	no loss of frontage	two applications approved	no	GOOD	The result has been a net gain of 236 sq m within the town centre.
MO 4 Street Market	Shopping, Town Centres and Urban Regeneration	not used	not used	n/a	n/a	Not used in 2006/07
MR 1 Monitoring and Review	Shopping, Town Centres and Urban Regeneration	100%	100%	yes	GOOD	This policy is monitored by The Annual Monitoring Report
MU 1 Mixed Use Frontages: Ground Floor Uses	Shopping, Town Centres and Urban Regeneration	0%	0%	yes	GOOD	
MU 2 Non Designated Shopping Frontages: Upper Floor Uses	Shopping, Town Centres and Urban Regeneration	not measured	n/a	n/a	n/a	not measured in 2006/07
MU 3 New Developments in Non Designated Shopping Frontages	Shopping, Town Centres and Urban Regeneration	0%	0%	yes	GOOD	
MU 4 Live/Work Development	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	not used in 2006/07
NE 1 Metropolitan Open Land	Natural Environment	zero applications	zero applications	yes	GOOD	No applications



Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
NE 2 Development in Proximity to MOL	Natural Environment	zero applications	zero applications	yes	GOOD	No applications
NE 3 Green Chains	Natural Environment	zero applications	zero applications	yes	GOOD	No applications
NE 4 Wandle Valley Country Park	Natural Environment	not measured	not measured	n/a	n/a	not measured in 2006/07
NE 5 Sites of Special Scientific Interest	Natural Environment	zero applications	zero applications	yes	GOOD	no applications
NE 6 Local Nature Reserves and Sites of Importance for Nature Conservation	Natural Environment	zero applications	zero applications	yes	GOOD	no applications
NE 7 Species Protection	Natural Environment	zero applications	zero applications	yes	GOOD	no applications
NE 8 Green Corridors	Natural Environment	zero applications	zero applications	yes	GOOD	no applications
NE 9 Management of Land	Natural Environment	n/a	n/a	n/a	n/a	Not a planning matter
NE 10 Nature Conservation in Backland Areas	Natural Environment	no target	n/a	n/a	n/a	
NE 11 Trees: Protection	Natural Environment	100%	not met	no	POOR	0.2% trees lose due to development
NE 12 Trees, Hedges and Landscape Features	Natural Environment	100%	not met	no	POOR	See NE.11
PE 1 Air Quality	Environmental Protection	Annual Mean	exceed	no	POOR	On four occasions
PE 2 Pollution and Amenity	Environmental Protection	no target	n/a	n/a	n/a	Cited twice in appeals
PE 3 Light Pollution	Environmental Protection	no target	n/a	n/a	n/a	One application required conditions
PE 4 Overhead Power Lines	Environmental Protection	not used in 2006/07	n/a	n/a	n/a	not used in 2006/07
PE 5 Risk from Flooding	Environmental Protection	zero applications	zero applications	yes	GOOD	no applications
PE 6 Water Quality	Environmental Protection	100%	100%	yes	GOOD	Not cited in Appeals
PE 7 Capacity of Water Systems	Environmental Protection	100%	100%	yes	GOOD	Cited once in Appeals. The appeal was refused.
PE 8 Contaminated, Vacant and Derelict Land	Environmental Protection	100%	100%	yes	GOOD	26 Applications
PE 9 Waste Minimisation and Waste Disposal	Environmental Protection	not used in 2006/07	n/a	n/a	n/a	not used in 2006/07
PE 10 Waste Facilities	Environmental Protection	increase facilities	increase	yes	GOOD	New Waste Management facility opened in Garth Road.
PE 11 Recycling Points	Environmental Protection	Not monitored	n/a	n/a	n/a	not measured in 2006/07
PE 12 Energy Generation and Energy Saving	Environmental Protection	not used in 2006/07	n/a	n/a	n/a	not used in 2006/07
PE 13 Energy Efficient Design and Use of Materials	Environmental Protection	100%	100%	yes	GOOD	3 Applications in 2006/07
PK 1 On-Street Parking Schemes	Transport	100%	100%	yes	GOOD	New development permitted accordance with this policy

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
PK 2 Car Parking Standards	Transport	100%	100%	yes	GOOD	New development permitted accordance with this policy
PK 3 Car Parking and Development	Transport	100%	100%	yes	GOOD	New development permitted accordance with this policy
PK 4 Management of Public Parking	Transport	not used	not used	n/a	n/a	not used in 2006/07
PK 5 Change of Use of Car Parks	Transport	not used	not used	n/a	n/a	not used in 2006/07
PK 6 Car Free Residential Development	Transport	200	18	no	n/a	Target to be met by 2010
PK 7 Commuter Parking in Town Centres	Transport	not used	not used	n/a	n/a	not used in 2006/07
PK 8 Commercial Vehicle Parking	Transport	not used	not used	yes	n/a	not used in 2006/07
PT 1 Local and Regional Needs	Transport	100%	100%	yes	GOOD	Merton is meeting local needs
PT 2 Rail Services	Transport	100%	100%	yes	GOOD	Merton is meeting local needs
PT 3 Railway Stations	Transport	100%	100%	yes	GOOD	Merton is meeting local needs
PT 4 Public Transport Interchanges	Transport	no target	no target	no target	GOOD	not used in 2006/07
RN 1 Priority Networks	Transport	not measured	n/a	n/a	n/a	Not measured in 2006/07
RN 2 Improvements to the Road Network	Transport	not measured	n/a	n/a	n/a	Not measured in 2006/07
RN 3 Vehicular Access	Transport	not used	n/a	n/a	n/a	not used in 2006/07
RN 4 Road Safety	Transport	The current target is a 50% reduction in people killed or seriously injured (KSIs), and a 60% reduction in child KSIs by the year 2010.	decrease in numbers	no	GOOD	The overall trend indicates that there is a reduction in accidents, with 8.8% decrease on the overall figure from last year.
RN 5 Traffic Management	Transport	not measured	n/a	n/a	n/a	Not measured in 2006/07
RN 6 Lorry Bans	Transport	not used	n/a	n/a	n/a	not used in 2006/07
RN 7 Provision for Goods Vehicles	Transport	not used in 2006/07	n/a	n/a	n/a	not used in 2006/07
RN 8 Rail Freight	Transport	not used	n/a	n/a	n/a	not used in 2006/07
RN 9 Accessibility	Transport	100%	100%	yes	GOOD	Merton is meeting local needs
S 1 Local Centres	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	Studies are currently underway which test the distribution of convenience shopping across the borough.
S 2 Core Shopping Frontages	Shopping, Town Centres and Urban Regeneration	100% of non-A1 developments granted	100% of non-A1 developments granted	yes	GOOD	100% of non-A1 developments granted
S 3 Secondary Shopping Frontages	Shopping, Town Centres and Urban Regeneration	100%	100%	yes	GOOD	

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
S 4 Neighbourhood Parades	Shopping, Town Centres and Urban Regeneration	100% of non-A1 developments granted	100% of non-A1 developments granted	yes	GOOD	Studies are currently underway which test the distribution of convenience shopping across the borough.
S 5 Corner/Local Shops in Residential Areas	Shopping, Town Centres and Urban Regeneration	not measured	not measured			not measured in 2006/07
S 6 Small-scale Retail Development Outside Existing Shopping Centres	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	not used in 2006/07
S 7 Environmental Improvements in Shopping Centres	Planning Obligation	1%	1.50%	yes	GOOD	Measured through Planning Obligations Policies
S 8 Food and Drink (A3) Uses	Shopping, Town Centres and Urban Regeneration	100%	100%	100%	GOOD	A series of criteria are met to ensure that residential amenity is protected.
S 9 Vehicle Related Developments	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	not used in 2006/07
S 10 Access for People with Disabilities	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	not used in 2006/07
S 11 Facilities for Customers	Shopping, Town Centres and Urban Regeneration	100%	100%	yes	GOOD	
ST 1 Sustainable Development	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	
ST 2 Equity	Community Facilities	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Community Facilities policies.
ST 3 Mixed Uses	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Shopping, Town Centre and Urban Regeneration policies.
ST 4 Environmental Capital	Natural Environment	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Natural Environment policies.
ST 5 Key Features and Assets	All chapters	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside policy through the plan
ST 6 The Wandle Valley	All chapters	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside policy through the plan
ST 7 Key Areas for Revitalisation	Economy	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Economy policies.
ST 8 Colliers Wood	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Shopping, Town Centre and Urban Regeneration policies.

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
ST 9 Quality Residential Areas	Housing	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Housing policies.
ST 10 Mixed Use Neighbourhoods	Housing	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Housing policies.
ST 11 Housing Provision	Housing	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Housing policies.
ST 12 Development on Previously Developed Land	Housing	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Housing policies.
ST 13 Housing Needs	Housing	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Housing policies.
ST 14 Employment Land	Economy	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Economy policies.
ST 15 Environmentally Friendly Economic Development	Economy	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Economy policies.
ST 16 Economic Diversity	Economy	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Economy policies.
ST 17 Built Environment	Built Environment	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Built Environment policies.
ST 18 Heritage	Built Environment	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Built Environment policies.
ST 19 Natural Environment	Natural Environment	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Natural Environment policies.
ST 20 Metropolitan Open Land	Natural Environment/ Open Space	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Environment Protection/open Space policies.
ST 21 Biodiversity	Natural Environment	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Natural Environment policies.
ST 22 Environmental Protection	Environmental Protection	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Environment Protection policies.
ST 23 Environmental Protection	Environmental Protection	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Environment Protection policies.
ST 24 Leisure and Recreation, Arts and Culture	Open Space	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Open Space policies.
ST 25 Tourism	Employment	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Employment
ST 26 Town Centres	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Shopping, Town Centre and Urban Regeneration policies.

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
ST 27 Wimbledon Town Centre	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Shopping, Town Centre and Urban Regeneration policies.
ST 28 Mitcham and Morden Town Centres	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Shopping, Town Centre and Urban Regeneration policies.
ST 29 Development Outside Designated Centres	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Shopping, Town Centre and Urban Regeneration policies.
ST 30 Local Shopping	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside Shopping, Town Centre and Urban Regeneration policies.
ST 31 Land Use/Transport Integration	Transport	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside all transport policies.
ST 32 Traffic Restraint/Reduction	Transport	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside all transport policies.
ST 33 Green Transport	Transport	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside all transport policies.
ST 34 Public Transport	Transport	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside all transport policies.
ST 35 Parking	Transport	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside all transport policies.
ST 36 Community Benefits	Community Facilities	n/a	n/a	n/a	n/a	This Strategic Policy is measured alongside all Community Facilities policies.
T 1 Hotels, Guest Houses and Bed and Breakfast	Economy	no target	no target	n/a	n/a	
T 2 Development & Expansion of Tourist Attractions 2	Economy	100%	100%	yes	GOOD	
T 3 The Loss of Tourist Accommodation and Attractions	Economy	100%	100%	yes	GOOD	
TC 1 Promoting Development in Town Centres	Shopping, Town Centres and Urban Regeneration	Continued reduction in shop vacancy rates to below national levels	yes	yes	GOOD	Below national rates in all of Merton's town centres
TC 2 Town Centre Type Developments Outside Designated Town Centres	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	In 2006/07 there was no large net change in Town Centres
TC 3 Mixed Use Development	Shopping, Town Centres and Urban Regeneration	100%	100%	yes	GOOD	
TC 4 Town Centre Management	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	Not a planning matter

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
TC 5 Good Urban Design and Public Realm	Shopping, Town Centres and Urban Regeneration	60%	71%	yes	GOOD	Please see BE.16
TC 6 Promoting Vitality and Viability	Shopping, Town Centres and Urban Regeneration	Continued reduction in shop vacancy rates to below national levels	yes	yes	Good	Below national rates in all of Merton's town centres
TC 7 High Density Housing	Shopping, Town Centres and Urban Regeneration	100%	yes	yes	GOOD	All developments in town centres comprising residential floorspace to have residential density exceeding 400 units/hectare.
TC 8 Land Assembly	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	not used in 2006/07
TC 9 Office Development	Shopping, Town Centres and Urban Regeneration	100%	100%	YES		
TC 10 Mixed Use on Large Office Development Sites	Shopping, Town Centres and Urban Regeneration	20%	66%	YES		Miles road site
TC 11 Conversion of Office to Residential Use	Shopping, Town Centres and Urban Regeneration	100%	100%	yes	GOOD	
TC 12 Offices Above Shops Outside the Town Centres	Shopping, Town Centres and Urban Regeneration	not measured	n/a	n/a	n/a	not measured in 2006/07
TC 13 Upper Floors in Shopping Streets	Shopping, Town Centres and Urban Regeneration	not measured	n/a	n/a	n/a	not measured in 2006/07
TO 1 Traffic Management in Town Centres	Shopping, Town Centres and Urban Regeneration	100%	100%	yes	GOOD	
TO 2 Integrating Development and Accessibility Improvements	Planning Obligation	6%	23%	yes	GOOD	
U 1 Urban Village Designation	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	not used in 2006/07
U 2 Mixed Uses in Urban Villages	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	not used in 2006/07
U 3 Sustainable Transport in Urban Villages	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	not used in 2006/07

Policy measured	Chapter	Target	2006/07	Target Met	Performance Trend	Comments
U 4 Residential Uses	Shopping, Town Centres and Urban Regeneration	not used	n/a	n/a	n/a	not used in 2006/07
WC 1 Increasing Walking	Transport	no target	no target	no target	GOOD	Merton has a number of walking schemes to encourage walking
WC 2 Safer Routes to School	Transport	48	49	yes	GOOD	49 school travel plans have been completed and signed off during 2006/07, exceeding the target of 48.
WC 3 Cycle Facilities	Transport	no target	no target		GOOD	Where practicable, all new developments provide cycle facilities.
WC 4 Cycle Routes	Transport	no target	no target		GOOD	Where practicable, all new developments provide cycle facilities.
WTC 1 A Mixed Use Town Centre	Shopping, Town Centres and Urban Regeneration	6	2	no	POOR	
WTC 2 Extension of P3 Development Site	Shopping, Town Centres and Urban Regeneration	100%	0%	no	POOR	
WTC 3 The Primary Shopping Area	Shopping, Town Centres and Urban Regeneration	no loss	no loss	yes	GOOD	No applications have been received which would result in an increase in the size of a small shop within the Wimbledon Primary Shopping area between 1 April 2006 and 31 March 2007.
WTC 4 Change of Use in the Primary Shopping Area	Shopping, Town Centres and Urban Regeneration	100%	100%	yes	GOOD	
WTC 5 Leisure and Entertainment Facilities	Shopping, Town Centres and Urban Regeneration	net growth	net growth	yes	GOOD	15 applications have been approved that involve a change in D class use
WTC 6 Office Development		20%	60%	yes	GOOD	
WTC 7 Hotel Development	Shopping, Town Centres and Urban Regeneration	Net growth in hotel	No applications		n/a	This policy should however be considered against longer timeframes as it would not be expected that a new hotel could be delivered every year in these centres.
WTC 8 Development Facilities	Shopping, Town Centres and Urban Regeneration	n/a	n/a	n/a	n/a	Measured through Planning Obligations Policies
WTC 9 Wimbledon Station Precinct	not used	n/a	n/a	n/a	n/a	not used in 2006/07

## Appendix 4 – Sustainability Appraisal indicators



**Sustainability Appraisal Indicators 2006-07 - Baseline Indicator  
Monitoring Table for each topic**

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
<b>Land-use</b>	Increase the use of urban brown field land	% of new development built on previously developed land	BVPI 106 bvpi.gov.uk	90% for 2005-06	No change	100%	Policy Indicator 2 for UDP Environmental Protection policies
<b>Minerals and soil</b>	Where possible maintain and enhance soil quality	No of sites of potential concern for contamination in Merton	BVPI 216a	48	N/A	BVPI – no target required. Trend to reduce no of contaminated sites	
<b>Waste</b>	Reduce the amount of waste generated, maximise reuse, recycling and recovery and reduce our reliance on landfill disposal	Total amount of household waste recycled as a percentage of total household waste in Merton	BVPI 82a bvpi.gov.uk	17.4% for 2004/2005 19.3% for 2005/06 21.3% for 2006/07	Up	23% 05/06	Contextual indicator 5 environmental protection policies
<b>Carbon Reduction and Energy</b>	Ensure specific measures to improve energy efficiency and reduce greenhouse gas emissions are used in new developments, refurbishment and/or renovations and extensions.	The carbon dioxide emission improvement in new and existing building with reference to infrastructure, operation and residential bills	Annual HECA progress report published by DEFRA defra.gov.uk	HECA data for 2005/06 indicates that Merton has improved domestic energy efficiency by 22.7% since the baseline year of 1996	Up	30% by 2006 - 2011 is the target set for England	
<b>Pollution (air)</b>	Air quality in the Borough is improved to meet the standards set out in the National Air Quality Strategy	The National Air Quality objectives for Nitrogen Dioxide and Particulates (PM 10)	Environmental Health	2005/06  Nitrogen Dioxide: 40µg/m3 (annual mean)  Particulates: 40µg/m3 (annual mean)	Air Quality across London is improving but theres no change in Merton	NO2: 200µg/m (1 hour mean not to be exceeded more than 18 times a year  50µg/m3 (24 hour mean) not to be exceeded more than 35 times a year	Policy Indicator 1 for UDP Environmental Protection policies
<b>Pollution (water)</b>	Water pollution is reduced and water resources are conserved.	The chemical river quality that includes biochemical oxygen demand, ammonia and dissolved oxygen	Environment Agency	The River Wandle chemical result 2003 – 2005 = D  The Beverly Brook chemical	Down  Up	Maintain	Policy indicator 3

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
				result 2003-2005 = C			
<b>Biodiversity and the natural environment</b>	Further protect all existing designated sites	Total designated nature conservation area	Plans and Projects	No change			
<b>The Built Environment and its Heritage</b>		Number of buildings at risk on the listed building register	Design and Conservation team	7 in 2006/07 compared to 8 in 2005/06	Down		Contextual indicator 1 for UDP built environment policies
<b>Basic Needs</b>	Increase the number of appropriate affordable housing units in Merton to reflect increases in demand	Number of new affordable homes completed	Housing Strategy Team	152 in 2006/07 compared to 127 in 2005/06	Down	30% affordable housing target for schemes above 10 units	
<b>Work and the Economy</b>	Maintain local employment levels	Borough wide employment rate for all persons 16 – 59/64	Labour Force Survey  statistics.gov.uk	70%	Down	By 2015 to achieve a borough wide employment rate of 78%	
<b>Health</b>	Improve health equality	Ensure that health care facilities are located within 30 mins public transport time of residents	Plans and Projects	Yes			
<b>Transport</b>	The need for travel is minimised	Average weekday 2-way flows (all vehicles)	Annual Traffic Monitoring Report  merton.gov.uk	311,348 (2006-07)	Down	Reverse trend	
<b>Crime</b>	Reduce the level of anti social behaviour	Number of residents worried about anti social behaviour	Merton Councils annual residents survey	61% of residents very or fairly worried 2006/07 compared to 65% in 2006	Down	Reduce	
<b>Education</b>	Increase educational attainment of the boroughs residents	Number of pupils getting grades A*-C at GCSEs	BVPI 38  bvpi.gov.uk	48.2% of children achieved this in 2006/07 (compared to 46.8% in 2005/06)	Up	52% for year 2006/07 as set out in the councils Best Value Performance Plan	
<b>Equity and Participation</b>	Poverty is reduced	Jobseekers Allowance Claimants	Jobseekers Allowance Statistical Enquiries from the DWP tabulation tool	3,090 Feb 2006	Up by 4.2% on previous year		
<b>Culture, leisure and social activities</b>	Improve the access to and quality of open spaces	The % area deficient in access to open space	Plans & Projects				

