

Merton Council's Annual Monitoring Report

Second edition: 1 April 2005 – 31 March 2006

Part of Merton's Local Development Framework

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INTRODUCTION

This is the second Local Development Framework Annual Monitoring Report (AMR) produced for Merton with the first Report being published in December 2005. The Town and Country Planning Regulations 48 and section 35 of the Act outlines the requirements for an Annual Monitoring Report which must be submitted to the Secretary of State by at the end of the calendar year.

In 2004 Government passed new legislation, the Planning Compulsory Purchase Bill 2004 to introduce a new planning system called the Local Development Framework (LDF). Under the new system, local authorities are required to produce local development documents to guide development for the next 10-15 years. Once adopted, the LDF will replace Merton's current planning policies set out in its Unitary Development Plan (UDP) which was adopted in October 2003.

The role of the Annual Monitor and the role of monitoring is highlighted in governments policy on Delivering Sustainable Development (PPS1) which states that "local authorities now have the responsibility for reporting on an annual basis the extent to which policies set out in the local development plans are being achieved. The role of local government is not restricted to plan making but to facilitating and promoting the implementation of good quality development".

The AMR will thus review the actual progress in terms of development document preparation against the timetable and milestones set in the Local Development Scheme (LDS) and assess the extent to which policies in the local development documents are being implemented for the **last financial year 1st April 2005 to 31st March 2006**. Data relating to the time period after 31st March 2006 will be included in Merton's next AMR 2006/07

The first and second Annual Monitoring Reports are posed with a number of challenges as the LDF process is still in its early stages and the building of a robust evidence base to support it is ongoing. It is thus envisaged that the monitoring framework may evolve beyond what is initially outlined in this report as more evidence is gathered and published.

To assess policy performance, a number of indicators along with targets have been identified:

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

It is envisaged that the evidence for Contextual Indicators may in many cases come from special studies undertaken at the national, regional and borough levels. As such these may be updated over a longer time frame. For policy indicators, evidence will be collected and compiled as far as possible by the Council on an annual basis. It is anticipated that plan targets may change from year to year as some may relate to the execution of specific deliverables (for example, the development of a particular site) and others to ongoing policy matters.

The AMR draws on a number of key documents and data sources include:

- the Community Plan 2005-15
- the Neighbourhood Renewal Strategy
- the Sustainability Scoping Report (2006)
- The South London Sub-Regional Development Framework (2006)

- Best Value Performance Indicators (BVPI)
- ONS census data and customer surveys
- Technical studies undertaken by consultants on behalf of the Council, such as the Merton Open Space Study 2005, the Merton Town Centre Study 2005 and the Merton Employment Land Study 2005.

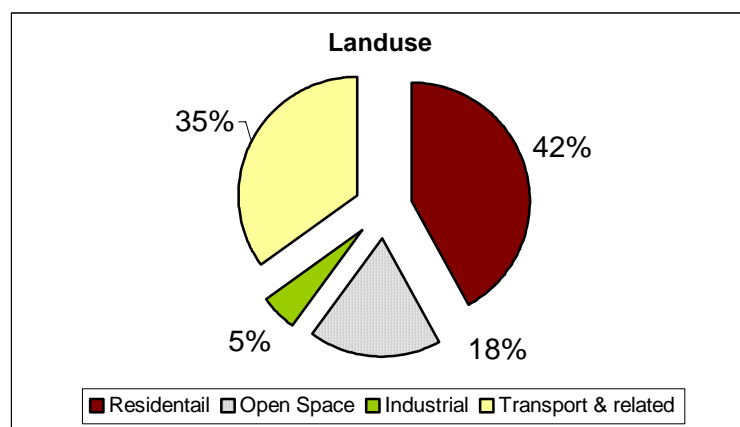
CHAPTER 1 – Socio-economic overview

Location and land use

Merton is an outer London borough and is located in the south west of London. It is bounded by the London Boroughs of Wandsworth, Lambeth, Sutton and Croydon and Kingston.

The Borough covers an area of 37 square kilometres making it one of the smaller London boroughs. It is predominantly residential (42%) and public open space (18%) with 35% of the land used for transport and related uses.

Figure 1.1 Land use in Merton



Transport

A mainline rail service in the borough is radial and concentrated in the south west and west with connections to central London via Wimbledon. A tram 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.

Levels of public transport accessibility in South London and Merton is generally high. Most of the region falls within a 45-minute journey time. 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.

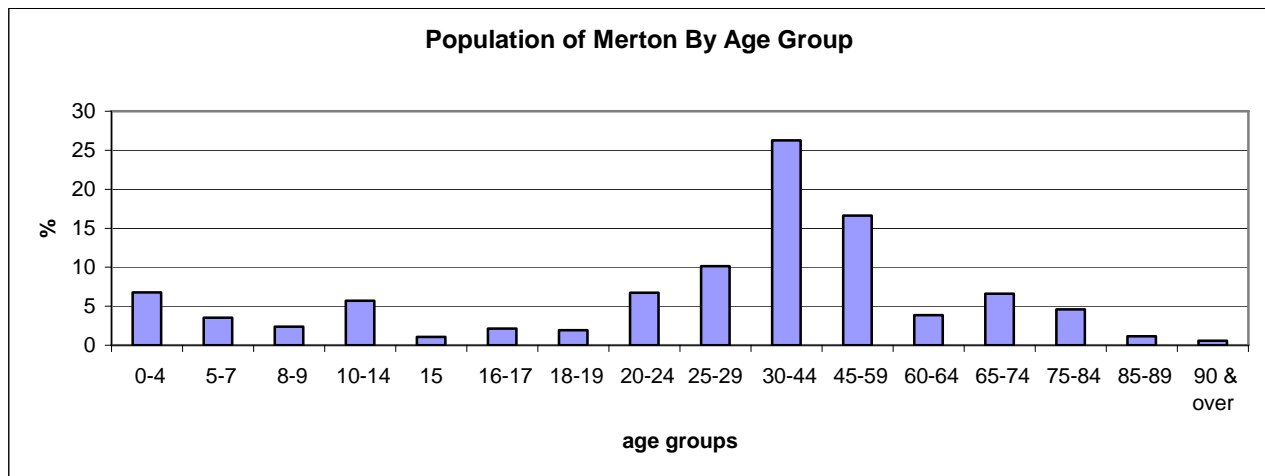
Accessibility to the rail network in the Borough is good, with few residential neighbourhoods being more than 1km (0.6 mile) from a railway station. However, services are variable in quality (for example, the Thameslink and South Central services are less frequent than the mainline services), and Mitcham town centre is currently very poorly served by rail.

Population

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 2005 Merton's population was estimated at 194,700, an increase of 3.5%. The population is projected to increase to 207,300 in 2016 (an increase of 7.38% in 8 years).

The population is fairly youthful with 45.23% percent in the 15-45 year ages and fairly balanced in terms of gender – males (48%) and Females (52%).

Figure 1.2: Population by age group

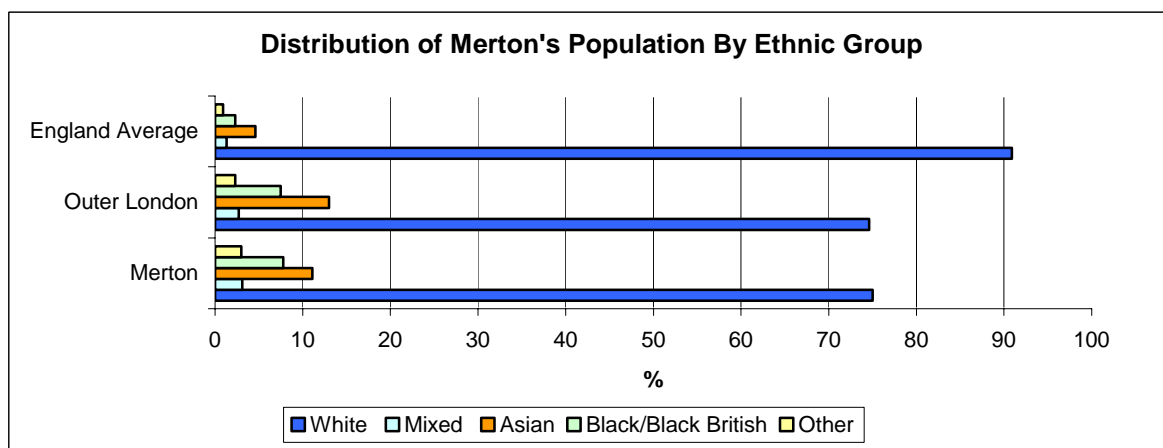


Source: Office of National Statistics Census data 2001

Ethnicity

Merton has a similar ethnic mix when compared with the rest of Outer London, and has a much higher proportion of ethnic minorities in all categories when compared with the average for England. Merton has a relatively large Asian community (Indian, Pakistani, Bangladeshi and other Asian), and a relatively large Afro-Caribbean community.

Figure 1.3: Population by ethnic group



Source: Office of National Statistics Census data 2001

Population Density

Merton has a population density of 50 people per hectare (For comparison, the England and Wales average is 3.51 people per hectare; Inner London's population density is 86.6 people per hectare). Merton ranks 17 out of the 33 London boroughs in terms of population density. This is a reflection of its size and the location of the borough in mid-outer London.

Income and Income Disparities

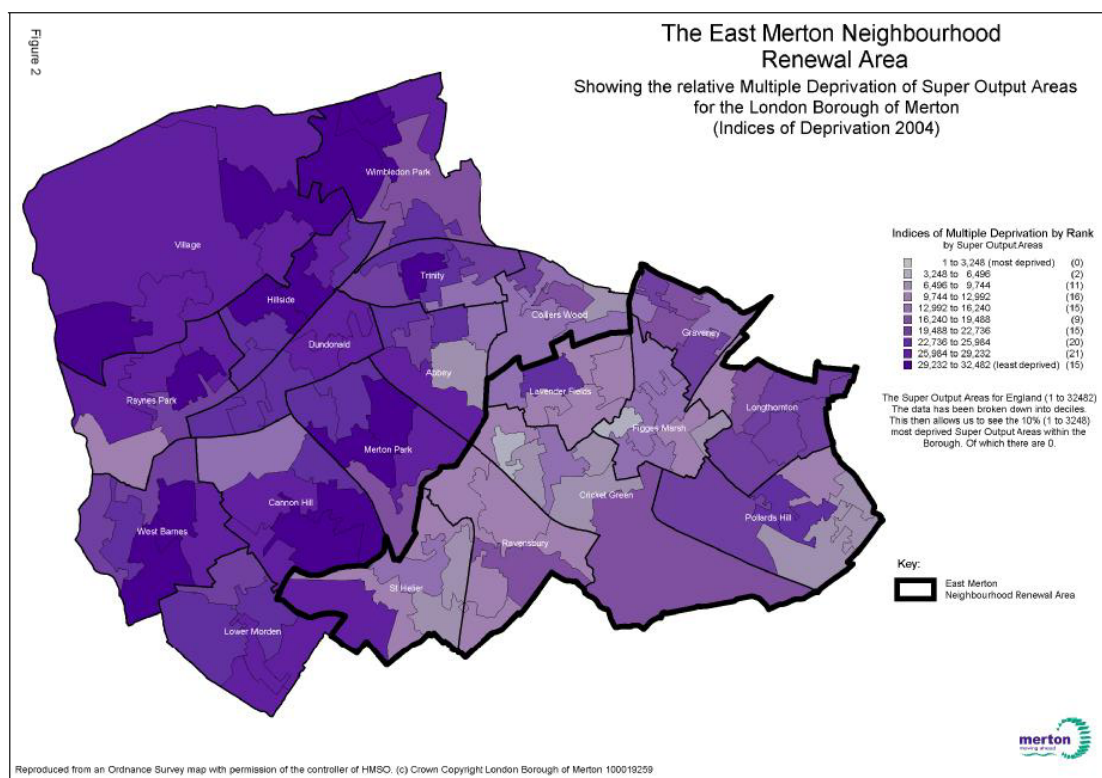
Average household income in Merton falls within the £20-£25K band (*source: Paycheck 2005*). This is similar to the average for London and above the national figure (£15-£20K). Within Merton however there are large spatial disparities in the distribution of income within the borough. In general, the west side of Merton is more affluent, especially the Wimbledon Park, Village, and Hillside wards, while the wards on the east side of the borough contain higher levels of deprivation.

The London Borough of Merton is ranked at 220 out of 354 in the index of multiple deprivation in England and Wales and ranked 23rd out of 33 within London (with 1 being the most deprived). The Index of multiple deprivation measures local populations in terms of income, employment, health and disability, education skills and training, housing, crime and the living environment (*source: Dept Communities and Local Government*).

However, at a more local level four wards in Merton were in the top 20% nationally for multiple deprivation – Pollards Hill, Lavender, Cricket Green (once Phipps Bridge) and Ravensbury. These four wards feature multiple deprivation on the factors listed above.

These wards have been identified as priority action areas for the borough's Neighbourhood Renewal Strategy (NRS).

Figure 1.4 East Merton Neighbourhood Renewal Area



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Source: Merton Neighbourhood Renewal Strategy (draft 2005)

THE ECONOMY

Socio-economic characteristics of Merton

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*)

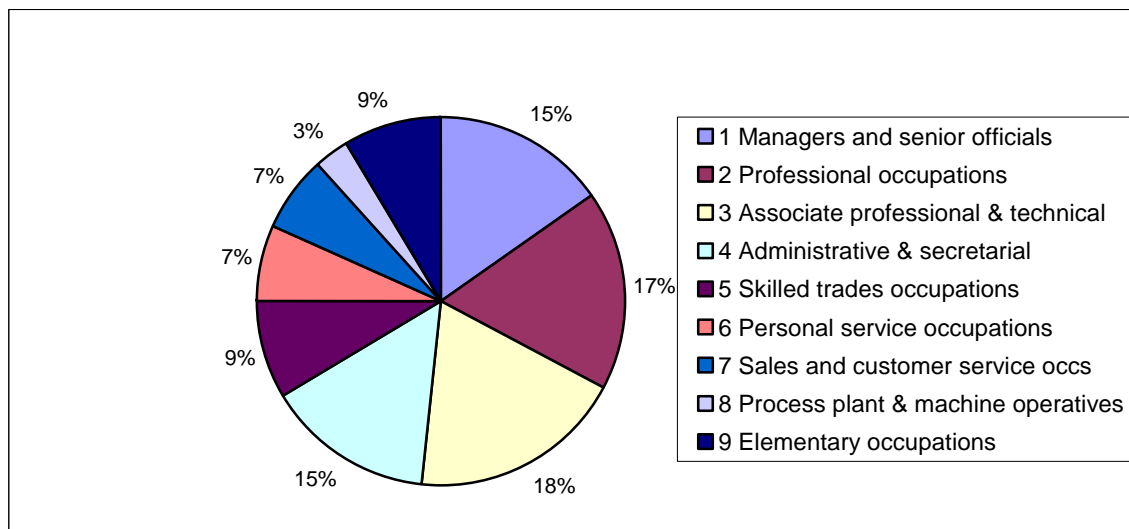
From 1991 to 1996 Merton experienced a decline in employment in contrast to south London and London. However since 1997 Merton's employment growth and business growth rates were stronger than London and south London averages, although these trends flattened out between 2000 and 2002.

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*)

Employment

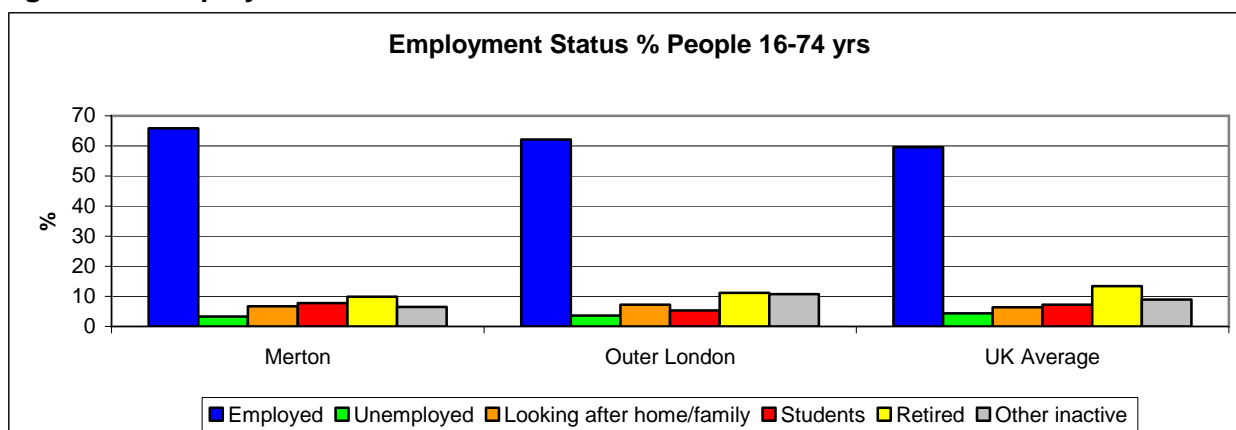
Figure 1.5 Merton employment by occupation 2005/06



Source: nomis

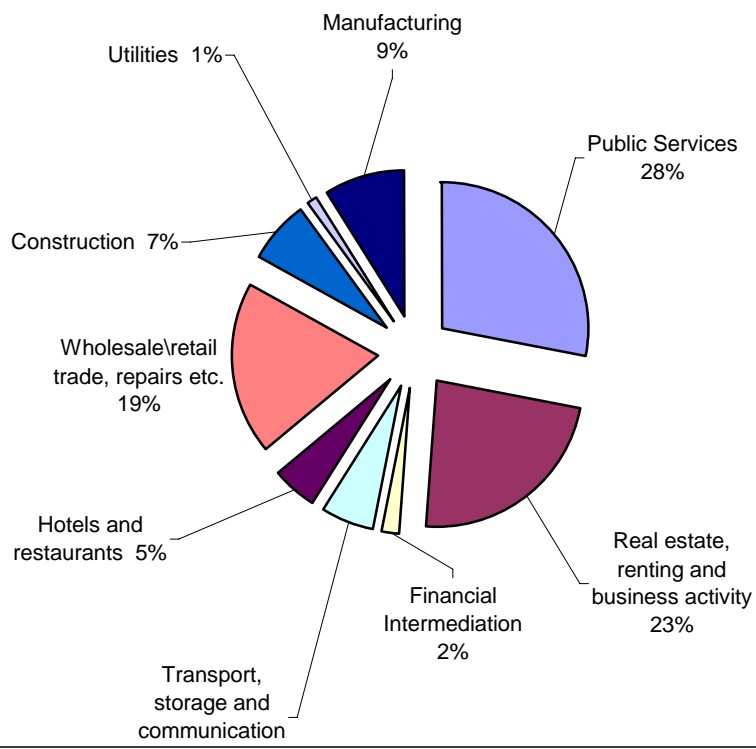
By and large, Merton has a strong representation of well-skilled, professional workers. Economic activity levels are relatively high compared with London and the south London averages. However, borough-wide statistics conceal localised issues of deprivation, especially in the east and south east of the borough.

Figure 1.6: Employment Status



Source: 2001 Census

Figure 1.7 Employment By Sector



Source: Annual Business Inquiry Survey 2003

CHAPTER 2 - Built Environment

1. Overall Objective

To promote a high quality urban environment to strengthen the character and townscape quality of the Borough for the enjoyment of all groups.

2. List of Policies, Sites and Guidance

UDP Policies

Plan Policies

BE1: Conservation Areas, New Development, Change of Use, Alterations and Extensions BE2: Conservation Areas, Demolition BE 3: Development Adjacent to a Conservation Area BE16: Urban Design	BE22: Design of New Development BE23: Alterations and Extensions to Buildings BE24: Roof Extensions and Dormer Windows BE29: Advertising, Panels and Displays BE30: Shop Fronts, Alterations BE31: New Shop Fronts, Design BE32: Shop Fronts, Advertising
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Relevant London Plan Policies:

2A.1: Sustainability Criteria; 4A.6: Improving Air Quality; 4A.7: Energy Efficiency and Renewable Energy; 4A.8: Energy Assessment; 4A.9: Providing for Renewable Energy; 4A.10: Supporting the Provision of Renewable Energy; 4A.11: Water Supplies; 4A.14: Reducing Noise; 4A.15: Climate Change; 4A.16: Bringing Contaminated Land Back Into Use; 4B.1: Design Principles for a Compact City; 4B.2: Promoting World-Class Architecture and Design; 4B.3: Maximising the Potential of Sites; 4B.4: Enhancing the Quality of the Public Realm; 4B.5: Creating an Inclusive Environment; 4B.6: Sustainable Design and Construction; 4B.7: Respect Local Context and Communities; 4B.12: Historic, Conservation-Led Regeneration; 4C.8: Sustainable Drainage; 4C.10: Historic Environment; 5F.1: The Strategic Priorities for South London

Key Greater London Authority publications

The London Plan
 A City of Villages: Promoting a Sustainable Future for London's Suburbs: SDS Technical Report (August 2002)
 The Mayor's Air Quality Strategy (September 2002) & Energy strategy (February 2004)
 Sustainable Design and Construction (Draft SPG March 2005)
 Integrating renewable energy into new developments: Toolkit for planners, developers and consultants (September 2004)
 Draft Sub Regional Development Framework, South London (June 2005)
 London Sustainable Development Commission: 2005

Relevant Supplementary Planning Guidance/Documents and relevant local strategies

PPS 1: Delivering Sustainable Development (January 2005) PPG 3: Housing (March 2000) PPG 3: Housing Update – Supporting the Delivery of New Housing (January 2005) PPS 6: Planning for Town Centres (March 2005) PPS 12: Local Development Frameworks (September 2004) PPS 22: Renewable Energy (August 2004) PPS 23: Planning and Pollution Control (October 2004) Subject based SPG/SPD relevant to the assessed policies (that have been published since C2000) are:	Sustainable Development (October 2001) Minimising Pollution SPG (Draft 2001) Sustainable Transport SPG (4 th ed April 2004) Site specific SPG/SPD relevant to the assessed policies (that have been published since C2000) are: Belgrave Walk Station Site (2001) 153-161, The Broadway, Wimbledon (2001) 1CW Site, Colliers Wood 1CW Supplementary Planning Guidance (April 2002)(Tall Building) The Former Rowan High School (2003) 100 Green Lane (2005) Hall Place, Mitcham (2001) Land in Ravensbury Park (2002) The Roan Industrial Estate (2004) Thames Water Site, Raynes Park (2005) Western Road/Miles Road site (2004) Wimbledon Park Hall (2004) 2WTC Site (2003) 3WTC Site (2003) Brenley Playing Fields (2003) Central Kitchen, Priory School (2002)
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Relevant supplementary guidance

Accessible Environments (June 2003)
 Design (September 2004)
 Designing out Crime (September 1999)
 Mitcham Town Centre Development Brief (2005)
 New Residential Development (September 1999)
 Residential Extensions, Alterations and Conversions (November 2001)
 Shopfront Design (October 2000)

3. Context

Inter-war years semi-detached housing makes up the greatest land use in the borough. Since the arrival of the deep line tube in Morden in 1926, massive areas of development have occurred in the surrounding hinterland, particularly the St Helier estate to the south. A number of estates were built in the 1960s including Pollards Hill and Ravensbury Park and also a number of parks were developed including the recent Wandle Meadow Nature Park. Wimbledon is the dominant centre in the borough both for shopping and transport. Mitcham's recent decline is related to its displacement by Wimbledon.

The UDP published in October 2003 sets out policies on the built environment. Much of the heritage that has been conserved in the borough is architecturally based, being protected by Conservation Areas and local listings, typically based on Victorian housing. The heritage value of some of the open spaces in the borough is also recognised through various designations. Key features of Merton's built environment include:

- 28 Conservation Areas designated covering a total area of just under 6 square kilometres (16% of the borough).
- Three Grade 1 and 226 Grade II and II* statutorily listed buildings.
- Over 850 local (Non Statutory) listed buildings of historical or architectural interest.
- 20 designated Archaeological Priority Zones
- Three scheduled ancient monuments
- Four historic parks and gardens

Specific policies in the UDP seek to preserve or enhance the character and appearance of these key features of Merton's built environment. This includes policies relating to new development or the demolition of buildings within or adjacent to conservation areas; maintenance, repair and restoration of listed buildings; alteration and extensions to listed buildings; developments impacting on the settings of listed buildings, ancient monuments, and the wider historic landscape; and archaeological protection and preservation. In addition, there are policies relating to general design issues (urban and building design, neighbourhood amenity) that will also apply to these built environment features.

4. Contextual Indicators

Protecting and improving London's heritage and public realm.

Indicator 2a: Reducing the number of listed buildings at risk in Merton

Target

Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London

Performance

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

Buildings at risk in 2004/05 in London = 692; in Merton = 10; (1.45%)

Buildings at risk in 2005/06 in London = 678; in Merton = 8; (1.17%)

Between 2004/05 and 2005/06 the following buildings were restored sufficiently to remove them from the Buildings at Risk Register

- Singlegate Primary School, Christchurch Road, Colliers Wood (Grade II)
- The Canons, Madeira Road, Mitcham (Grade II*)
- Section of Merton Priory Wall, Station Road, Colliers Wood (Grade II)

The following building was added to the list:

- 70 Christchurch Road, Colliers Wood, SW19

Source: *English Heritage Buildings at Risk Register, London*

Merton 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.

Indicator 2b: Maintain the character and appearance of the borough's built environment, especially the historic built environment (conservation areas, listed buildings)

Target. Prepare character appraisals for all of the 28 conservation areas over 5 years to guide planning decisions relating to such areas.

Performance

Character assessments or drafts have been published for 15 conservation areas, 54% of the total designated conservation areas in Merton. Character assessments for the other 13 conservation areas are planned for the next three years. The character assessments will act as supporting evidence for Merton's proposed Conservation Area SPD. Design Guides have also been published for 17 of Merton's conservation areas.

5. Policy Indicators

Performance of design and conservation policy matters is measured around two points: the ability of policies to protect and to enhance the built environment

Indicator 2i: Strength of design and conservation policies (B.1-B.24) on consideration for refusal.

Assessment of policies BE.1 – BE.24

Targets

- The percentage of refusals citing a design or conservation policy as a reason for refusal
- More than 60% of appeals dismissed which quote design and access policies

Performance:

Table 2.1: Applications concerning design / conservation - Performance on Target 1

Year	No applications refused	No applications refused citing design or conservation policy	% of total
2004 / 05	209	182	87%
2005 / 06	187	146	78%

Source: *Policy count on appeals records*

This shows the importance of design and conservation matters in considering development for the borough.

This is further supported by the low success of appeals regarding the same.

Performance on Target 2

In 2005 / 06 there were 34 appeals from refusals on design and conservation grounds, 23 (68%) of which were dismissed.

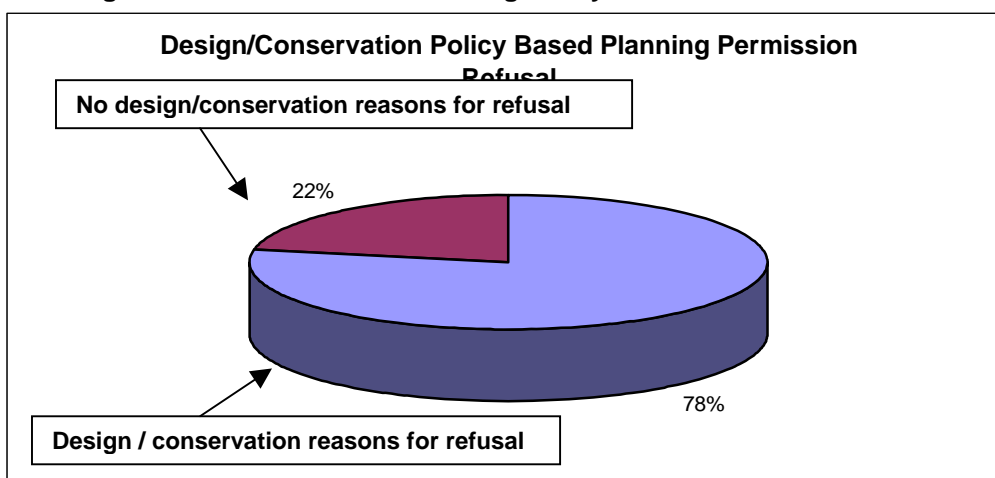
Between 2002- 2005, the majority of appeals (89% or 17 out of 19 appeals) were dismissed in support of built environment policies. The table below shows the analysis for 2005/06

Table 2.2 Built Environment Appeals Analysis 2005/06

Appeals Status	Built Environment Policy	Total
Allowed	BE3: Development adjacent to a conservation area	1
	BE15: Privacy, visual intrusion and noise	4
	BE21: Important local views	1
	BE22: Design of New Development	2
	BE 24: Roof extensions and dormer windows	2
Total allowed citing design and conservation reasons		10
Total no of appeals allowed in Merton 2005/06		12
Dismissed	BE1: New development, change of use	2
	BE15: Privacy, visual intrusion and noise	11
	BE16: Urban Design	2
	BE22: Design of New Development	3
	BE23: Alterations and Extensions to Buildings	5
	BE35: Telecommunication development	1
Total dismissed citing design and conservation reasons		24
Total number of appeals dismissed in Merton 2005/06		31

Source: Policy count on appeals records 2005/06

Figure 2.1 Design/Conservation Based Planning Policy Refusal



Source: LBM, Planning Records 2005/6

Indicator 2ii: Number of schemes nominated for and/or awarded a design award

Assessment of policies BE16, BE22

Target: Annual increase in the number of schemes awarded / nominated for a design award

Performance

Since 2000, the following developments in Merton have been awarded a design award.

Table 2.3 Design awards for Merton Development 2002-2006

Year	Development	Award
2002	South Wimbledon District Guides building, South Wimbledon	Civic Trust - commendation
2002	House, Arthur Road, Wimbledon	RIBA - winner
2002	Millennium Building, All England Tennis Club, Wimbledon	Civic Trust - winner
2004	St Mary's Church garden hall, Wimbledon	Civic Trust - winner
2005	St Mary's Church garden hall, Wimbledon	RIBA - winner
	Earthdome, Stanford Road, Norbury	
2005	Bennetts Courtyard, Merton Abbey Mills, Colliers Wood	ODPM Housing Design Award - winner
2005	Tall House, Wimbledon	Civic Trust - commendation
2005	Sure Start Tamworth, Mitcham	
2006	241 Broadway, Wimbledon	Civic Trust - commendation

Source: Design and Conservation Team

6. Conclusion and policy review

From the contextual and policy indicators, it appears that Merton is meeting its objective of promoting a high quality urban environment, especially in the protection and enhancement of the historical built environment.

Design and conservation reasons are given most often as reasons for refusing planning permission, and are often upheld at appeal, showing the strength of Merton's policies in this area. All of the built environment policies are regularly used in making planning decisions

However a high quality built environment depends on other matters than planning applications, including the end design and materials used in completed developments, the maintenance of development, the street scene and open areas, street management issues and transport related developments (including car parking, bus stops and signage). These matters are not generally under planning control or even managed by the Council.

Having a coherent design strategy for an area and working with partners – such as Transport for London, the local Chamber of Commerce, local civic and voluntary groups – on delivery is an important way of improving the local environment. Merton's LDF policies can guide design matters but consistently high quality urban design will not be achieved without greater co-ordination and agreement on delivery.

CHAPTER 3: Community Facilities

1. Overall Objective

To develop a range of community services, facilities and jobs to meet the diverse needs of a growing population and to locate community, education and health facilities within residential neighbourhoods, co-locating where possible.

2. List of Policies, Sites and Guidance

UDP Policies

Strategic Policies:	ST.2 Equity.	
Plan Policies:	ST.36 Community Benefits	
	Community Services	Education
	C.1 Location and Access of Facilities	C.10 Distribution of Schools
	C.2 Older People	C.11 Youth Services
	C.3 People with a Learning Disability	C.12 Community Use of Educational Facilities
	C.4 People with a Learning Disability – Care Facilities	C.13 Planning Obligations for Educational Provision
	C.5 People with a Mental Illness	C.14 Non-Council Schools/Other Educational Facilities
	C.6 People with a Mental Illness - Day Care Facilities	
	C.7 Day Care Provision	
	C.8 Health Facility Sites	
	C.9 Provision of Health Facilities	
Relevant London Plan Policies:	Policy 3A.15 Protection and enhancement of social infrastructure and community facilities	Policy 3A.18 Locations for health care
	Policy 3A.16 The voluntary and community sector	Policy 3A.19 Medical excellence
	Policy 3A.17 Health objectives	Policy 3A.20 Health impacts
		Policy 3A.21 Education facilities
		Policy 3A.22 Higher and further education
		Policy 3A.23 Community strategies

Relevant UDP sites and areas	23P Raynes Park Library 0.15 ha Mixed use including library, community uses, offices, residential
	27P 356 West Barnes Lane, Motspur Park 0.01 ha Health Centre
	28P Alfred Mizen First School 0.37 ha Childcare Training Centre
	32P Harland First School 0.77 ha Open space/recreation, housing and community
	33P Chaucer/Canterbury site 1.05 ha Institutional/community and housing
	39P Wimbledon Football Ground 2.51 ha Mainly housing and B1, community, open space
	42P Hall Place 0.42 ha housing, residential institution
	45P The Tower Building, Singlegate First School 0.28 ha Residential, community use
	47P Morden Farm 0.62 ha Residential, community use
	50P Rowan High School 6.3 ha Residential, open spaces, community use
	51P Atkinson Morley Hospital 9.5 ha Residential, community, employment, open space, nature conservation, recreation
	54P Mitcham Gas Holder site 4.9 ha B1, housing, community, live/work, open space
	2WTC P3 Extension Site, The Broadway, Hartfield Road/Sir Cyril Black Way, Hartfield Road Car Park, 61-67 The Broadway 0.63 ha Mixed uses including community
	3WTC P4 adjoining Wimbledon Theatre, 111-127 The Broadway 0.20ha

Relevant Local Strategies:	Community Plan Framework Document 2005-2015 (to be adopted in 2006 but not draft)
	Sutton & Merton PCT local Delivery Plan
	Sutton & Merton PCT Health Inequalities Report
	Better Healthcare Closer to Home Consultation Report
	London Plan February 2004
	Mayor's Energy Strategy 2004
	Merton Sustainability Appraisal 2005
	BVPI Report 2004-2005
	Neighbourhood Renewal Strategy

3. Context

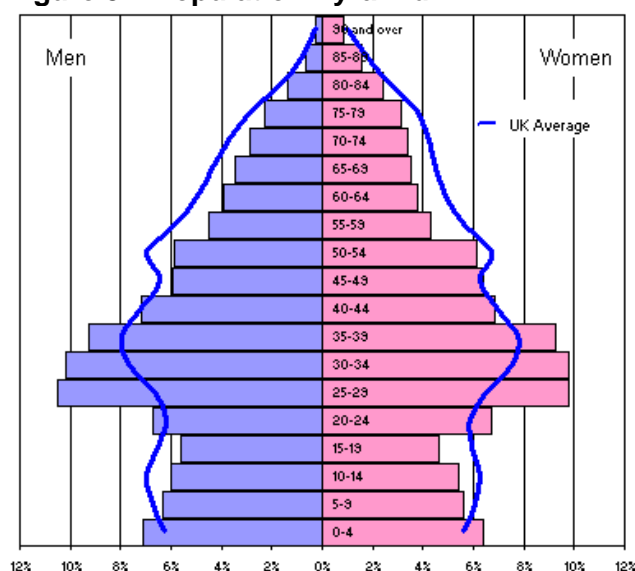
There are long-standing issues of multiple deprivation and socio-economic exclusion in Merton's eastern wards, especially in the Mitcham area. These were identified in the 1991 Census and subsequently corroborated by the 1997 Poverty Profile of Merton. Under the Indices of Deprivation (IoD) 2000 Merton was given a ranking of 23rd most deprived out of 33 boroughs but this average borough statistic has masked widespread disadvantage. Four wards were in the top 25% nationally for multiple deprivation – Lavender, Pollards Hill, Phipps Bridge (now Cricket Green) and Ravensbury – including Lavender in the top 20% nationally (1,571 out of 8,414 wards in the UK). The four wards mentioned feature multiple deprivation and an overall low quality public realm, whereas the other wards feature single factors of deprivation (e.g. high scores on income deprivation, unemployment, lack of educational attainment etc) and have pockets of lower quality public realm.

The situation described above has been confirmed and refined by the 2001 Census and the 2004 Indices of Deprivation. The priority areas in terms of multiple deprivation are within the following wards: Lavender, Cricket Green, Figges Marsh, Ravensbury and St Helier, Pollards Hill, Longthornton, Graveney, Colliers Wood and Abbey. The “hotspots” of highest multiple deprivation, according to the 2001 Census, are found to be in Cricket Green and Figges Marsh Wards.

A Sure Start Programme currently underway, focusing on the Lavender Fields and Cricket Green catchment. This government programme aims to deliver the best start in life for every child, bringing together early education, childcare, health and family support.

Population growth: In the twenty years between 1982 and 2002, the population of Merton grew by 20%, undoubtedly placing considerable pressure on existing community facilities and services. The population pyramid below shows the largest population age groups in the Borough to be 25-29 year olds and 30-34 year olds.

Figure 3.1 Population Pyramid



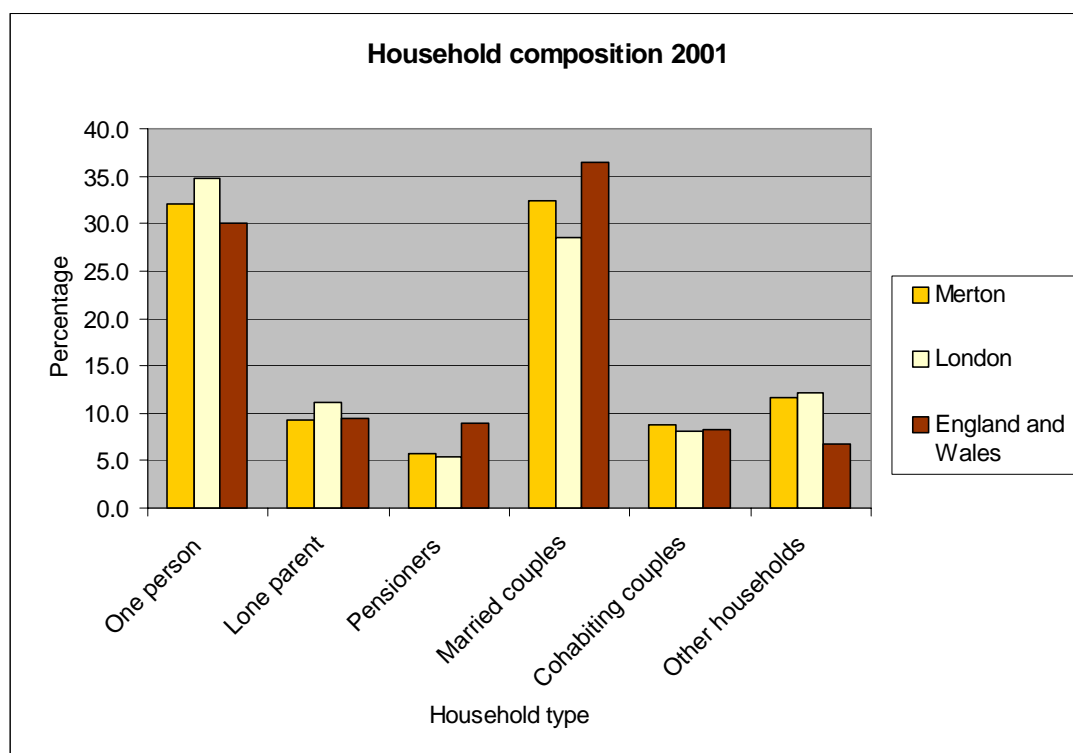
Source: Office of National Statistics Census data 2001

Merton's Neighbourhood Renewal Strategy describes the overall dependency ratio (the relationship between those in work and those who have no income from employment) to be deteriorating since 1981, even though the number of people in employment has increased. This is unusual in the context of London where the population of working age in the capital as a whole is proportionately much larger than elsewhere in the country. The Strategy

advises any further worsening of the ratio in East Merton (say to 40:60), either through demographic changes or through increases in unemployment, to potentially worsen the strain on welfare services, leaving the local community economically and socially unstable.

Household structure: A brief overview of household structure is relevant here as it provides an idea of differing pressures on current services. The average household size in Merton is 2.4 people according to the 2001. However this average is misleading (as the figure below shows), as the largest proportion of households in Merton is composed of single persons (around 19%).

Figure 3.2 Household composition 2001



Source: Office of National Statistics Census data 2001

A demographic change that is severely testing the sustainability of public social and housing services is the growth in the number of lone parent households which is particularly marked in the eastern wards. There were over 3,000 lone parent families in the East Merton wards in 2001 (out of a total of 7,360 lone parent households borough-wide) and 70% of these households had no full or even part-time employment. Lack of affordable quality childcare coupled with low skill levels and hence low earning capacity, has made lone parents particularly vulnerable to the 'benefits trap', with returning to the labour market proving financially unviable. This suggests that the need for local jobs, skills training and childcare for lone parents.

Healthcare: In terms of healthcare provision in Merton, there are 25 GP practices, 8 clinics and health centres, 2 community hospitals (Nelson and Wilson), 35 pharmacies, 14 opticians and 31 dental practices. Merton's key health facilities (hospitals, GP surgeries and health centres) have been mapped in the Sustainability Appraisal for the purposes of the LDF and the Map is shown overleaf.

Certain communities are known to experience multiple deprivation, ranging from social, economic to health problems. The Community Strategy suggests developing area-based initiatives as the most effective way of dealing with these issues. A number of such

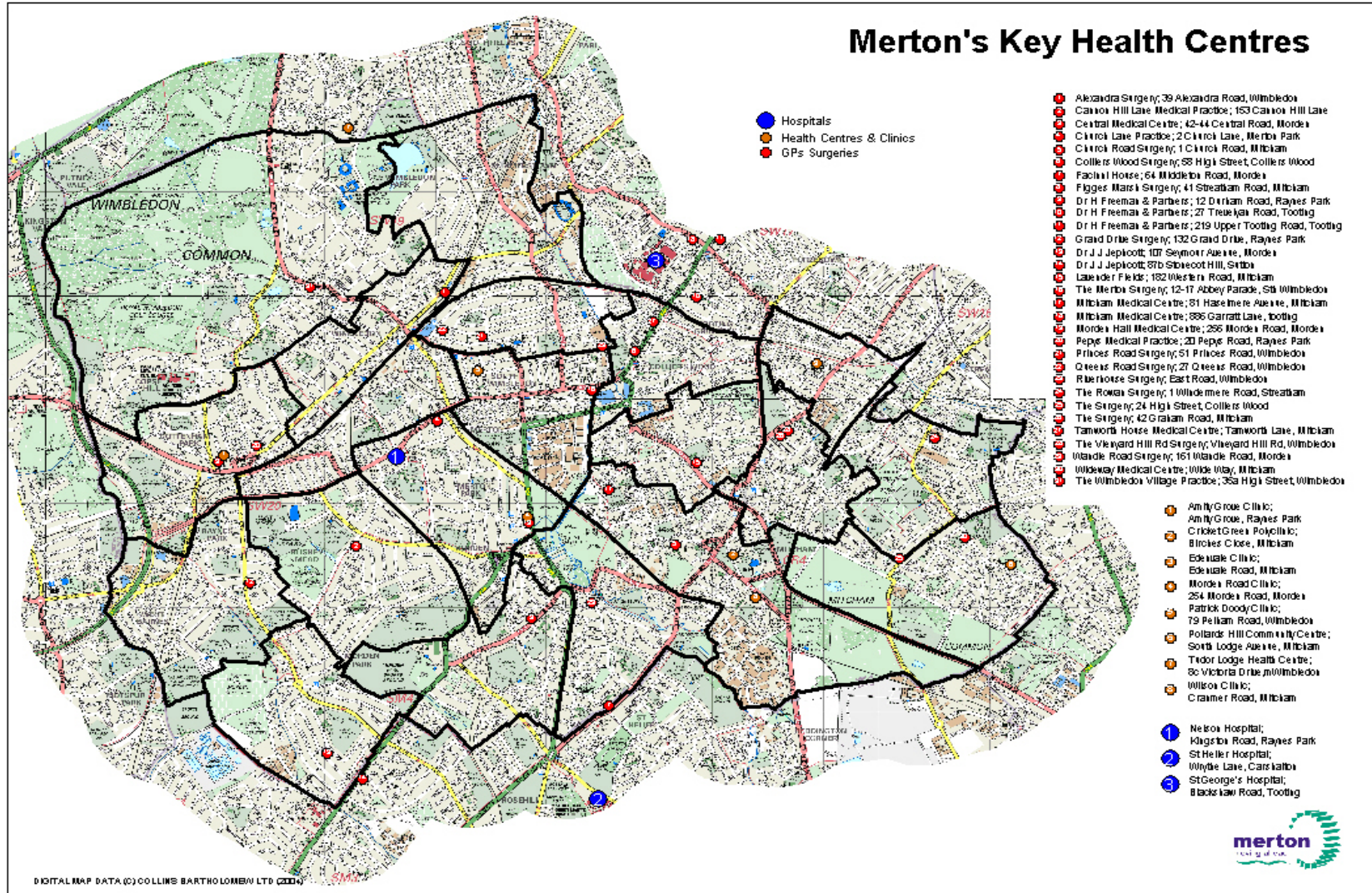
initiatives are underway in East Merton eg *Community Development & Health Training*, *Better Healthcare Closer to Home* and the *Merton Healthy Living Initiative*.

Better Health Care Closer to Home aims to link local care centres with clusters of GP services and health therapists at the neighbourhood level, providing opportunities to work with other agencies to achieve greater effectiveness in meeting local needs, better targeting, and greater accountability.

The Merton & Sutton PCT are planning deliver a range of healthcare services through local GP surgeries and other community settings instead of traditional district hospitals, making them more accessible to local communities.

Services for children and older people are currently being integrated between Merton Social Services and the PCT. The Merton Horizons Healthy Living Centre, which is based in community centres in East Merton and seeks to promote healthier ways of living to local residents, is a beacon of good practice but needs to be developed and strengthened.

Merton's Key Health Centres

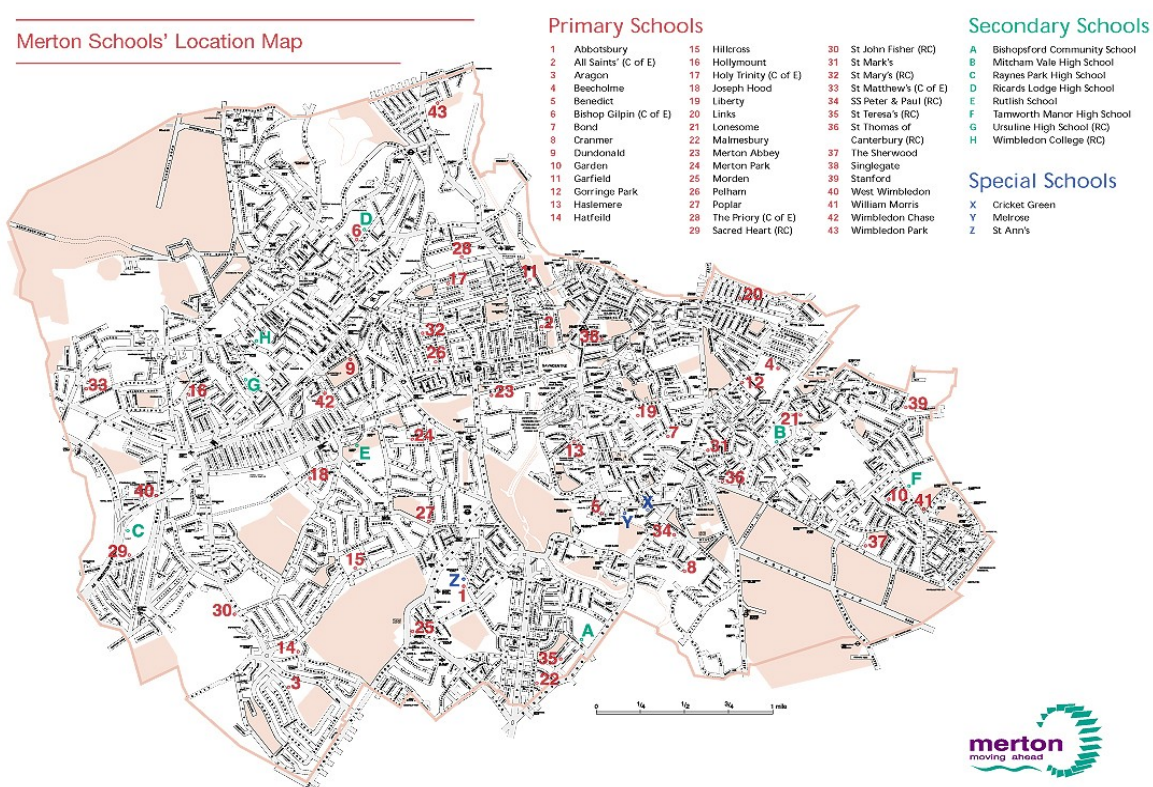


Education: There are 43 primary schools in Merton, each of which has a nursery attached, 8 secondary schools and 3 special schools. Two of the secondary schools have sixth forms attached, while there is one stand alone further education establishment, Merton College in Morden. These establishments provide education for children between 3 and 18 years. The number of pupils going on to some form of further education was 80% in 2004 which shows a rise of 1% over the previous year¹.

Additional capacity will be required, according to the 2005-2015 Community Plan, with the 16-18 age group in Merton expected to grow by 14% (800) and the number of adult learners expected to increase by 5% (7,100) respectively in Merton (need to find out the timeframe for this). The number of young people not in education, employment or training (NEET) is particularly significant in Merton, with figures showing that 6.9% of Year 11 leavers in 2003 were in this group, an increase on the previous year and the second highest in the London South area.

Academy status has been awarded to Mitcham Vale and Tamworth Manor high schools which will change the nature of their pupil intake.

The Map below shows the distribution of primary, secondary and special schools in Merton.



The 2003 School Organisation Plan (SOP) concludes that there is over-provision of school places in primary schools in the Pollards Hill area of Mitcham and the Lower Morden area and details the exercise approved to reduce 30 places in each area. The secondary provision is sufficient to meet projected demand to 2008 and consequently no action is proposed except to monitor the situation in the new secondary schools.

¹ Merton LEA Statistical Report post 16 Leavers Report May 2005. Research and Statistics Team, Children, Schools and Families

LEAs are required to revise and publish the part of the SOP containing demographic information for September each year. In line with this guidance, Merton has not issued a revised SOP for September 2004 to August 2009 as it does not propose to make any changes to policy or strategy and there is no change to local circumstances relating to school organisation. Therefore the Education Department has revised and published that part of the SOP relating to demographics (school rolls, pupil projections etc) based on the latest information available i.e. the September 2003 to August 2004 academic year.

The Table below shows the number of pupils on roll in 2003/04 and pupil projections based on GLA methodology. Presently there is capacity in both primary and secondary sectors. In the primary sector current capacity is estimated to be 15,266 places and in the secondary sector capacity is estimated at 8,960 places.

Table 3.1 Merton pupil projections

School Phase	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Primary	12,330	12,337	12,481	12,645	12,812	12,977
Secondary	8,580	8,626	8,620	8,751	8,885	9,069
Total	20,910	20,963	21,101	21,396	21,697	22,046

Source: Merton School Organisation Plan, 2003

Community facilities: There are seven public libraries in the borough and Morden library includes a local studies centre providing historic information on the borough. In relation to leisure provision for local communities, Canons Leisure Centre is located in Mitcham, Morden Park Pool in Morden, Wimbledon has the Wimbledon Recreation Centre and a YMCA.

A street survey of visitors to the three main shopping centres, Wimbledon, Morden and Mitcham (Merton Town Centre Study, 2005) shows that the most used leisure/recreation facilities in all areas were uses such as libraries and recreation centres/grounds. The survey also asked which facilities visitors would most like to see in the main centres. The response varied according to the centre. In Wimbledon and Mitcham visitors would most like to see recreation centres/grounds and in Morden the most popular demand was for youth centres.

The Council seeks to encourage the provision of day nurseries in appropriate locations. There are known to be deficiencies in the Mitcham and Morden areas for children under 5

4. Evaluation of Policy Performance

Contextual Indicators

Objective

Ensure local accessibility to a range of appropriate community, education, leisure and sports facilities in community settings. This is part of the Council's aim to promote social inclusion and tackle deprivation which is encompassed within other strategies too, for example, the Community Plan, the Neighbourhood Renewal Strategy and the draft Sustainability Appraisal. Feedback from the Community Plan consultation exercise shows local priorities relate to ensuring equitable and appropriate level of provision of primary care across Merton and effective transport links to health facilities.

Indicator 3a (Core output Indicator 3a)

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

Target

That 100% of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre

Performance

For 2005-06 100% of new residential development was within 30 mins public transport time of a GP, hospital, primary and secondary school, employment (town centre or Designated Industrial Area) and a major health centre.

Policy Indicators :

Most of the UDP policies concerning community facilities - including C.1, C.3-C.8, C.10-C.12, C.14 - are designed to ensure that new community facilities are provided in accordance with need and that these are sited in accessible locations.

Other policies – C.9, C. 13 - concentrate on the use of planning obligations to supply community facilities The success of these policies are measured by the following indicators

Indicator 3i

Provide more leisure, health and education facilities in Merton (D1 and D2 uses)

Assessment of policies: C.1; C3-C.10

Target

That there be a net increase in leisure, health and education facilities

Performance

1. Any increase in provision of D1 and D2 use floorspace.

D1 = 9591 sqm extra provision including, the construction and engineering faculty of South Thames College (5000 sqm), a special needs school and several cultural centres

D2 = 166 sqm (two applications made but construction not yet completed)

Indicator 3ii: Level of support for community facilities through planning obligations.

Assessment of policies: C.13

Target

Annual increase in percentage of planning obligations to be provided towards community facilities

Performance

In 2005/06, £12,200 was contributed to 'community facilities through planning obligations. This is an extremely low percentage (0.35%) of the total amount of planning obligations received. However other local amenities which could also be considered as community facilities received a much higher percentage of the £3.47 million received through planning obligations:

Education – 13%

Open space and recreation – 44%

Indicator 3iii Mixed use developments (where one of the components is residential) that have community facilities provided on-site as part of the development

(D1 or D2 uses, including childcare facilities, leisure facilities, care accommodation, hostels, day centres, residential and respite care, libraries).

Assessment of policies: C1, C7-C.9, C12, C.14

Target

That 1/3 of mixed use development (where one of the components is residential) provide community facilities

Output

In 2005/06 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 3.2: Mixed use developments providing community facilities

Year permission granted	Use Class Category	Area (m2) of community facilities	Status
2005/06	570 residential units; food and drink (A3); offices (B1) and community facilities (D.1)	Potentially 3,572 (shared with office)	Not started
2005/06	7 residential units (2-bed); Children's day nursery	220	Not 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)	Not started
2005/06	1 residential unit; dental surgery (D1)	40	Not started
2005/06	8 residential units; church plus meeting rooms (D1)	500 (a loss of 24 sq m from existing D1 space)	Not started

Source London Development Database: listing of all residential permissions with non residential elements in Merton 2005-06

5. Appeals Analysis

Table 3.3: Appeals analysis – community facilities

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
	Dismissed Total		3

Source: Merton Appeals records 2005-06

6. Conclusion and Policy Review:

There are difficulties in providing appropriate assessments of community facility policies and provision of new community facilities, largely due to data collection and monitoring issues.

However a baseline has been set here and in the future comparative data will be useful across the years.

UDP policies seek to ensure that the needs of various community groups in the Borough are catered for and encourage appropriate provision of facilities in accessible locations by negotiating planning obligations for the allocation of sites or the provision of facilities in appropriate redevelopment schemes.

It is important to note that 'community facilities' do not just include those that are generally provided through the public sector (healthcare, education etc). Shops, banks, gyms, places of worship, pubs and restaurants are some facilities important to community well-being. Policy review as part of the LDF will take the following into account:

- 'Better healthcare closer to home' (Primary Care Trust Strategy), including the proximity of Merton to hospitals beyond the borough boundaries
- Clustering of community services, including healthcare, education, crèches, also shops and other services into community hubs.
- Consideration of how services might be made more accessible other than through physical means; e.g. internet libraries
- Encouraging major growth – including service provision - towards town centres with more limited growth in other areas such as neighbourhood parades. Co-location of facilities in areas accessible by public transport – often known as 'community hubs' or 'clusters' – is an emerging policy direction for healthcare and education.
- Provision of facilities for the Metropolitan Police under their strategy 'Planning for Police Estate Development'

Significant new residential development undoubtedly places pressure on existing community and social facilities. In theory S106 contributions should be negotiated to ensure that increased demand resulting from new development is met through either new or expanded service provision. However voluntary and community organisations and private companies are integral to the provision of suitable social infrastructure in the Borough.

CHAPTER 4: Employment

1. Overall Objective

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

2. List of Policies, Sites and Guidance

UDP POLICIES

Strategic Policies:

ST14 Employment Land
ST15 Environmentally Friendly economic Development
ST16 Economic Diversity

Plan Policies:

E1 General Employment Policy
E2 Access for the Disabled
E3 Land Uses in Industrial Areas
E4 Storage and Distribution Development in Industrial Areas
E5 Density of Occupation within Industrial Areas
E6 Loss of Employment Land Outside the Designated Industrial Areas
E7 Land Use on Sites outside designated Industrial Areas
E8 Bad Neighbourhood Development and 'Green Economic Development'
E9 Overcoming Environmental Problems
E10 Hazardous Substances
E11 Environmental Improvement of Employment Development
E12 Small and Growing Businesses

Relevant London Plan Policies:

2A.3 Areas for Intensification
2A.7 Strategic Employment Locations
3B.1 Developing London's Economy
3B.2 Office Demand and Supply
3B.3 Office Provision
3B.4 Mixed use Development
3B.5 Strategic Employment Locations
3B.6 Supporting Innovation
3B.7 Improving London's ICT Infrastructure
3B.8 Promotion of E London
3B.9 Creative Industries
3B.10 Tourism Industry
3B.11 Environmental Industries
3B.12 Improving the skills and employment opportunities for Londoners
5F.1 The Strategic Priorities for London
A5F.3 Areas for Intensification in South London

Relevant Local Strategies and supplementary guidance:

- Merton's Community Plan 2005-15
 - Sustaining Success – the Mayor's Economic Development Strategy, Jan 2005
 - Mayor's London Plan, Feb 2004 (and Review for consultation 2006)
 - GLA Supplementary Planning Guidance on Industrial Capacity, Sept 2003
 - Merton's Economic Development Strategy 2001
- SPG - Roan Estate(UDP site 1 CW) SPG 2004
SPG - Brown Root Tower (UDP site 1 CW) SPG 2002

3. Context

Merton's economic context is contained in Chapter 1: socio economic overview

4. EVALUATION OF POLICIES

Contextual Indicators

The contextual indicators for Merton's economic planning policies are:

Indicator 4a

The percentage of the economically active working age population in employment, relative to the London and national average

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

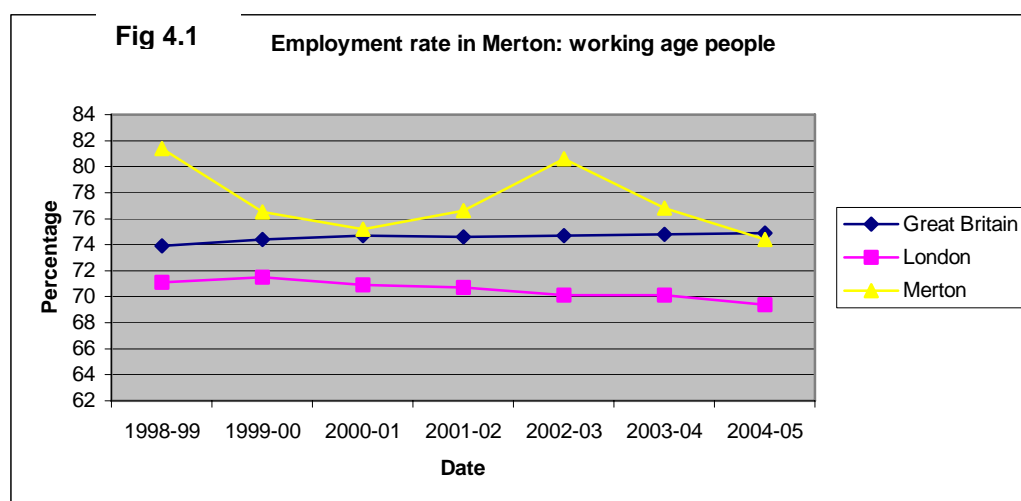
Performance:

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).

National economic trends will impact on the number of people employed in Merton. With significant commuter flows to central London and surrounding boroughs, economic and employment trends at a regional and sub-regional level is also important in assessing Merton's economic situation.

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

As Merton's population also depends on job creation elsewhere in London and the south east, and with predictions of a global recession linked to energy prices, economic activity in Merton should be monitored carefully in case mitigation measures are needed.



Working age: 16-59/64 Source: nomis

Indicator 4a **Maintaining a diverse employment base**

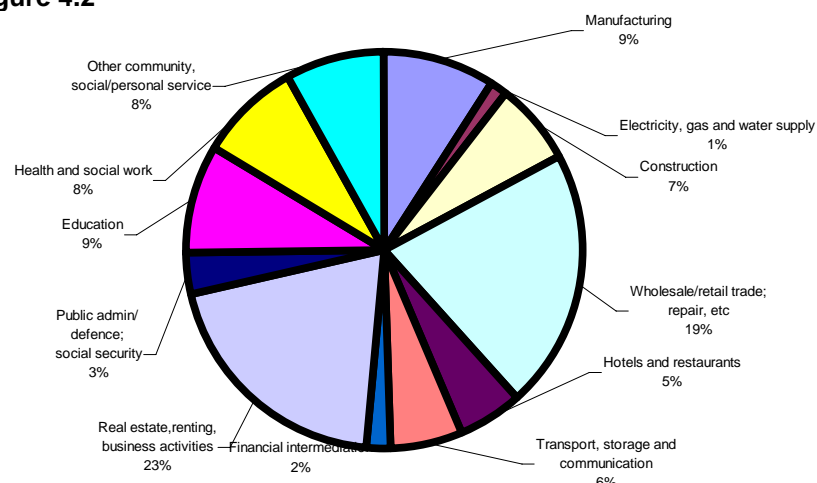
Target

That the 5 largest business sectors in Merton make up no more than 80% of its economic base

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

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

Figure 4.2 Local Employment in Merton by Business Sector 2004



Source: Merton Employment Land Study 2005

Policy Indicators

Indicator 4i (Core Output Indicator 1a)

Amount (in square metres) of land developed for employment (B1b&c, B2, B8) by type

Please note that for COI 1a and 1b there has been no distinction in recording office data between Use Class A2 and B1a. Depending on the introduction of the single planning application form I-APP and advances to the LDD, this information may be separated for 2006/07

2004/05

USE CLASS	PERMISSION GRANTED (m ²)	Completed
B1b	0	0
B1c	880	0
B2	1599	0
B8	3511.5	3511.5

2005/06

USE CLASS	PERMISSION GRANTED (m ²)	Completed
B1a / A2		4,966
B1b	226	0
B1c	2701	0
B2	5340	2240
B8	2921	2571

Source: London Development Database / Merton planning database

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

2004/05

USE CLASS	COMPLETED (m ²)	IN DEVELOPMENT AREA
B1b	0	0
B1c	0	0
B2	0	0
B8	3511.5	3511.5

2005/06

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

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

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

100% of land developed for employment is previously developed land.

Source: London Development Database / Merton planning database

Indicator 4iv (Core Output Indicator 1d)

Employment land supply by type (hectares)

Merton has 158.38 hectares defined as General Industrial Areas. In 2005 the General Industrial Areas in Merton were occupied by approximately 742 businesses.

Merton Employment Land Study 2005

Indicator 4v (Core Output Indicator 1e)

Loss of employment land to non employment uses in (a) development or regeneration areas, (b) local authority area

The information below only relates to 2005/06

Year	Application no	Amount lost (ha)	Use class lost to	Site in development or regeneration area?
2005/06	03/P1075	1.3	C3	No
2005/06	05/P0984	0.33	C2	No
2005/06	05/P1578	0.02	C3	No
2005/06	05/P2405	0.4	C3	No
Total area lost to non employment uses in Merton 05/06				2.05 ha

Merton Partnerships Team / Merton Planning Database

Indicator 4vi (Core Output Indicator 1f)

Amount of employment land lost to residential development

From the table above, it can be seen that in 2005/06 Merton lost 1.72ha of employment land to residential development

5. Conclusions and Policy Review

The framework for Merton's economic development is provided by regional strategies (London Plan, Industrial Capacity SPG) and local plans (Merton's UDP; Merton's Community Plan).

Merton's UDP promotes industrial, storage and distribution (B2/B8) development on identified general industrial areas and protects employment sites scattered outside these areas for offices and light industry (B1) or community use (D1). Competition for non-employment uses - especially housing – is evident for scattered sites. There is likely to be a link between the decline in jobs in Merton and the loss of employment

land to non-employment purposes, however as levels of employment are influenced by a number of factors it is difficult to plot an accurate trend.

The principles of sustainability are integrated with Merton's planning policies. This is reflected in the requirement for all commercial development greater than 1,000 m² to generate 10% of its energy on site from renewable sources. Since the adoption of Merton's UDP in 2003, other local authorities have introduced this requirement for residential development.

These strategies contain similar principles to guide Merton's future economic development, focussing broadly on a scenario of continued demand for office-based employment and a decline in primary industry and manufacturing over the next ten to fifteen years.

However forecasts for the nature and scale of those changes differ considerably, with the GLA predicting a much greater decline in industrial jobs and land requirements than other forecasts for Merton and neighbouring boroughs. The greatest disparities are between scale of decline in industrial and manufacturing (and the associated loss of jobs and land to other uses), the scale of growth in financial and business services and the role of storage and distribution in the future of Merton's economy.

In October 2005, Merton Council published a study to assess the economic potential for office, light industry and manufacturing. (Merton Employment Land Study 2005) This study will form part of the evidence base for Merton's LDF. In summary the study suggest that, under current economic forecasts, Merton can match the supply of employment land with demand to 2010, after which a further review is recommended to assess any changes. The study also highlighted areas of growth for Merton, including in the creative industries which already has a strong base in the borough. However a number of industrial areas and premises may need upgrading to modern business standards if they are to continue to attract business.

Merton's employment policies are currently performing reasonably well in protecting employment land while encouraging development. However recent government policy (PPG3 revision; London Plan) is encouraging the redevelopment of any surplus or vacant industrial land for other purposes, especially housing. Merton Council's Employment Land Study shows that there is no immediate surplus of employment land in Merton and what vacancies there are can be attributed to market churn. The study, along with other research, also highlights the need to protect industrial land for growth industries such as waste transfer and processing. The London Plan requires that a much higher percentage of London's waste be processed within London's boundaries.

Emerging studies also identify some potential growth sectors that will need to be considered when developing new economic planning policies for Merton, e.g. waste processing and transfer, creative industries, healthcare and childcare. Many of these do not sit neatly within the current Use Classes Order and may not be reaching their full potential under the current UDP policies.

CHAPTER 5: Environmental Protection

1. Overall Objective

To protect and enhance the local environment whilst contributing to tackling global environmental issues.

UDP Policies

Strategic Policies: ST22 Environmental Protection.
ST 23 Environmental Protection.

Plan Policies:

PE1 Air Quality	PE8 Contaminated, Vacant and Derelict
PE2 Pollution and Amenity	PE9 LandWaste Minimisation and Waste Disposal
PE3 Light Pollution	PE10 Waste Facilities.
PE4 Overhead Power Lines	PE11 Recycling Points
PE5 Risk from Flooding	PE12 Energy Generation and Energy Saving
PE6 Water Quality	PE13 Energy Efficient Design and Use of Materials
PE7 Capacity of Water Systems	

Relevant London Plan Policies:

2A.1 Sustainability Criteria
4A.1 Waste strategic policy and targets
4A.2 Spatial policies for waste management
Policy 4A.3 Criteria for the selection of sites for waste management and disposal
4A.6 Improving Air Quality
4A.7 Energy efficiency and renewable energy
4A.8 Energy assessment
4A.9 Providing for renewable energy
4A.10 Supporting the provision of renewable energy
4A.11 Water supplies
4A.12 Water quality
4A.13 Water and sewerage infrastructure
4A.14 Reducing noise
4A.15 Climate change
4A.16 Bringing contaminated land into beneficial use
4A.17 Dealing with hazardous substances

Relevant Supplementary Planning Guidance/Documents:

SPD Minimising Pollution (draft) 2001
SPD Sustainable Development (2001)
The Mayor's Ambient Noise Strategy
The Mayor's Air Quality Strategy
The Mayor's Waste Strategy

Relevant Local Strategies:

Community Plan
Waste Strategy (when published)
Local Air Quality Action Plan
Contaminated Land Strategy

1. KEY ISSUES – ENVIRONMENTAL PROTECTION

Waste:

Merton Council collects approximately 100,000 tonnes of waste a year. Of this, approximately 70,000 tonnes is household waste, including street litter. Clean streets and a good refuse collection service are important to local people. People think that businesses, especially fast food outlets, should take more responsibility for litter in the local area and supermarkets should do more about abandoned trolleys.

The amount of waste collected in London is increasing by approximately 3% each year, whilst the amount of waste collected in Merton has decreased by 4% in 2005/2006 from the previous year. However, if Merton were to follow London-wide trends it would have to double the amount of waste it recycles over the next 4 years.

One of the major changes that will need to be considered are 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. 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 on waste matters were made to the London Plan (published July 2005) as has further guidance from central government (PPS10 Waste Management). The possibility for joint working between boroughs is encouraged and is being pursued for the south London boroughs of Merton, Croydon, Kingston and Sutton.

Air Quality:

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. It is working towards the national air quality targets with measures such as modernising buses, educating drivers, cleaning up taxis, and promoting clean fuels and alternatives. The increasing impact that buildings are making is also noted.

Where possible some of these measures should be incorporated into the new policies but these may not necessarily be under the air quality policy. For instance, renewable energy and reducing peoples need to travel are policy areas which are more relevant for some of this guidance. There are also linkages to the waste policies in that the vast majority of waste is transported by road in more polluting vehicles compared to cars. By developing more sites that process waste locally this will help to reduce the mileage of these vehicles.

Renewable Energy:

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 subregional target is 140MW of energy.

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. In 2005 Merton was designated as one of four Energy Action Zones in London and the Council is seeking Beacon status in 2006 in recognition of work on energy and climate change. Beacon status is awarded to Councils that show excellence in particular aspects of their work.

2. EVALUATION OF POLICIES

Contextual Indicators

Indicator 5a (Core Output Indicator 6a: Waste)

Capacity of new waste management facilities by type.

Performance:

The most recent waste managing facility to open (in October 2004) in Merton was a composting plant, which has capacity for 15,000 tonnes of garden waste a year and handles 3% of the household waste collected by Merton Council.

When it opens in November 2006, the new mechanical biological treatment facility will handle 110,000 tonnes of mixed municipal waste each year.

The total amount of municipal waste produced in England per household per week is 26kg

Indicator 5b (Core Output Indicator 6b: Waste)

Amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed.

Performance:

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

Table 5.1: Waste management by type in Merton (CO16b)

Waste processing	2004/05	2005/06	Source
Landfill	79.7%	77.3%	BVPI 82c
Recycled	17.4%	19.4%	BVPI 82a
Composted	2.9%	3.3%	BVPI 82b

Indicator 5c (Core Output Indicator 7: Flood Protection and Water Quality):

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

2005/06 Result: 0 Applications – All Merton's planning approvals concerning flood defence or water quality were therefore granted in accordance with the advice of the Environment Agency.

Indicator 5d (Core Output Indicator 9: Renewable Energy:)

Renewable energy capacity installed by type.

Definition: renewable energy types include biofuels, onshore wind, water, solar energy and geothermal energy.

2005/06 Result: 1 light industrial / warehouse development at Willow Lane Industrial Estate containing wind turbines.

Pipelines / sites near completion (due for completion in 2006)

57 Windsor Avenue. Two Proven 6Kw turbines that will save 8,059kg CO₂/year

75-79 Miles Road. Three Swift wind turbines that will save 3,588kg CO₂/year

Merton is making steady progress towards implementing renewable energy schemes. Merton was the first authority in the country to require all commercial developments over 1000m² floorspace to generate at least 10% of their energy requirements from renewable sources.

Contextual Indicator 5e: National Air Quality levels

Nitrogen Dioxide

200 µg/m³ (1 hour mean) not be exceeded more than 18 times per year.

Particulates PM10

50 µg/m³ (24 hour mean) not to be exceeded more than 35 times per year.

Nationally overall levels of nitrous oxide and dioxide levels have been falling since the late 1980s due to stricter controls over road transport through for example the introduction of catalytic converters and reduced emissions from power stations.

Emissions of PM10s have also declined over the past quarter century through the falling use of coal.

Contextual Indicator 5f: Water Use

Target

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.

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)

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 (46m³/bedspace/year).

Performance

London's per capita water consumption:

2003/04 – 154 litres average per capita per day

2004/05 – 165 litres average per capita per day (national average 150 litres)

Contextual Indicator 5g: National amount of energy produced from renewables

Target

10% by 2010

Performance

In 2005/06 this represented 3% of all energy generated in the UK.

Contextual Indicator 5h: Percentage of household waste recycled nationally

Target

25% of household waste to be recycled by 2005/06

Performance

In 2005/06, 19.3% of household waste in Merton was recycled (BVPI 82a), compared to the England rate of 23% in 2004/05 (source: Defra / Merton BVPI 82a)

Policy Indicators

Policy Indicator 5i: Local Air Quality

Nitrogen Dioxide:

Target 200 µg/m³ (1 hour mean) not be exceeded more than 18 times per year.

2005/06 Performance 40 µg/m³ (Annual mean)

Particulates (PM10)

Target 50 µg/m³ (24 hour mean) not to be exceeded more than 35 times per year.

2005/06 Performance 40 µg/m³ (Annual mean)

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.

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.

For Particulates there are two permanent monitoring sites in the borough, which indicate that for the year 2004 the two targets for particulates were met. The borough has designated an Air Quality Management Area that covers the major roads in the borough.

Policy Indicator 5ii: Water use

Target:

London 2004/05 – 165 litres per head per day average (national average 150 litres)

Code for Sustainable Homes (proposed): not to exceed 125 litres per head per day

Performance:

Table 5.2: Average per capita per day water consumption for water companies in the Merton area

Merton's water companies	Average per capita consumption 2004/05 (litres)	Forecast per capita consumption 2005/06 (litres)
Sutton and East Surrey Water	173	187
Thames Water	159	168
United Utilities	142	154
Combined average	158	170

(source: Ofwat. Please note that these results are based on data gathered within and outside Merton; there is no water company that operates exclusively in Merton)

Reasons for increasing usage:

- Leaks through defective infrastructure (pipes, sewerage etc)
- Increase in number of households
- Increase in appliances using water
- Dry conditions increase personal and business demand for water.

Policy Indicator 5.iii: Total amount of biodegradable municipal waste going to landfill

Target

Reduce to 75% of the total produced in 1995

Performance

53,441 tonnes went to landfill (approximately 77,000 households, equating to 13.35 kg/hh/w).

Merton is working to reduce the amount of waste going to landfill sites and to dispose of waste more sustainably. Merton is working with other London Boroughs to produce a Joint Waste Development Plan Document which will assist in achieving this.

Policy Indicator 5.iv: Total CO₂ emissions saved through renewable technologies implemented

Target

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

Performance

This indicator relates to UDP Renewable Energy Policy PE.13. The development of ten industrial units with wind turbines on the Willow Lane Industrial estate was completed in 2005/06 and two more developments have made applications, one has been granted permission and is under construction, the other has been called in by the Mayor (see Indicator 5d (Core Output Indicator 9: Renewable Energy)).

As the Willow lane development was only completed this year (2005/06) there are no annual measurements as yet.

3. APPEALS ANALYSIS

Policies PE 2 Pollution and Amenity and PE5 Risk From Flooding were both cited in appeals during the year. PE 2 was cited twice and PE5 only once. In all cases, the result was an appeal dismissal indicating that the policies are robust.

4. CONCLUSIONS

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.

It should be noted however 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 one development has come forward in this time. National and local market conditions dictate the viability of new developments and therefore the amount of renewable energy equipment that is likely to come forward. Therefore areas with most development potential (such as the Lea Valley and Olympics area) will have most potential for generating renewable energy as part of new development. Well-established and developed areas such as Merton may reduce more CO₂ through requiring renewable energy on residential developments and through focusing on energy conservation measures in existing buildings. The former will be pursued through Merton's LDF; the latter issue would be enforceable through Building Regulations, Part L.

Merton's LDF intends to build on its strengths as a 'green' borough. The focus of Environmental Protection is likely to increase the emphasis on policies that deal with climate change issues. As well as renewable energy and energy efficiency, new policies will be taken forward for water use, flooding and surface water, municipal waste and demolition waste and recycling.

CHAPTER 6: Housing

1. Overall objective

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.

2. List of Policies, Sites and Guidance

UDP Policies

Strategic Policies:

Housing Provision ST11
Quality Residential Areas ST.9
Mixed Use Neighborhoods T.10
Development on Previously Developed Land ST.12
Housing Needs ST13

Plan Policies:

Housing Provision Target HP.1	Housing Layout and Amenity HS.1
Retention of Residential Accommodation HP.2	Sustainable Housing HS.2
Rehabilitation and Vacant Dwellings HP.3	Affordable Housing HN.1
Density of Development HP.4	Provision of Affordable Housing from Other Sources HN.2
Flat Conversions: Size of Original Unit HP.5	Dwelling Mix HN.3
Flat Conversions: Retention of Units HP.6	Housing for Older People HN.4
Accommodation for Travellers HP.7	Residential Institutional Uses HN.5
	Accommodation for Homeless People HN.6

Relevant London Plan Policies:

Policy 3A.2 Borough Housing Targets
Policy 3A.3 Efficient Use of Stock
Policy 3A.4 Housing Choice
Policy 3A.5 Large Residential developments
Policy 3A.6 Definition of Affordable Housing
Policy 3A.7 Affordable Housing Targets
Policy 3A.8 Negotiating Affordable Housing in Individual Private Residential and Mixed-use Schemes
Policy 3A.10 Special Needs and Specialist Housing
Policy 3A.11 London's Travellers and Gypsies
Policy 3a.1 Increasing London's supply of housing
Policy 3a.12 loss of housing and affordable housing

Relevant Supplementary Planning Guidance/Documents:

Supplementary Planning Guidance adopted:

Affordable Housing SPG

Supplementary Planning Documents yet to be adopted/incorporated into LDF:

Draft Affordable Housing SPG

Relevant Local Strategies:

Community Plan 2006-2015
Housing Strategy 2004-2007
Housing Development Action Plan 2005
London Plan February 2004
Mayor's Energy Strategy 2004
Southwest London Housing Partnership
Merton Sustainability Appraisal 2005
BVPI Report 2004-2005

3. Context

Housing is high on the political agenda due to rising house prices and the difficulties people are experiencing in getting suitable accommodation. It is also one of the key elements that determine the quality of life for local residents.

Earlier this year, the government released the revised PPS 3: Housing. The aims of the PPS are to improve the responsiveness and flexibility of the housing market to better meet housing demand. The PPS refers to new tools such as design codes and states that it is critical that new housing is part of sustainable and mixed communities. The key objectives are to improve the choice of housing types, better balance supply and demand and create sustainable, inclusive and mixed communities.

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 first Annual Monitoring Report, published December 2005.

Key Housing Issues for Merton:

- **Affordability:** There is a shortage of affordable housing, both rented and for ownership. This is made worse by the continuing increase in new households, including young people and many who cannot afford local housing costs. There is an enormous difference in house prices between parts of the borough, with properties in Wimbledon fetching around three times the price of those located in Mitcham. The average house price in Merton is £293,237, which is higher than the Greater London Average of £274,997 and the England and Wales Average of £171,149. (All figures sourced from Land Registry).
- **Overcrowding:** Overcrowding is increasing, particularly in deprived areas of the borough and in social housing. At the same time many larger homes are under-occupied and there is a significant number of empty homes. Good quality family housing for growing families is a positive influence on the development of children, sustaining families and healthy communities.
- **Population Growth:** Merton has a growing and diversifying population that creates new challenges and demands for housing in the borough. In the twenty years between 1982 and 2002 the population of Merton grew by 15 per cent, compared with an increase of 8.7 per cent for London region as a whole. Population growth and the increased number of smaller households combined with limited land availability for development has placed increased pressure on the housing market.
- **Household Types:** In Merton there were 78,884 households in 2001. The average size of households in Merton was 2.4 people and according to the 2001 Census the largest proportion of households in Merton is composed of single persons. 35.4 % of households were accommodated in flats or maisonettes, compared with 19.2 per cent for England and Wales on average.
- **Housing completions:** Between 2000 – 2005 a total of 2,905 applications for residential schemes were approved while 1,979 were completed. This means that an average of 395 units were constructed annually over the 5 year period – slightly short of Merton's housing target of 430 units per year. As a result of the Housing Capacity Study 2005, Merton's housing completions target has been revised to 370 units per annum. We will be assessed against this figure when all the new targets for each borough are formally adopted by the London Plan.

- **Housing choice:** Merton residents do not have enough housing choice. A better mix of social and private housing is needed and homes need to be well designed.

4. EVALUATION OF POLICIES

Contextual Indicators

Contextual Indicator 6a (Core Output Indicator 2a: Housing Trajectory) (see Table 6.1, Fig 6.1 and Appendix 1)

The housing trajectory demonstrates how policies will deliver housing in Merton in relation to the borough's housing completion target. The LDF Good Practice Monitoring Guide (Table 4.4 p28) states that the housing trajectory should indicate the following:

- net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is longer;
- net additional dwellings for the current year;
- 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 longer;
- the annual net additional dwelling requirement
- annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performance

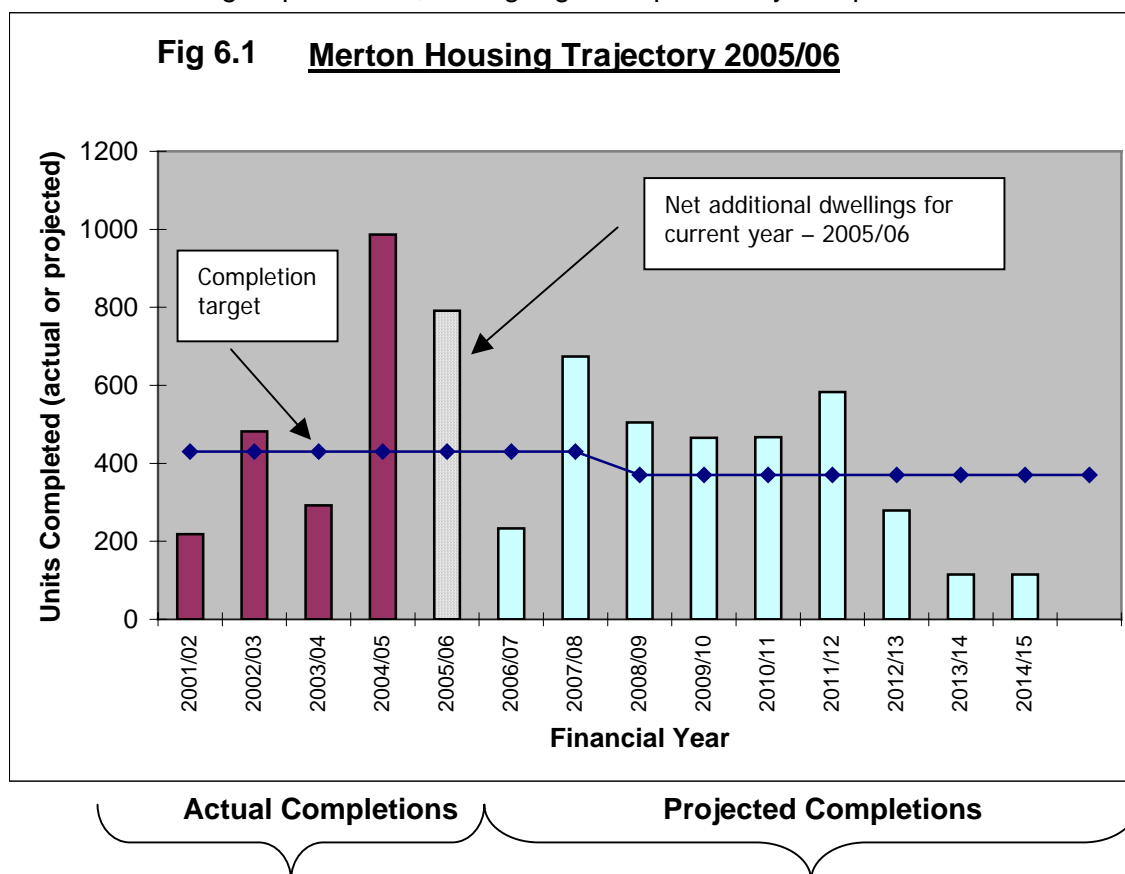


Table 6.1: Dwellings required to meet completions target

Year	Housing Trajectory Projected Completion Figure	Housing Target	Number of net additional dwellings required to meet completion target	Number of units completion figure expect to exceed housing target by, based on projected completion figure
2006/07	233	430	197	0
2007/08	674	370	0	304
2008/09	505	370	0	135
2009/10	465	370	0	95
2010/11	467	370	0	97
2011/12	583	370	0	213
2012/13	279	370	91	0
2013/14	115	370	255	0
2014/15	115	370	255	0

The Housing Trajectory shows that in 2004/05 and 2005/06 Merton has exceeded its housing completion target, with housing completion figures of 987 and 791 units respectively (NB these figures include both private and affordable housing completions).

Projected completion figures are based on an assessment and grading of sites from a number of sites; see Appendix 1 for a full list of sites and grades. Essentially, housing sites in the borough were allocated one of 6 'grades' depending on their likely time frame for housing delivery. Grade A sites consist of sites likely to deliver one or more housing units the soonest, whilst Grade F sites consist of sites likely to take the longest to deliver housing units.

Merton's housing completion target will be revised from 420 units to 370 units in due course as the London Plan is revised (likely to be effective from 2007/08). Until this time, the current housing capacity figure of 420 units per annum will be used in housing trajectories.

The grades are as follows:

Grade A sites – Sites sourced from Merton's Planning Application Database and UDP housing proposal sites with a planning approval for residential development where construction has started.

Grade B Sites – Sourced from sites with a planning approval and not awaiting the signing of a S106 agreement

Grade C Sites – Proposal Sites with a planning application and where the S106 obligation has been signed

Grade D sites – Proposal sites with no current application and not awaiting the signing of a S106 obligation

Grade E sites – Sites with an outline planning approval

Grade F sites – Housing Capacity Study sites identified as having a housing capacity but currently do not have planning approval

UDP Strategic Policy ST 11: Number of completions between 1992-2006

UDP policy ST11 Housing Provision states within its justification that RPG 3 includes a strategic housing target for the borough for the period 1992-2006 of 5,000 dwellings. As table 6.2 below shows, a total of 5, 045 housing units were completed during this period, indicating that Merton has exceeding the target by 45 units.

Table 6.2: Completions in Merton 1992 - 2005

Year	Total number of completions (private and affordable units)	
1992	279	Housing Provision Returns recorded by calendar year
1993	252	
1994	347	
1995	297	
1996	373	
1997	132	
1998	218	
1999	134	
2000	177	
2001	218	
2002	482	Housing Provision Returns recorded by financial year
2003-4	353	
2004-05	983	
2005-06	791	
Total number of units completed since 1997	5, 045	

Source: Merton's housing provisions returns 1991/1992-2005/06

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

100% of new and completed dwellings in Merton in 2005/06 were on previously developed land (BVPI 106). No Greenfield land in Merton was therefore lost to housing developments in the 2005/06 recording year.

Contextual Indicator 6c (Core Output Indicator 2c: Percentage of new dwellings completed at:

- less than 30 dwellings per hectare
- 30-50 dwellings per hectare
- over 50 dwellings per hectare

Please note the following points concerning Table 6.3:

- The completion statistics were derived from London Development Database (LDD) administered by the GLA
- This table does not include completed sites where information was not available through the LDD, such as mixed use sites
- Table 6.3 is a snapshot in time of housing completions, covering only completions from 1 April 2005-31 March 2006 as required by government. It should not be used to reflect existing residential densities in Merton.

Table 6.3: Densities of new residential units in Merton 2005/06 (completed schemes)

Densities (dwellings per hectare)	Percentage of total new dwellings completed
Under 29	5%
30-50	13%
Over 50	83%

Contextual Indicator 6d (Core Output Indicator 2d: Affordable housing completions)**Assessment of Policy HN:1 Affordable Housing****Target: 30% Affordable Housing Targets for Schemes above 15 Units**

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.

Analysis of sites shows that where affordable housing provision is high, is in 2003/04 and 2004/05, there were a large number of affordable housing schemes initiated by Registered Social Landlords (RSLs). Merton Council supplies its affordable housing through nominations to RSLs.

Table 6.4: Affordable Housing Completions

Year	Number of affordable housing completions	Total annual completions above 15 units	Affordable housing as a % of total completions
2001/02	28	79	35%
2002/03	110	334	33%
2003/04	144	N/A	N/A
2004-05	172	566	30%
2005-06	127	491	26%

Source: LBM Housing Department and LBM Plans and Projects

Net affordable housing nominations 2004-06

2004-05: nominations to new build (155) + true voids (232) = 387

2005-06: nominations to new build (164) + true voids (111) = 275

At present provision of affordable housing schemes applies only to schemes of 15 units and over. In 2005/2006, out of a total of 135 residential schemes completed in Merton only 9 schemes had more than 15 units.

Most affordable housing during the 2005-06 recording period was completed in the East of the Borough, with wards such as Cricket Green, Figges Marsh and Colliers Wood having high levels of affordable housing completions during the period under review.

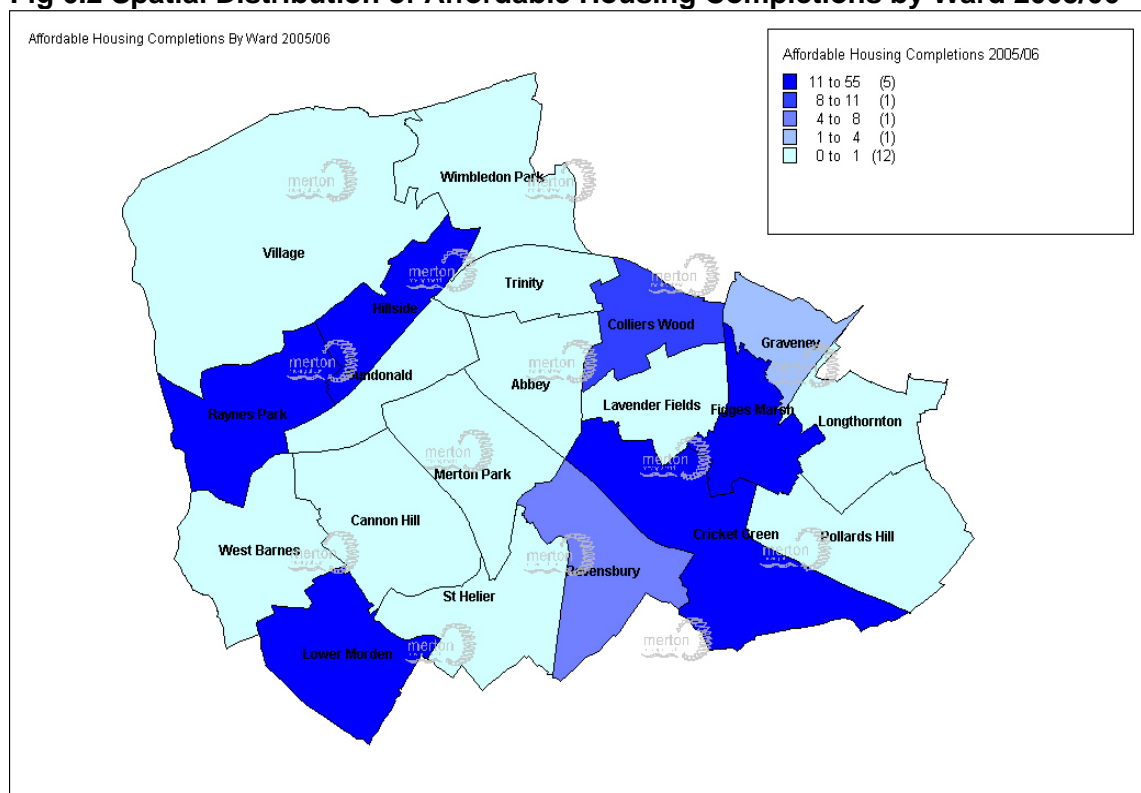
Table 6.5: Affordable Housing Completions by Ward 2005/06

Ward	Affordable Housing Completions 2005/06
Abbey	0
Cannon Hill	0
Colliers Wood	8
Cricket Green	17
Dundonald	0
Figge's Marsh	55
Graveney	1
Hillside	11
Lavender Fields	0
Longthornton	0

Lower Morden	16
Merton Park	0
Pollards Hill	0
Ravensbury	4
Raynes Park	15
St. Helier	0
Trinity	0
Village	0
West Barnes	0
Wimbledon Park	0
TOTAL	127

Source: LBM Housing Department

Fig 6.2 Spatial Distribution of Affordable Housing Completions by Ward 2005/06



Source: Housing Provisions returns). (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Merton 100019259. (NB- the number in brackets in the legend refers to the number of wards within each category)

Contextual Indicator 6e: Meet Housing Provision Targets

Target Completions of 430 homes per annum

Assessment of Policy HP1: Housing Target

Performance:

Currently 430 homes per annum is the required housing completion target set by GLA.

This is likely to change to 370 homes per annum from 2007/8 to 2017/18, depending on the outcome of the London Plan review. In the past Merton has had difficulties in meeting these targets on an annual basis, and as can be seen from the chart below, the numbers tend to fluctuate.

The revised housing completion target of 370 homes per annum is the outcome of the 2004 Housing Capacity Study and is considered a more attainable target for Merton and is based on a rigorous methodology, involving the capacity assessment of both large (sites above 0.5hectares) and small (sites below 0.5 hectares).

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. While Merton has developed robust monitoring techniques, it is advised that housing completion figures must be used to illustrate trends only and should not be considered absolute.

Table 6.6 Private and Affordable Housing Completions between 2001/02-2005/06

Year	Completions
2001/02	218
2002/03	482
2003/04	353
2004/05	983
2005/06	791
TOTAL	2,761

Source: Housing Provisions Returns

Table 6.7 Breakdown of private housing completions 2005/06

Private Completions	New Builds	Conversions	Large (10 units and above)	Small (below 10 units)
2005/06 = 664 units	539	125	490	174

New builds from large sites (10 units and above) formed the bulk of completions in 2005/06, continuing trends experienced in 2004/05 (see Merton's first Annual Monitoring Report Published December 2005). The majority of the new builds completed in 05/06 are flats, particularly those in the Abbey Mills development.

Spatial Distribution of Private Housing Completions

The spatial distribution of new housing developments over the last financial year is not even Figure 6.3 shows that considerable development has taken place in Colliers Wood ward, with the Merton Abbey Mills development recently being completed. Similarly, Raynes Park and Hillside wards saw a high number of completions this year through schemes such as The Downs and St George's Road as did Lower Morden with schemes on Garth Road and Aragon Road.

Table 6.8 Private Housing Completions by Ward 2004-06

	2004-05	2005-06	TOTAL for each ward 04-06
Abbey	45	10	55
Cannon Hill	26	1	27
Colliers Wood	9	307	316
Cricket Green	15	42	57
Dundonald	200	23	223

Figge's Marsh	26	17	43
Graveney	13	11	24
Hillside	37	71	108
Lavender Fields	13	5	18
Longthornton	1	2	3
Lower Morden	17	102	119
Merton Park	31	11	42
Pollards Hill	207	0	207
Ravensbury	30	18	48
Raynes Park	95	71	166
St. Helier	7	2	9
Trinity	17	29	46
Village	12	15	27
West Barnes	2	5	6
Wimbledon Park	17	16	27
TOTAL	820	717	1484

Source:; Merton planning records; LDD – Caution: this table may contain some affordable housing units through intermediate housing provided through mixed schemes

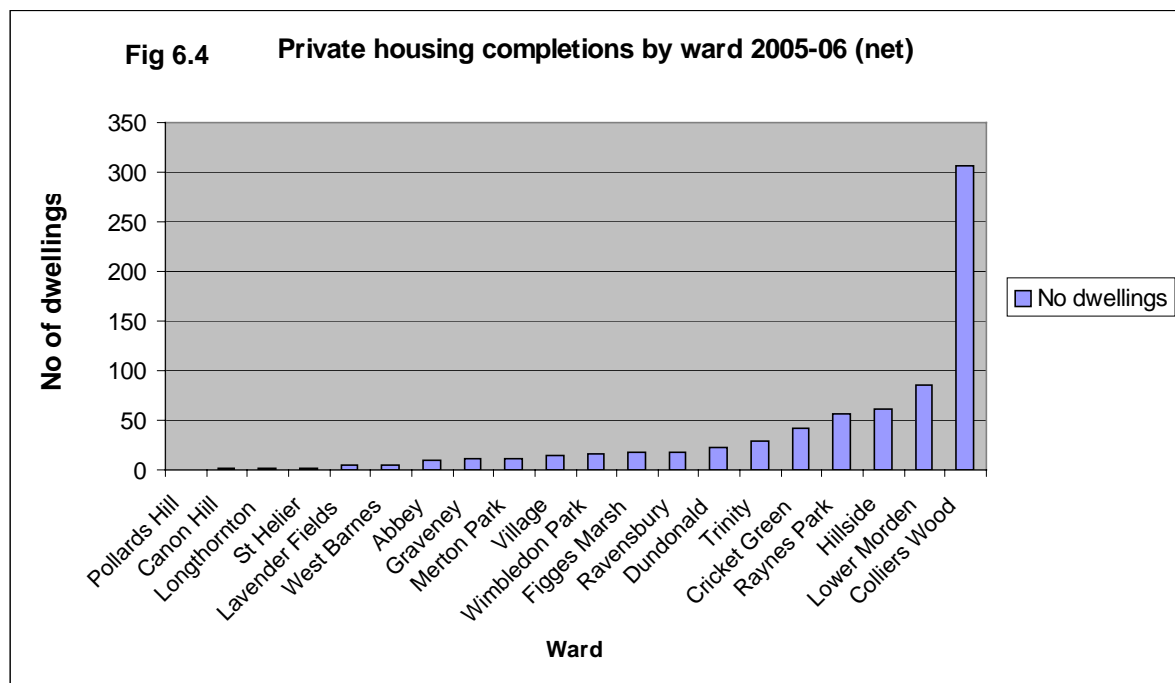


Table 6.9: Private Housing Completion by Unit size 2005-06

	1-bed units	2-bed unit	3+ bed units
Abbey	15	5	0
Canon Hill	0	3	0
Colliers Wood	111	199	0
Cricket Green	13	26	5
Dundonald	8	15	4
Figges Marsh	1	22	0
Graveney	6	14	1
Hillside	11	25	8
Lavender Fields	3	2	2
Longthornton	0	0	2

Lower Morden	12	14	23
Merton Park	9	3	1
Ravensbury	4	2	12
Raynes Park	8	13	3
St Helier	1	1	0
Trinity	14	17	5
Village	6	2	15
West Barnes	2	0	4
Wimbledon Park	5	6	6

Source: Residential monitoring / site visits

Table 6.10: Affordable housing approvals

Ward	Site Address	Date of Planning Approval	Total Number of Affordable Units approved
Abbey	Hubert Close, Nelson Grove Road 18 units 165-169 Merton Road 12 units	18.08.2005 22.09.2005	30 (central Merton)
Cannon Hill			0
Colliers Wood			0
Cricket Green	Batsworth Road, Mitcham 8 units	15.12.2005	8 (east Merton)
Dundonald			0
Figge's Marsh	Sandy Lane, Mitcham 61 units 389-393 London Road, Mitcham 28 units Holborn Way, Mitcham 63 units	2.2.2006 15.12.2005 16.12.2005	152 (east Merton)
Graveney			0
Hillside			0
Lavender Fields			0
Longthornton	170 Rowan Road, Mitcham 121 units 50-60 Manor Road, Mitcham 9 units	20.10.2005 22.09.2005	130 (east Merton)
Lower Morden			0
Merton Park	215-217 Kingston Road, 11 units Birnam House, Langley Road 4 units	July 2005 1.8.2005	15(central Merton)
Pollards Hill			0
Ravensbury			0
Raynes Park			0
St.Helier			0
Trinity	153-161 The Broadway, Wimbledon 24 units Broadway House and Stanley Road 86 units	12.05.2005 22.09.2005	26 (central / western Merton)
Village	Atkinson Morely, Copse Hill 94 Units	20.10.2005	28 (western Merton)
West Barnes			0
Wimbledon Park			0
	Total number of units approved:		389 units

Contextual Indicator 6f: Supply of affordable housing for those who cannot afford market housing such as key workers

Target: ensure at least 30% of all housing developments consisting of 15 or more units is affordable housing.

A total of 389 affordable housing units in Merton were approved in 2005/06.

290 of these units were in east Merton, whilst 99 were in west or central Merton.

This indicates that some progress is yet to be made in order to correct the geographical imbalance of affordable housing constructed in Merton, with historically more affordable housing being constructed in the east of the borough historically.

Source: LBM Housing Department

Contextual Indicator 6g: Housing Approvals

Target: increase number of housing approvals in Merton to increase housing delivery

Monitoring of Policy HP1: Housing Target

The 2005-06 recording year saw an exceptionally high number of housing approvals, largely a result of permission granted for 570 units at Plough Lane.

Table 6.11: Annual housing approvals 2000-06

Year	Approvals
2000	831
2001	622
2002	698
2003	481
2004	546
2005	1148*
TOTAL	4326

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

Source: Housing Provisions returns.

Table 6.12: Housing approvals by type

Approvals 2004/05 = 1,148* units			
New Builds	Conversions	Large (10 units and above)	Small (below 10 units)
968*	180	807*	341

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

Figure 6.5: Approvals and Completions by year since 2000

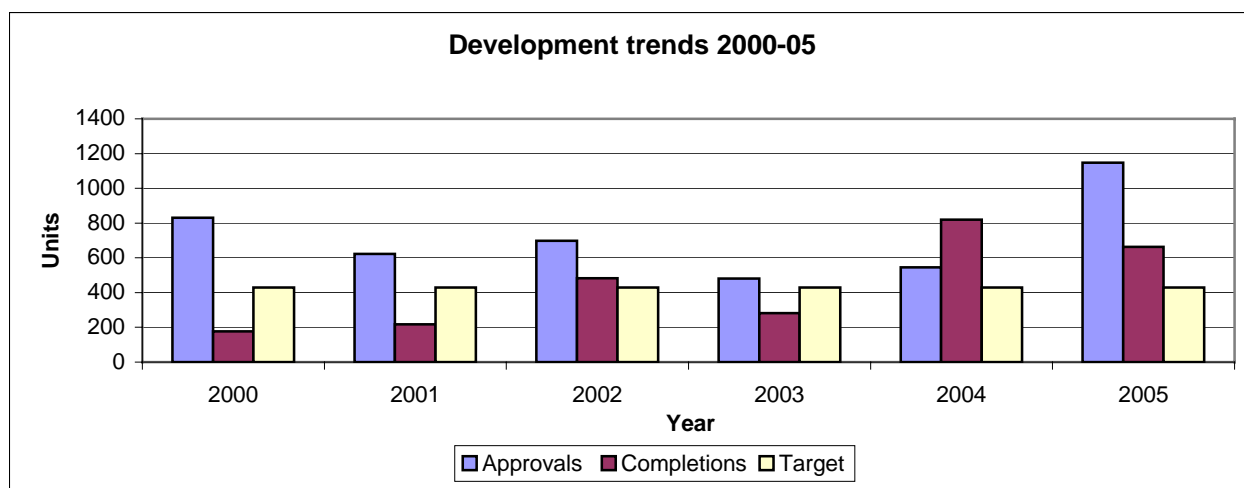
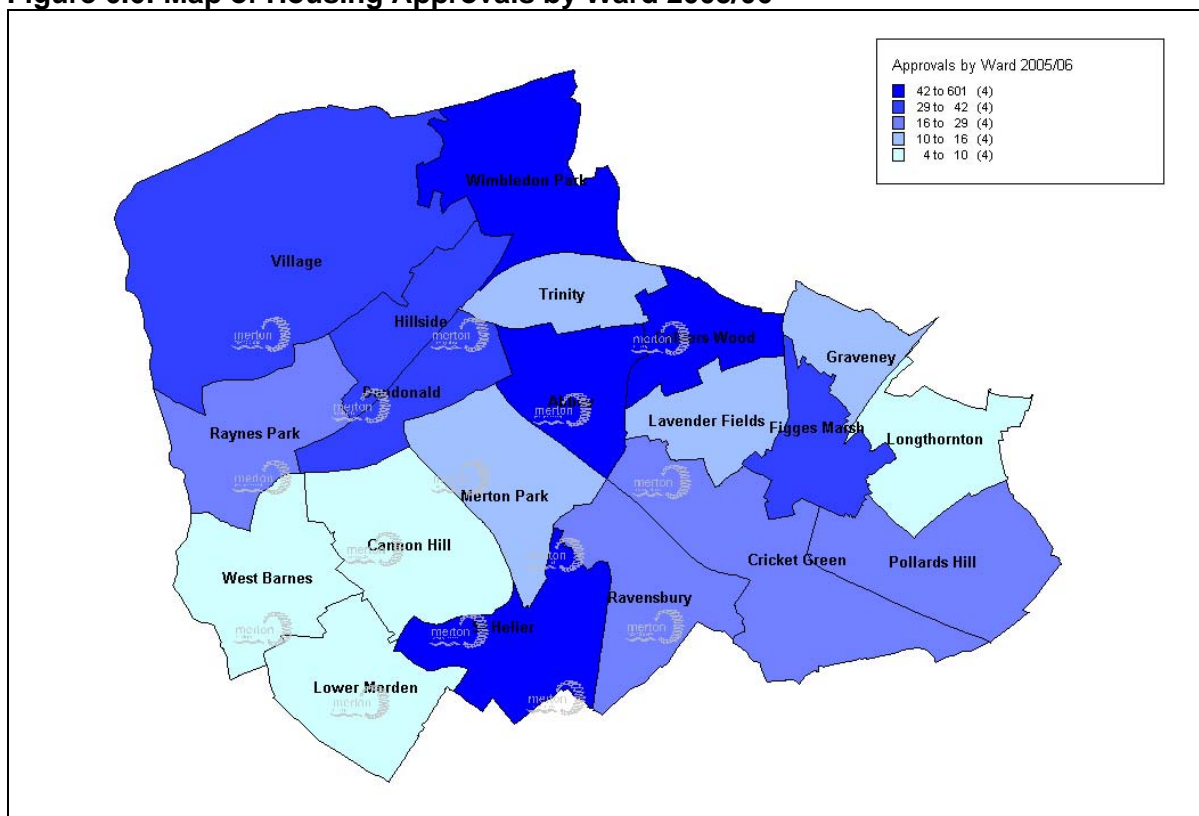


Table 6.13 Housing Approvals by Ward

Ward	Approvals for 2005/06
Abbey	42
Cannon Hill	5
Colliers Wood	147
Cricket Green	21
Dundonald	31
Figges Marsh	29
Graveney	15
Hillside	40
Lavender	10
Longthornton	4
Lower Morden	4
Merton Park	12
Pollards Hill	26
Ravensbury	16
Raynes Park	22
St Helier	61
Trinity	15
Village	35
Village	4
West Barnes	8
Wimbledon Park	601
Total	1148

Source: Housing Provisions returns.

Figure 6.6: Map of Housing Approvals by Ward 2005/06



Source: Housing Provisions returns. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Merton 100019259. (NB- the number in brackets in the legend refers to the number of wards within each category)

In 2005/06 a total of 1,148 residential units were given planning permission. The majority of the permissions granted are in the northern wards of the borough, such as Wimbledon Park, Village, Hillside and Colliers Wood.

Policy Indicators

Policy Indicator 6.i: Density of new residential development

Target: Maintain average density of 30-50 dwellings per hectare

Assessment of Policy: HP4: Density of Development

Performance:

Over the last 10 years Merton has generally met this target.

Table 6.14 Average density of new housing in Merton

Period	Merton densities average
1995-1998	50 dpha
1999-2002	51 dpha

Source: ODP, Land Use Change in England: Residential Development to 2003

Table 6.3 earlier in this chapter shows the densities of new housing in 2005/06

Policy Indicator 6.ii: The number of empty homes in the borough by setting up initiatives to identify empty homes and encourage renovation and reuse.

Target : Reduce the number of empty homes in the borough

Assessment of Policy HP3: Rehabilitation of vacant dwellings

Performance

Table 6.15: Vacant homes in Merton 2005/06

Vacant homes in Merton	No of dwellings
No of private sector long term vacant homes as at 1/4/2005	1,966
No of private sector long term vacant homes as at 1/4/2006	2,860
Net change 1/4/2005 to 1/4/2006	+894
Vacant homes demolished 1/4/2005- 1/4/2006	0
Net long term vacant homes returning to use 1/4/2005- 1/4/2006	76

Source: Housing Department, LB Merton

The Housing Department runs two schemes, the Rent Deposit Scheme and the Empty Properties Grant, both targeting private sector empty homes, in an effort reduce the number of empty homes in the borough.

Policy Indicator 6.iii: Appropriate mix of housing stock in new developments

Assessment of Policy HN.3: Dwelling Mix

Target: To ensure a range of dwelling sizes in new development that meets local need identified in the 2005 Housing Needs Assessment.

Performance

Policy HN.3 of the UDP requires all residential development to provide a mix of housing types and sizes to create mixed and inclusive communities. It is essential that all new development provides a mix of dwelling types in accordance with local need. In the 2005-06 period the majority of new dwellings were 1 bed and 2 bed units. The updated Housing Needs study found that there is a greater need for smaller units and this need is being met to some extent, whereas the need for family housing was not being met over the last few years.

Table 6.16 Completions by size of dwelling

Year	1 bed	2 bed	3 + bed
2004-2005*	27	86	44
2005-2006*	229	369	91

Source: Residential Monitoring Database, London Borough of Merton

* 2004/05 and 2005/06 data was incomplete, so figures presented only present a partial picture and should only be used as a guide.

Investigation is being carried out on several applications where the bedroom size is not registered, therefore the 2005/06 dataset above is not entirely complete. However, the general trend appears to show a high number of completions of 2 bedroom flats in the borough in 2005/06.

Policy Indicator 6.iv: Flat Conversions and retention of units

Assessment of Policy: HP5 - Flat Conversions, size of original unit

Table 6.17: Conversions from large to small dwellings

2005/06	Total applications received during the 2005/06 recording year	Applications Approved	Applications Refused
Conversions from large family units to smaller housing units	106	96	10

In 2005/06 a total of 96 applications for conversion from a large family unit to smaller units were refused, whilst a total of 10 were refused. There appeared to be no applications for conversions from small to large family units.

Policy Indicator 5: Housing for Older People

Assessment of Policy HN 4: Housing for Older People

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

Performance:

Merton's Community Plan 2006-15 states that there is a commitment to look at housing options for older people in the borough that looks beyond the traditional notions of housing for older people. An older people's housing strategy will be completed in 2006. This has been developed through consultation with older people.

A new sheltered housing scheme for ethnic elders was opened in Mitcham in 2005 - this was the culmination of work with three other boroughs in south-west London and a local ethnic minority housing association.

Merton is a leading borough (in 2005 Merton won a national e-innovation award) in the use of the Telecare technology for older people in the community. This is technology that helps people to live more independently.

Housing options for later life will be more widely available and over the period of the Community Plan (2006-2015), more choices will be developed for older people allowing more people to stay at home for much longer, more opportunities for extra care housing, better models of sheltered housing, and more housing for older people in new housing schemes.

Appeals Information

Table 6.18 Housing policies referred to in appeal decisions

Policy	2002/03	2003/04	2004/05	2005/06	Total
HP 1 Housing Target				1	1
HP 4 Density of Development				2	2
HP5 Flat Conversions: Size of Original unit	3	2			5
HP6 Flat Conversions: Retention of Units	2	2	1		5
HS1 Housing Layout and Amenity	5	2	3	7	17
HS2 Sustainable Housing	1	2		1	4
HP2 Retention of Residential Accommodation	1				1
HN1 Affordable Housing			1		1
HN2 Provision of Affordable Housing from Other Sources			1		1

HN 3 Dwelling mix				2	1
HN5 Residential Institutional Uses				1	1

A total of 8 housing policies were cited in 05/06 in Appeals allowed and 7 in appeals refused.

6. Conclusion

Merton's housing policies are generally performing well. Merton's housing provision target set by the GLA is currently 430 units per year, which will decrease to 370 units per year following the results of the London Housing Capacity Study 2005.

Housing completions in Merton tend to fluctuate dramatically. 2005/06 saw Merton exceed its housing completion target due to in part to the completion of large schemes such as Merton Abbey Mills.

Merton's current affordable housing policy sets an affordable housing requirement of 30% for developments of 15 or more units; this is lower than the London Plan target of 50%. This current target is being reviewed as part of the preparation of the LDF.

Affordable housing completions are showing a continued trend to be in the East of Merton in wards such as Figges Marsh, Cricket Green and Colliers Wood with fewer completions in northern and western wards.

The housing need for 1 and 2 bed flats in Merton is being met to an extent. This need largely stems from Merton's small household sizes, with the average household size in Merton being 2.4 people according to the 2001 Census. However there is still demand for larger family units in Merton. The number of 3 bedroom units being constructed in the borough shows some progress towards meeting this demand.

Merton's BVPI 106 revealed that 100% of housing completions in 2005/06 were completed on brownfield land, exceeding the target of 90%. This indicates that Greenfield land is being protected from housing development.

CHAPTER 7: Progress towards LDF timetable

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 7.1 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 (reasons set out below)
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	Merton Council resolves that LDS V3 shall come into effect

The shaded area is outside the monitoring period of this AMR and either has been covered in AMR 04-05 or will be covered in the next AMR

Merton has met all of its significant targets set out in all versions of its LDS. However the LDS has been revised to ensure that it will continue to accurately represent Merton Council's progress on the LDF and will keep Merton's communities informed of the next stages, including when community consultation will take place.

Reasons for the revisions between LDS Version 1 and Version 2 are set out in Merton's AMR 04-05. The reasons for revision between LDS Version 2 and Version 3 are:

- Timetables for producing documents – Preferred Options consultation on policy documents was delayed by approximately 3 months (from June/July 2006 to October/November 2006 to take account of the local elections in May 2006. Timetables for producing SPDs were also updated accordingly
- Government guidance on sustainability appraisal and the status of conservation area character assessments had changed and the LDS was updated to reflect the new guidance

LDF PROGRESS TO MILESTONES

Development Plan Documents (DPDs)

Merton Council is preparing four DPDs in parallel:

- Core Strategy
- Development Control Policies
- Site Specific Allocations
- Proposals Map

For the purposes of this AMR which monitors the period April 2005-March 2006, the timetables will be monitored against those set out in Merton's LDS V2. With respect

to DPD content and timetable there was no change between Version 1 and Version 2 of Merton's LDS.

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.

As this is the second year of preparing Merton's LDF, no DPD has reached further than the second milestone. As all four DPDs are running in parallel the milestones are the same for each. Merton Council has since revised its LDS to change the Preferred Options consultation start from June to October 2006 (see LDS Version 3)

Table 7.2 – DPD preparation

	DPD stages	Milestones	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>	June 06	
5	Consider representations, discuss with stakeholders	Aug 06	
6	Prepare for DPD and SA report submission	Nov 06	
7	<i>Submit DPD and SA report to Sec of State (Reg 28)</i>	Feb 07	
8	Consult on submitted DPD and SA report (Reg 29)	Mar 07	
9	<i>Pre-examination meeting</i>	May 07	
10	<i>Start examination period</i>	Jul 07	
11	Receipt of Inspector's binding report	Oct 07	
12	<i>Adoption of DPD and subsequent publication</i>	Mar 08	

Statement of Community Involvement (SCI)

Table 7.3 – 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

Under Merton's LDS Version 2, Merton Council was producing 34 SPD.

- four issue-related SPDs: (planning obligations; sustainable construction; new residential development; affordable housing)
- 22 conservation area character appraisals SPDs
- 8 planning briefs for sites SPDs

Merton's LDS Version 2 sets out the timetable for the preparation of the SPDs mentioned above. 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:

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*

Figure 6.1 sets out Merton's SPDs and their progress against the milestones set out in Merton's LDS (V2). The diagram shows that Merton Council has met all their LDS targets for SPDs for 2004/05 apart from one: the planning brief SPD for 100 Green Lane was scheduled to be adopted between March and May 2005 but was actually adopted in February 2005.

Programme review

DPD programme review

In the local elections in May 2006, Merton Council's political leadership moved to No Overall Control after 16 years of Labour leadership; the new Cabinet is lead by the Conservative Party. The new leadership has different priorities, some of which will need to be considered in developing the LDF.

It is expected that more time will be needed to complete research and gather information on the Council's new priorities to inform the Preferred Options stages of the Core Strategy, Development Control DPD, Site Allocations and Proposals Map. The likely changes would move the start of Preferred Options from autumn 2006 until summer 2007

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.

Risk areas, which may result in delays, include:

- Capacity building with the new political administration, both in terms of understand the process of preparing LDF documents and establishing potential changes to current policy direction
- Evidence gathering and further consultation to guide new policy direction
- Availability of resources – both financial and officer time and experience
- Delays in publication of government guidance (e.g. PPS22: Flooding)
- Examination of Core Strategy in parallel with other DPDs:

- It is recognised that changes to the Core Strategy through the Inspector's Report could have an impact on the other DPDs (and possibly the SPDs) being produced and require changes to these.
- It is considered that, to support community engagement and minimise consultation fatigue, Merton Council will consult on its four DPDs in parallel at key issues and preferred options stages, and intends to submit them to the Inspectorate at the same time.
- The Planning Inspectorate has also indicated that it is likely to examine the DPDs in sequence to allow for any Core Strategy changes to be incorporated into the other DPDs. Although the Inspectorate has said that the time between DPD examination is likely to be short (e.g. two weeks) this may result in a delay from the adoption date specified in the LDS. However, as the Inspector controls the timings of the examination, the Council cannot mitigate against this risk.

SPD programme review

Conservation area character appraisals:

- in August 2005 English Heritage published guidance on the status of conservation area character appraisals in the planning system. The guidance indicates that conservation area character appraisals without a related management strategy shouldn't be considered SPD. This is reflected in LDS V3 though monitoring of the conservation area character assessments will be carried out for the purposes of this AMR.
- Consultation on Wimbledon North character assessment started in March 2006 from a target of December 2005 to reflect the large amount of work that had to be carried out.

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 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
- Adoption of Mitcham Urban Design Brief was delayed from December 2005 until January 2006 due to the dates of the Council meeting. This is not considered to be significant.
- The timetable for the SPDs for Nelson and Wilson hospitals was extended in LDS V3 on request from the Primary Care Trust. An initial six-week consultation to discuss the issues and options for Nelson Hospital was held in March April 2006, with the consultation draft of the SPD due to be released in August 2006. Wilson hospital SPD is on hold pending information from the PCT.

Issue-related SPD

- The consultation period for Merton's SPD on Planning Obligations was started in January 2006, six weeks later than the scheduled start of November 2005. This was due to the date of the meeting to approve the SPD falling late in November; the Council then decided to start the six-week consultation in January 2006 so that potential respondents wouldn't be disadvantaged by the holiday period.

Figure 7.1 : Merton's SPD: progress against LDS milestones to March 2006

	2004										2005										2006			
Character appraisal SPDs	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
Dunmore Rd; Lambton Rd; Merton Hall Rd; Quintin Rd					1		2	3					4			5				6				
Wilton Crescent JI; Bertram Cottages							1		2	3			4			5				6				
Pelham Rd										1	2	3	4			5				6				
Leopold Rd; Kenilworth Ave; South Park Gdns;											1		2	3				4			5	6		
Wimbledon North											1				2	3					4			5
Wandle Valley	1												2			3					4			5
Drax Ave; Durham Rd; Merton Park JI; Upper Morden																						1		
Bathgate Rd; Broadway																								
Mitcham Cricket Green; Wimbledon West; Wool Rd; Copse Hill																								
Planning briefs SPDs																								
100 Green Lane,					1	2	3	4		5	6													
Thames Water and car park							1	2	3		4			5		6								
Mitcham Urban Design Brief					1		2	3				4			5						6			
Morden Assembly Hall										1		2	3					4				5		
Nelson Hospital; Wilson Hospital										1		2	3							4			5	
Western/Miles Road																			1	2	3			
Morden Station																			1	2	3			
Issue related SPDs																								
Planning Obligations														1	2	3					4			
Sustainable Construction															1							2	3	
New Residential Development																							1	
Affordable Housing																								

KEY: 1 - milestone number - on time for milestone - ahead of milestone - late for milestone

CHAPTER 8 - Natural Environment

1. Overall Objective

To identify, designate, protect and enhance areas that make an important contribution to amenity, recreation, and nature conservation including areas of nature conservation importance, green chains, green corridors and other areas of open space, to protect the permanence and integrity of Metropolitan Open Land and to conserve biodiversity and the natural heritage of the Borough for the enjoyment of future generations.

2. List of policies, sites and guidance

UDP Policies

Strategic Policies: Policy ST.19: Natural Environment
Policy ST.20: Metropolitan Open Land
Policy ST.21: Biodiversity

Plan Policies: NE1: Metropolitan Open Land
NE2: Development in Proximity to MOL
NE 3: Green Chains
NE 4: Wandle Valley Country Park
NE 5: Sites of Special Scientific Interest
NE 6: Local Nature Reserves and Sites of Importance for Nature Conservation
NE 7: Species Protection
NE 8: Green Corridors
NE 9: Management of Land
NE 10: Nature Conservation in Backland Areas
NE 11: Trees: Protection
NE 12: Trees, Hedges and Landscape Features

Relevant London Plan Policies: 3D.9: Metropolitan Open Land
3D.12: Biodiversity and Nature Conservation
3D.13: London's Countryside and the Urban Fringe

Relevant Supplementary Planning Guidance/Documents:

Supplementary Planning Guidance adopted:

Relevant Local Strategies: Merton Open Space Strategy

Natural Environment – Key Issues

- **Green Space:** Merton is one of the greenest boroughs in London; more than 18% of its land is open space, including Wimbledon and Mitcham Commons (comprising Metropolitan Open Land) and several Local Nature Reserves (LNRs). These sites contain a variety of wildlife habitats including grasslands, heathland, woodlands, ponds and the River Wandle and they support considerable biodiversity. However, open space in Merton is unevenly distributed with areas in the eastern part of the borough with relatively little open green space.
- **Maintenance of green spaces and development pressures:** Merton's residents value local parks and open spaces and worry that these are not always maintained well and could be under threat from development.
- **GLA Open Space and Habitat Surveys:** The Greater London Authority is undertaking a 10-year rolling programme of open space and habitat surveys. A new Merton biodiversity survey is about to start. This has been initiated by the GLA. It will when completed, largely replace the old London Ecology Unit "Merton Handbook", which was the basis for SINCS as defined on the ground in the 2003 Merton UDP. It will not however cover green corridors. The results may be ready for inclusion in Merton's AMR 2006/07
- **The London Wildlife Trust's biological recording project** is in the process of establishing itself as a new biodiversity and open space records centre for London, called Greenspace Information for Greater London (GIGL). GIGL is considering putting together a bid for funding to complete surveys in 2005 of all boroughs for which there are not full survey data, in order to ensure London wide coverage of data by the time it becomes fully independent in 2006. This would include Merton.
- **Review of Merton's SINCS:** When each borough survey is complete, the GLA will work with Council officers to review the Sites of Importance for Nature Conservation (SINCS), and will produce a map and brief citation for each site. This process will assist in identifying sites relevant to Policy indicator 1b, making the performance measurement process easier and more reliable. It will also provide the historical information required to assess business target 219b in the Best Value Performance Plan 2005/06, to assess the percentage of conservation areas in the local authority with an up-to-date character appraisal.

3. 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.

In 1999 The London Borough of Merton together seven local biodiversity partners surveyed and identified 4,705 species within the Borough. This value will be used as a benchmark for comparison with the survey commission by the GLA for south London, due to be published in 2006/2007. As part of this resurvey new SINCS may be designated, partly due to the discovery of an additional protected species.

Furthermore, results from the newly formed local partnership with Local Heathland Heritage and new regional partner, Capital Woodlands, should provide a more detailed analysis of changes in biodiversity in the future.

The UK Biodiversity Action Plan 1996 identified priority habitats and species. The London Biodiversity Partnership has identified where these species are present in each of the London Boroughs. Habitat and Biodiversity Action Plans and Statements have also been prepared for several habitats and species, setting certain targets to be achieved towards the protection and enhancement of the habitat / species.

The table below sets out the species present in Merton in 2005/06, according to the London Biodiversity Partnership. The actions below relate only to those which can be undertaken through the planning system (such as protection of sites), as opposed to habitat management matters (such as coppicing or grassland management) The results of the GLA's survey will be used as baseline data from which species can be measured in future AMRs.

Table 8.1 Priority Habitats / Species in Merton and actions

Priority habitat / species in Merton	Direct target if a Habitat / Species Action Plan has been produced
HABITAT	
Acid grassland	
Heathland	
Parks, squares and amenity grasslands	
Reedbeds	The use of reedbeds should be promoted to developers and planning authorities (part of London's SuDs conference). (Action 1.2)
Private gardens	Examine the Policy of protection of garden sites from built development, 2006. (Action 1.1)
Churchyards and cemeteries	The re-use and development of new and existing burial sites must be monitored through the planning process (Action 1.6)
Wastelands	By 2006 planners should have received information on mitigation and planning conditions for wasteland sites (Action 1.4). Landscape and site management guidance highlighting the distinctive wildlife values of wasteland sites should also be received (Action 1.7).
VASCULAR PLANTS	
Bluebell	
Chamomile	
Copse bindweed	
Yellow vetchling	
BIRDS	
Bullfinch	
Linnet	
Skylark	
Songthrush	
MAMMELS	
Pipistrelle bat	A London Bat Advice Note will be produced for all local authority planners (Action 1.4)

(source: London Biodiversity Partnership)

Table 8.2 Areas in Merton designated for their environmental value

Designation	Number of sites designated	Total area (hectares)	Changes to areas in 2005/06 (ha)
Site of Special Scientific Interest / Special Area of Conservation	1 - Wimbledon Common	364 ha out of 460 ha (part of Common covered by SSSI)	No change

Sites of Metropolitan Importance for Nature Conservation	4 (including Mitcham Common (182ha); Morden Cemetery (17.9ha); Upper River Wandle and surroundings (9.1ha); Wimbledon Common and Putney Heath (460ha))	669ha	No change
Site of Borough (Grade 1) Importance for Nature Conservation	10	143ha	No change
Site of Borough (Grade 2) Importance for Nature Conservation	13	94ha	No change
Local Nature Reserves	14	60.3ha	No change

Source: LBM planning records

NB: The total area of Wimbledon Common and Putney Heath is 460 ha, 282ha of which lie within the London Borough of Merton. Related to this indicator, over the course of the 05/06 recording year, Wimbledon Common has seen its status raised to an area of European Nature Conservation.

Policy Indicators

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.

Target Zero applications each year.

Assessment of Policy NE1 and NE2

Performance: Background research suggests that “inappropriate development” of MOL only occurs where exceptional circumstances exist. In 2005/06, there were no applications for development of ‘inappropriate development’ on land falling within MOL which are approved without ‘exceptional circumstances’ being demonstrated. This indicates that policies 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

Assessment of Policy NE2

Target: Zero applications per year

Performance: Zero applications in 2005/06. 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 development of Sites of Special Scientific Interest (SSSI), Sites of Importance for Nature Conservation (SINC) or Local Nature Reserves, which are approved, which would cause significant harm to the nature conservation interest of the site, where no mitigation or compensatory measures are planned.

Assessment of policies NE5, NE6, NE7

Target Zero applications per year.

PERFORMANCE: Zero applications in 2005/06. Merton has met the target and the policy is succeeding in protecting SSSI, SINC and Local Nature Reserves from development which 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

Assessment of Policy NE3 and NE8

Target: Zero applications

Performance: No applications were refused on the basis of harming development on Green Chains (policy NE3) and 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.

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

PERFORMANCE:

44% of the total agreed contributions in 2005/06 went towards open space contributions. Open spaces received the largest overall S106 contribution as an expenditure category for 2005/06. The Council will be looking to secure a proportion of these funds towards securing biodiversity improvements within the boroughs parks and open spaces.

The following 3 applications involve conservation management and landscape improvements:

- 35-37 Camp Road dated 4th April 2005 has an interim and long-term conservation management plan.
- Former Wimbledon Football Club, Plough Lane dated 20th October 2005 has a phased (over 40 months) landscape strategy which includes improving the amenity and wildlife value of the Wandle corridor and an open space maintenance programme.
- Atkinson Morley Hospital has a payment attached to it for MOL improvements

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.

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

Indicator: number of trees protected by TPOs adversely affected by development

Target: 0 trees

Performance:

10 trees; investigations are currently underway with regard to the loss of a beech tree on Arterberry Road to establish whether the loss of the tree was a result of the development that took place.

There are 5,064 trees in Merton protected by tree protection orders (to March 2005) The percentage of those affected by development is 0.2%

Citation of policies in refusals:

NE12 was cited 5 times in refusals. Performance shows that policies are being put to use in justifying the refusal of an application.

4. Appeals

There were no appeals where a natural environment policy was used the said matter was a reason for refusal, indicating the robust nature of these policies.

5. Conclusions

The Greater London Authority is undertaking a 10-year rolling programme of open space and habitat surveys. Merton is likely to be surveyed in 2006 or 2007, though that is subject to change.

The London Wildlife Trust's biological recording project is in the process of establishing itself as a new biodiversity and open space records centre for London, called Greenspace Information for Greater London (GIGL). GIGL is considering putting together a bid for funding to complete surveys in 2005 of all boroughs for which there are not full survey data, in order to ensure London wide coverage of data by the time it becomes fully independent in 2006. This would include Merton.

When each borough survey is complete, the GLA will work with Council officers to review the Sites of Importance for Nature Conservation, and will produce a map and brief citation for each site. This process will assist in identifying sites, making the performance measurement process easier and more reliable. It will also provide the historical information required to assess business target 219b in the Best Value Performance Plan 2005/06, to assess the percentage of conservation areas in the local authority with an up-to-date character appraisal.

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 (for example, via the Green Flag awards, management of Commons land and areas of special nature conservation) rather than local development plans.
- 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.

- Monitoring animal and plant species 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. This is especially true for birds, mammals and fish but also applies to invertebrates and plants. If a previously established species can no longer be found in this borough, does that mean it is in decline? Or is it that a larger colony has established itself and is thriving in the neighbouring borough?
- Identifying and monitoring plant and animal species is extremely resource intensive and is difficult to do accurately. Local authorities often do not have the resources to carry out such programmes on a regular basis. For this reason, baseline data is being collected via the programmes mentioned above. Comparison data against the baseline will be used when available

The performance of the contextual indicator relating to levels of satisfaction with local parks suggests that the effectiveness of natural environment policies are not being relayed to Merton residents. Achieving targets in relation to this contextual indicator will provide evidence that the natural environment is being protected and enhanced.

However, those that actually use parks are demonstrating higher levels of satisfaction than residents in general. Recreation research indicates that many individuals derive benefits from the "existence value" of parks, despite not actually using them. If enhancing the natural environment is in part for the benefit of Merton residents, then policies may be required to illustrate their value and enhancement to residents.

Policies in the area of Natural Environment are generally performing well. Merton's Metropolitan Open Land is largely being protected by planning policies and where possible through S106 agreements, financial contribution are being sought for the protection and enhancement of the borough's natural environment and conservation areas.

CHAPTER 9 - Open Space

1. Overall objective

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

2. List of Policies, Sites and Guidance

UDP Policies

Strategic Policies: ST20: Metropolitan Open Land
ST24: Leisure and Recreation

Plan Policies:

Leisure and Recreation Open Land

Informal Recreation L.1
Policy for Walking Routes L.2
Water Environments L.3
River Wandle L.4

Provision of Open Space

Urban Green Space L.5
Public Open Space L.6
Recreational Open Space L.7
Open Space Deficiencies L.8
Children's Play Facilities L.9
Allotments L.10

Sport and Recreation

The Protecting of Existing Facilities and Land L.11
Provision of New Facilities L.12
Arts, Culture and Entertainment Facilities Improving Provision L.13
Community and Religious Meeting Places L.14
Protection of Facilities. L.15
Protection of Public Houses L.16

Relevant London Plan Policies:

3D.4 Development and Promotion of Arts and Culture
3D.5 Sports Facilities
3D.7 Realising the Value of Open Space
3D.10 Open Space Provision
3D.11 Open Space Strategies
3D.13 London Countryside and the Urban Fringe

Relevant Supplementary Planning Guidance/ Documents:

Supplementary Planning Guidance adopted:

Brenley Field Supplementary Planning Guidance (adopted November 2003)
Bushey Middle School Playing Field Supplementary Planning Guidance (adopted January 2002)
Harland First School Supplementary Planning Guidance (adopted January 2001)
Rowan High School Supplementary Planning Guidance (adopted November 2003)
Atkinson Morely Hospital Supplementary Planning Guidance (adopted July 2003)
Prince Georges Playing Fields Supplementary Planning Guidance (adopted September 2001)

Supplementary Planning Documents yet to be adopted/incorporated into LDF:

Section 106 Agreements Supplementary Planning Document (due 2006)
Land rear of Morden Underground Supplementary Planning Document (due 2007)
Mitcham Gas Holder Site and land to rear Supplementary Planning Document (due 2006)

Relevant Local Strategies:

Merton Open Space Strategy (adopted 2005)
Merton Sports, Health and Physical Activities Strategy (due for completion 2006)
Place spaces study for children with disabilities
Merton Play Strategy (in early stages)

Key Issues – Open Space in Merton

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

- **Green borough** - 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. 18% of the borough's area is taken up by open space compared to the London average of 10% (Merton Open Space Study (MOSS) 2005). For comparison, there are 4ha of public open space per 1000 population in Merton compared to the National Playing Field Association standard of 2.43ha. Despite the greenness of the Borough, MOSS found that there isn't an oversupply of Local, District or Metropolitan Parks.
- **Protection of green assets required:** 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 should be afforded high levels of protection through the planning system. Similarly, the borough contains green corridors between sites that allow for the movements of species and are increasingly recognised as being important in the context of climate change
- **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. PPG 17 encourages local planning authorities to undertake robust assessments of their existing and future needs with regard to open space, sports and recreational facilities within their boundaries. Merton undertook an assessment of its open spaces as part of the Merton Open Space Strategy (MOSS). MOSS focused on open spaces in the borough, but also included some assessments of playing pitches, allotments and to lesser degree, play space facilities. MOSS was adopted in 2005 following consultation on its findings. The MOSS consisted of detailed quantitative and qualitative assessments of Merton's open spaces, a playing pitch assessment, a needs survey and a local area strategy of East Mitcham.

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 as an issue in the emerging LDF.

3. Evaluation of policies

CONTEXTUAL INDICATORS

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

2005/06 figure: 148 hectares or 22% of the total amount of open space in Merton (In total, Merton has 677ha of open space)

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.”

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:

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.

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

Performance: 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%

Merton residents are generally satisfied with parks and open space in the borough, with just over 50% of residents in 2005/06 rating parks, playgrounds and opens spaces in Merton as good or excellent.

Source: Annual residents survey

Contextual Indicator 9c

Visual and landscape quality of individual open spaces

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 recent MOSS study.

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

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

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 study.

Table 9.1 Number of Park Management Plans prepared for parks managed by Merton Council

Site	Current Situation	Date
John Innes Park and Recreation Ground	Completed.	27.01.06
Sir Joseph Hood Memorial Playing Fields	Completed.	10.02.06
South Park Gardens	Completed.	31.03.06
Ravensbury Park	Out for consultation	Timetable to be confirmed
Cannon Hill Common	Draft in preparation	Expected mid June 06
Cannizaro Park	Draft in Preparation	Expected mid July 06
Wimbledon Park	Draft in Preparation	Expected late September 06
Holland Gardens	Draft in preparation	Expected September 06
Morden Park	Draft in preparation	Expected October 06
The Canons	Not started	Expected October 06
Wandle Park	Not started	Timetable to be confirmed
Mitcham Town Greens	Not started	Timetable to be confirmed
3 Kings Piece and Pond	No started	Timetable to be confirmed

Source: LB Merton Parks Department

Contextual Indicator 9e

Areas deficient in local Parks

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

Performance: MOSS identified 7 wards as having large areas outside the pedestrian catchment 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.

Merton is looking to address areas of public open space deficiency through the borough's emerging LDF and the recently adopted S106 agreements Supplementary Planning Document.

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

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)

Performance: 49%

Merton is currently performing relatively well in this area and will be looking to improve performance in the future.

Source: Sport England Active Places Power database

Policy Indicators

Policy Indicator 9.i

Private and public open land to be used for informal recreation, providing it does not adversely affect the environment.

Assessment of policies: L.1

Target: Trend – increase the number of planning applications each year that created informal recreational spaces

Performance:

2004/05: 3 applications

2005/06: 1 application

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.

Assessment of policies: L.2, WC.4

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

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)

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

Assessment of policies: L.7

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)

Performance:

2005/06 – no applications.

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: Planning MVM

Policy Indicator 9.iv

Level of contribution provided towards open space through planning contributions

Assessment of policies: L.1, L.8, L.9, L.13

Target: Monitor trend - Increased planning contributions towards open space

Performance:

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

In 2004/05: 10 applications

In 2005/06: 28 applications

The figures show that Merton was able to secure open space contributions from a larger number of planning applications in 05/06 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

Assessment of policies: L.8, L.9, L.12

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

Performance:

2004/05 = 3 applications

2005/06 = 3 applications

There are currently very few areas of the borough where there is no play space within 800m of a home. The Council will be adopting a Planning Obligations Supplementary Planning Document in July 2006 and is looking to direct funds to improving the quality and upgrading existing play spaces.

In 2005/06 Merton has carried out major refurbishments in play spaces at the following locations:

- King Georges Playing Field
- Dundonald Recreation Ground
- Canons Recreation Ground
- Armfield Crescent
- All saints Recreation Ground
- Tamworth Recreation Ground
- Sir Joseph Hood Trim trail.
- Garfield Recreation Ground

Source: Leisure Services Dept, London Borough of Merton

Policy Indicator 9.vi

Percentage of residents satisfied with leisure and sports facilities in Merton

Assessment of policies: L.11, L.12, L.13

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

Performance:

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 2005 average: 37%

(Source: Environment and Regeneration Departmental Service Plan/ Annual Residents Survey).

Arts, culture and entertainment facilities: Assessment of Quality and Quantity

Policy Indicator 7

Number of cinemas, theatres and public libraries in Merton

Assessment of policies: L.15, L.16

Target: No loss of entertainment facilities

Number of cinemas in Merton – 1 cinema (2851 seats in March 2004)
Number of theatres in Merton – 2 theatres
Number of public libraries in Merton - 8 libraries (Raynes Park library opened in 2005/06)
The number of public houses in Merton – 40 pubs/bars in Merton

Merton currently has a good supply of cinemas, theatres and public services in its town centres.

Source: 2005 shopping survey

6. Appeals Analysis

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 2005/06 recording year.

7. Conclusion:

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.

The policies are supported by relatively up to date evidence; largely in the form of the Merton Open Space Strategy (published in 2005). This study was the first borough-wide comprehensive qualitative and quantitative assessment of open space and leisure facilities in the Borough. A Sports Strategy document is due to be completed in early 2006 which will further inform policy development in the LDF. In addition, the Open Space chapter in the pending Supplementary Planning Document on S106 contributions will provide guidance on developer contributions to open space and will facilitate the use of developer contributions to improve existing open space and develop new open spaces in the Borough.

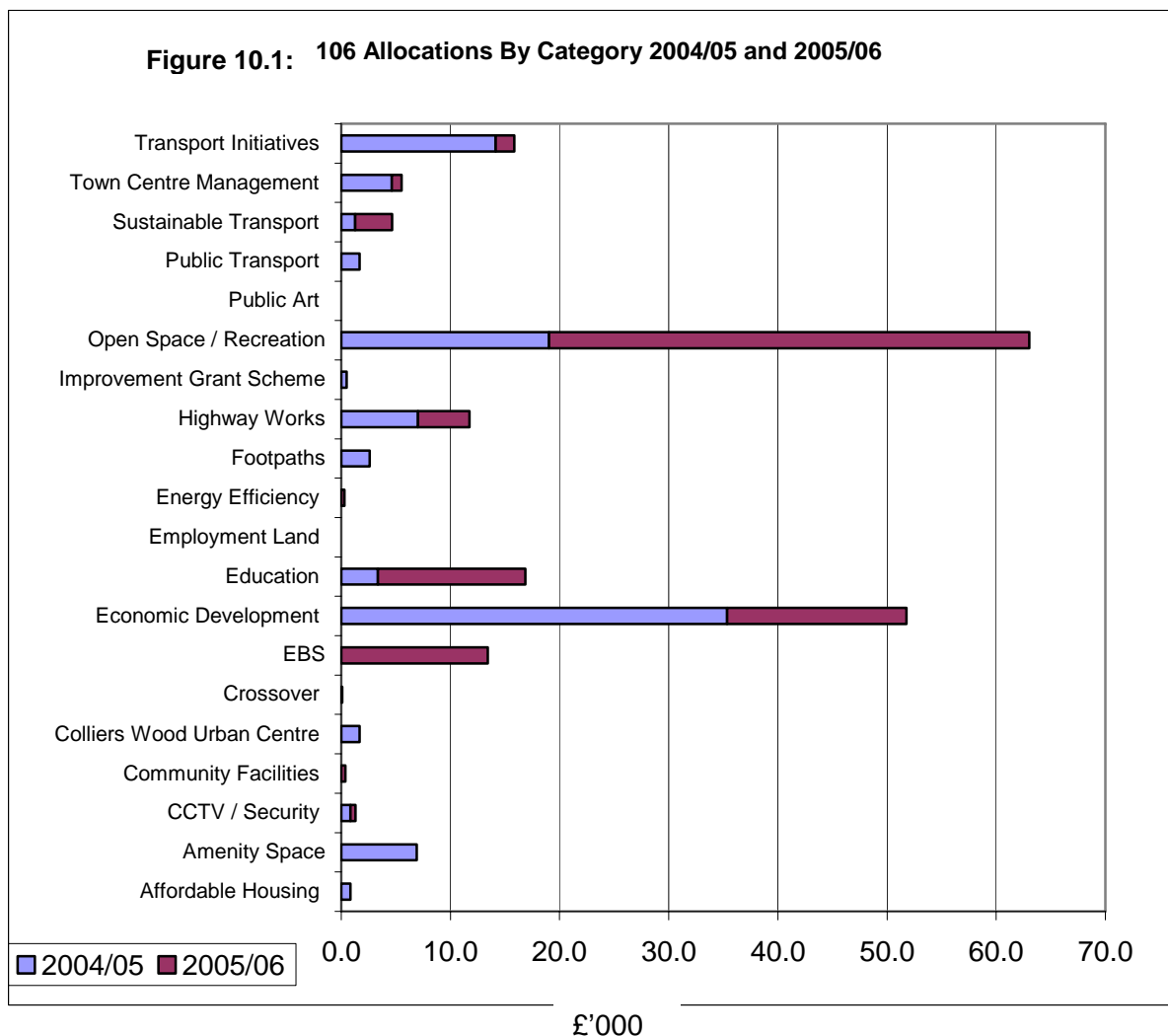
CHAPTER 10 - Planning Obligations

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.

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 18th 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.

During the year under review, 58 planning decisions were made requiring a S.106 Agreement. Merton Council and development proposers signed a total of 35 agreements and financial contributions of £3, 467, 286 were due to be paid (excluding fees). Figure 9.1 shows the distribution by category type.



Source: Development Control Records, LBM

Not many clear trends are apparent, as S106 agreements are not standard in terms of level of contribution or the way in which the council allocates the funding by budget head. It is however notable that affordable housing, transport related, employment initiatives and economic development over the past 5 years have benefited from a large share of the contributions. The table below shows the three components receiving the largest share of the S106 contributions and the total sums received by financial year.

Table 10.1: Planning obligations received per financial year 2000-06

Component	2000\01	2001\02	2002\03	2003\04	2004\5	2005/06
Affordable Housing			74.6%	33.4%		
Employment	20.6%	50.2%				
Economic Development					35.4%	16%
Education						13%
Transport Related	27.4%	14.8%		31.7%	19.2%	
Town centre Management		13.8%				
Conservation and Environment	9.5%					
Open space			4.5%		19%	44%
Total received per year	£421,800	£472,300	£5 mil	£747,742	£594,046	£3,467,286

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.

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:

- 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

The future policy direction in the LDF will retain all the existing UDP policies upon which Section 106 contributions are based. Where necessary minor adjustments to policy will be made to ensure that their purpose is clarified. Policies will be strengthened with regards to community facilities in particular those relating to youth services. If the proposed Planning Gain supplement is progressed then policy will be adjusted accordingly.

CHAPTER 11 - Shopping, Town Centres and Urban Regeneration

1. Overall Objective

To promote town centres in Merton as the foci for diverse economic activity and the provision of facilities in order to achieve sustainable revitalisation of the urban environment.

2. List of Policies, Sites and Guidance

UDP

Policies

Strategic Policies:

ST.7: Key Areas for Revitalisation

ST.8: Colliers Wood

ST.24: Leisure and Recreation, Arts and Culture

ST.26: Town Centres

ST.28: Mitcham and Morden Town Centres

ST.29: Development Outside Designated Centres

Plan

Policies:

Colliers Wood

CW 1: Colliers Wood Urban centre

CW2: Sites 1CW and 2 CW

CW 3: Transport and Infrastructure

Mixed Frontages

MU1: Mixed Use Frontages: Ground Floor

MU2: Non-Designated Shopping Frontages: Upper Floor Uses

MU3: New Developments in Non Designated Shopping Frontages

MU 4: Live/Work Development

Town Centre Revitalisation

TC1: Promoting Development in Town Centres

TC2: Town Centre Type Developments Outside Designated Town Centres

TC3: Mixed Use Development

TC4: Town Centre Management

TC5: Good Urban Design and Public Realm

TC6: Promoting Vitality and Viability

TC7: High Density Housing

TC8: Land Assembly

TC9: Office Development

TC 10: Mixed Use on Large Office Development Sites

Policy 2A.5 Town Centres; Policy 3D.1 Supporting Town Centre Development; Policy 3D.2 Town Centre Development; Policy 3D.3 Maintaining and improving retail facilities; Policy 5F. The Strategic Priorities for South London

Relevant London Plan Policies:

Relevant Planning Guidance/ Documents:

PPS6; PPG13; GLA Comparison Goods Floorspace

Needs Study 2004; South London SRDF 2005; London Plan Review 2006;

Relevant Local Strategies and Studies

Merton Employment Land Study 2005

Merton Town Centre Capacity Study 2005

TC11: Conversion of Office to Residential Use

TC12: Offices Above Shops Outside the Town Centres

TC13: Upper Floors in Shopping Streets

Urban Villages

U1: Urban Designation

U2: Mixed uses in Urban Villages

U3: Sustainable Transport in Urban Villages

U4: Residential Use

Wimbledon Town Centre

WTC1: A Mixed Use Town Centre

WTC2: Extension of P3 Development Site

WTC3: The Primary Shopping Area

WTC4: Change of Use in the Primary Shopping Area Leisure and Entertainment

WTC5: Facilities

WTC6: Office Development

WTC 7: Hotel Development

WTC 8: Development Facilities

WTC9: Wimbledon Station Precinct

WTC 10: Facilities for Customers

3. Context

Background

Table 11.1: Hierarchy of Merton's town centres

	NAME	No units 2004	No vacant units 2004/05	Units 2006	Vacant units 2005/06
Strategic centre (Major Centre)	Wimbledon	235	5 (1.7%)	281	8 (2.8%)
Town Centres (District Centres)	Mitcham	139	10 (7.2%)	142	13 (9.2%)
	Morden	147	12 (8.2%)	147	9 (6.1%)
Urban centre*	Colliers Wood	109	10 (11%)	104	7 (6.7%)
Local centres	Arthur Road	39	1 (2.6%)	39	1 (2.6%)
	Motspur Park	29	1 (3.5%)	29	0 (0%)
	North Mitcham	57	6 (10.5%)	57	6 (10.5%)
	Raynes Park	65	3 (4.6%)	70	5 (7.1%)
	Wimbledon Village	126	2 (1.6%)	132	5 (3.8%)

Source: UDP; Merton annual town centre survey. *Italics* denotes London Plan classification which differs from Merton's UDP

* Colliers Wood designated an urban centre in Merton's adopted UDP 2003 only

Wimbledon ranked 115th out of 1,672 centres across Britain in 2004 by Management Horizon Europe (MHE). MHE provides a shopping index of retail centres on the basis of a weighted score of multiple retailers represented in each centre.

Table 11.2 Merton Town Centre Ranking

Location	MHE Index Score	2004-2005 Rank
Oxford Street	286	9
Kingston-upon-Thames	253	16
Croydon	204	30
Sutton	162	70
Wimbledon	130	115
Richmond	109	183
Tooting	63	307
Streatham	56	351
Mitcham	32	589
Balham	27	635
Morden	21	863
Carshalton	15	1194
Merton Local Centre	15	1194
Colliers Wood	14	1,268
Raynes Park	14	1,268
Battersea	13	1348

Source: Management Horizon Europe (2003/4).

Fig 11.1

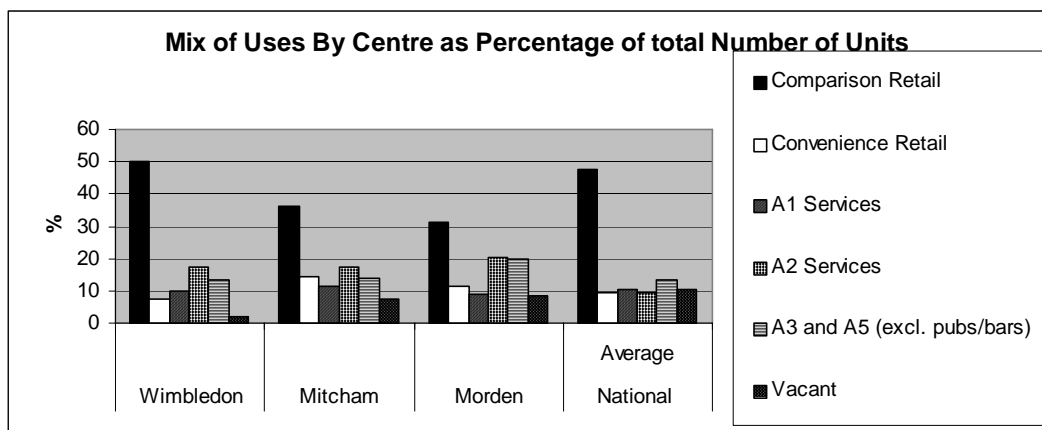
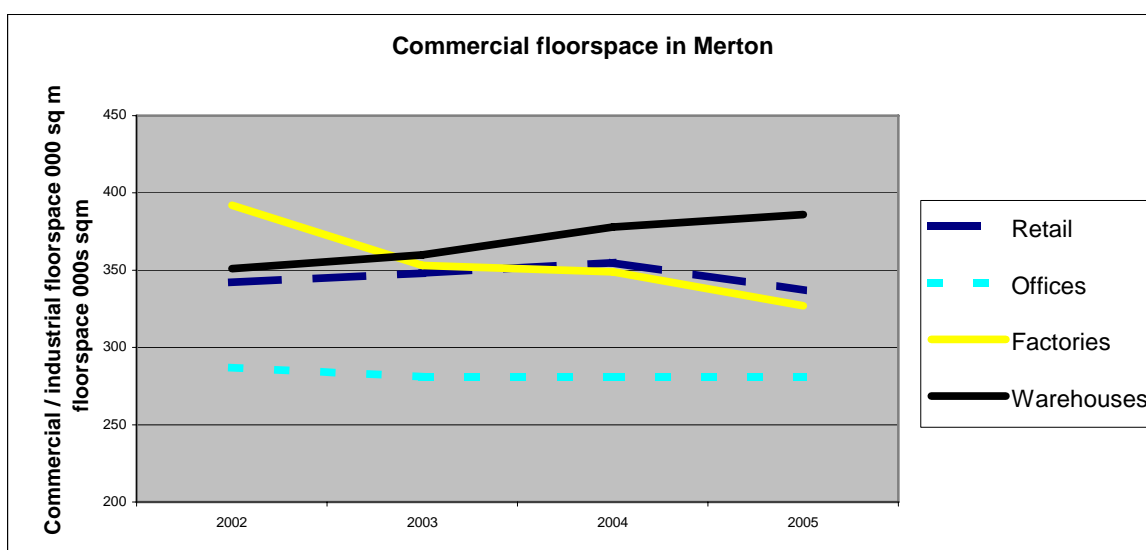


Fig 11.2



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

Rent

Average rents in Merton's main town centre, Wimbledon are lower than the main competing centres in the South West sub region. It is however above a similar neighbouring centre of Sutton. The rents in Wimbledon have however risen at a higher rate (20%) over the past 5 years compared to other neighbouring centres- Richmond (16%); Kingston (5.4%); Croydon rents fell by 11%.

CENTRE	Table 11.3 Annual Zone A Retail Rents £ Per Sq M								
	1987	1997	1998	1999	2000	2001	2002	2003	2004
Kingston	1399	2153	2745	2799	2799	2691	2799	2960	2960
Croydon	1076	2153	2691	3229	3229	2960	2906	2906	2906
Richmond	1076	1184	1346	1615	1615	1722	1884	1884	1938
Wimbledon	484	807	861	969	1076	1076	1292	1346	1346
Sutton	861	915	969	1023	1023	1023	1076	1076	1076
Putney	646	700	753	861	861	861	1023	1076	1076
Wandsworth	323	431	484	484	484	484	592	969	1023
Tooting	431	431	484	538	538	592	592	700	753
Streatham	377	377	431	538	538	592	592	700	753
Balham	269	431	431	431	484	538	646	753	807

Town Centre and Related Studies

Merton Town Centre Capacity Study was published in autumn 2005, some of the key points are summarised below:

- By 2011, Merton is likely to have spending capacity for another food superstore or extensions to existing food superstores, as well as smaller supermarkets and shops.
- Large shopping centres outside the borough such as Croydon, Kingston, and central London attract more of Merton's spending on comparison goods (clothes and shoes, hardware, electrical goods etc) than Wimbledon, Colliers Wood and other centres inside the borough; this is especially true of east Merton.
- However overall such shops appear to be trading healthily and there are relatively low shop vacancy rates within the main town centres.
- Major retail development in Merton could change shopping patterns and attract more money into the borough, however this is assuming other centres outside Merton don't also improve.
- It is difficult to predict whether there is significant capacity for more comparison retail stores in Merton.
- Overall Merton's residents have a good choice of accessible high street comparison shopping destinations
- Residents also have good access to major leisure facilities outside Merton in centres such as Kingston, Croydon, Streatham, Tooting and central London; this limits the potential for more leisure development within Merton. Health and fitness clubs and bars and restaurants offer some potential depending on location within Merton

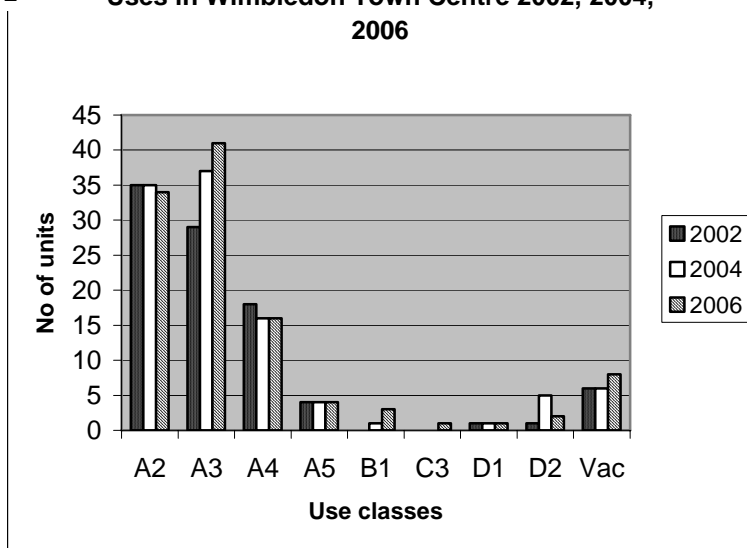
Development Trends in Merton's town centres

Wimbledon town centre

The changes in uses of the ground floors within the Wimbledon town centre boundary are set out below. Retail (A1 Use Class) isn't included on the graph as the number of units involved would distort readings on the Y axis : the changes in retail unit occupancy have been minor (2002: 169 units of retail; 2004: 173 units; 2006: 171 units)

The most significant difference over the six-year period is the growth of restaurants and cafes, while the number of pubs, nightclubs and takeaways has remained steady. Consultation with local businesses in Wimbledon highlight concerns that vacancy rates – especially for retail – will rise through increasing competition from other retail centres such as Croydon and Kingston.

Fig 11.3 Uses in Wimbledon Town Centre 2002, 2004, 2006



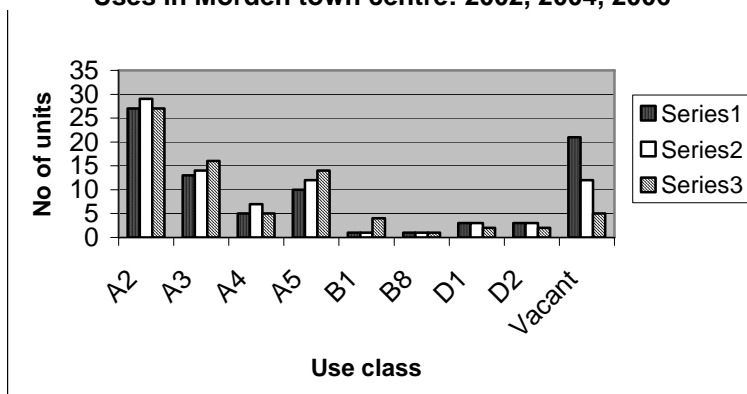
Source: Merton's annual town centre survey

A2 = financial and professional services (e.g. bank, estate agents)
A3 = restaurants and cafes
A4 = drinking establishments (pubs, wine bars)
A5 = hot food takeaways (eating off premises)
B1 = offices
B2 = general industrial (e.g. photocopier repairs)
B8 = Storage and distribution
C3 = residential
D1 = Non residential institutions (e.g. museum, library, art gallery, church)
D2 = Assembly and leisure (e.g. cinema, concert hall, health and fitness)
Vac = Vacant

Morden town centre

Vacancy rates in Morden have fallen considerably since 2002. There has been a steady increase in the numbers of restaurants, cafes and takeaways in Morden. The actual number of new premises of this type (from 23 restaurants, cafes and takeaways in 2002 to 30 in 2006) is significant for a town centre of Morden's size. Many of these premises provide 'fast' food, reflecting the nature of Morden as largely a transport interchange rather than a destination in its own right. The results from LDF consultations into Key Issues and Options carried out in 2005/06 support this view; several consultees comment on the dominance of takeaways, charity shops and general lack of variety of services available in Morden town centre. This will need to be addressed through LDF policy and town centre management measures.

Fig 11.4 Uses in Morden town centre: 2002, 2004, 2006



Source: Merton's annual town centre survey

Retail in Morden town centre

2002 – 80 units

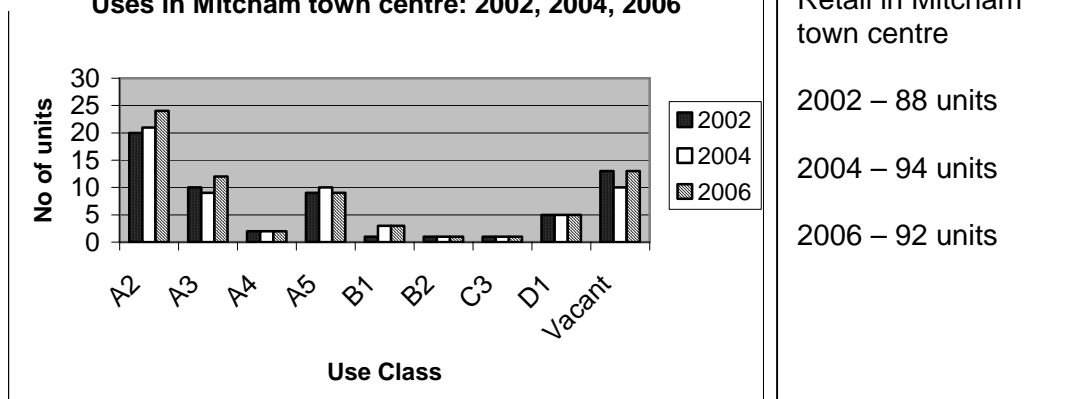
2004 – 85 units

2006 – 84 units

Mitcham town centre

The number of retail units has remained relatively steady, although as with Morden, respondents to Council consultations have concerns over the lack of retail variety in Mitcham. There are few identifiable trends to be seen in Mitcham. In 2006 Merton Council adopted the Mitcham Town Centre Development Brief SPD and are pursuing its implementation to regenerate and revitalise Mitcham town centre.

Fig 11.5 Uses in Mitcham town centre: 2002, 2004, 2006



Source: Merton's annual town centre survey

While redevelopment is being agreed and before contracts are established and signed uncertainty and speculative business decisions are likely to affect Mitcham, making accurate trend analysis and policy monitoring difficult.

4. EVALUATION OF POLICIES

CONTEXTUAL INDICATORS

Contextual Indicator 11a

Attractiveness of Merton's main centre

Target:

Maintain Wimbledon's attractiveness as a main centre (using commercial yields)

Table 11.4 Retail yields in Wimbledon and other centres

CENTRE	Yield %											
	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Wimbledon	8.00	8.50	8.75	8.50	8.00	8.00	7.00	7.00	7.00	7.00	7.00	6.25
Richmond	5.50	5.50	6.00	5.00	5.00	5.00	4.50	4.50	4.50	4.50	4.50	5.00
Kingston Upon Thames	5.5	5.0	5.0	4.50	4.5	4.5	4.25	4.25	4.25	4.25	4.25	4.25
East Sheen	8.50	8.75	9.0	8.75	8.5	8.5	8.00	8.00	8.00	8.00	8.00	8.00
Morden	9.00	9.25	9.5	9.75	9.5	9.5	9.00	9.00	9.00	9.00	9.50	9.50

Source: Valuation Office (January 2005)

Performance

Prime retail yields within Wimbledon town centre remained stable from 2000-2004 at 7.0%, but dropped (improved) slightly between 2004-2005. Yields broadly reflect Wimbledon town centre's position in the shopping hierarchy, with better retail yields than East Sheen and Morden but worse than in Kingston upon Thames and Richmond.

Research from Merton Town Centre Capacity Study 2005 shows that letting agents were very positive about Wimbledon's performance since 2002 with an estimated 3.1% annual growth rates in high street shop rentals, which is greater than the estimate for Kingston-

Upon-Thames of 2.4% though less than that of Wandsworth at 7.0%. Letting agents were of the opinion that demand has been improving in recent years though it was emphasised that there is great variety within the centre.

Contextual Indicator 11b (Core Output Indicators 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

	Floorspace completed (squ m)	% completed in town centre
Retail (A1)	4,142	73%
Office (A2, B1a)	4,966	57%
Leisure (D2)	300	100%

Source: Merton Planning database 2006

5. Policy Indicators

11i Indicator:

Commercial attractiveness of Merton's town centres

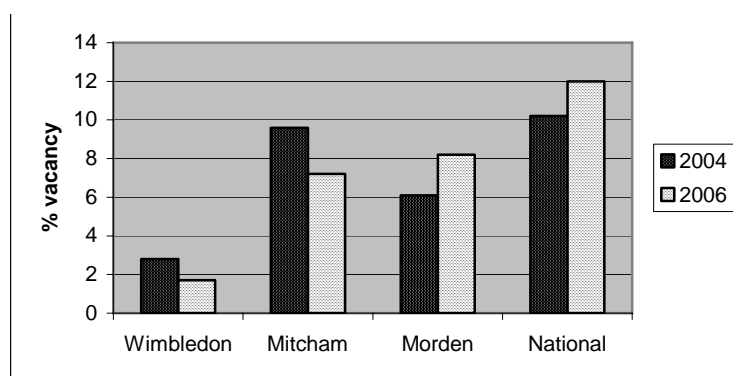
Target

Continued reduction in shop vacancy rates to below national levels

Performance

The number of vacant premises in Merton's town centres is still below the national average in all cases. However, while vacancy rates in Mitcham and Wimbledon are declining, more premises have become vacant in Morden. While still low compared to the national average, the situation will have to be monitored in forthcoming AMRs and action taken – though not necessarily through the planning system – if this trend continues.

Fig 11.6 Vacancy rates in Merton's town centres



Source: Merton town centre surveys 2004-06

11.ii Indicator

Promote mixed uses and new mixed-use developments on appropriate sites

Target

To ensure that at least 75% of major developments (1000 sq m and above) outside General Industrial Areas are mixed use developments

Performance:

Although there has only been permission granted for one development of this nature in the recording period (Old Wimbledon Football Club, Plough Lane) the table below shows the contribution of smaller mixed-use developments to providing non-residential floorspace in the borough. The majority of non-residential floorspace (over 80%) is either office or for community use, suggesting that developers at least see these uses as most compatible with residential.

Table 11.5 Mixed use development approved in Merton 2005/06

SITE	TOTAL NON RESI FLOORSPACE	NO. RESI UNITS	OTHER USES	STATUS
Colliers Wood - High Street	453	73+11 live/work	A1, A2, B1, D1	Started
Mitcham - Meopham Road	612	12	B1	Started
Mitcham - Tramway Path	350	9	B1	Not started
Morden - Green Lane	277	60	A1 or A3, B1	Not started
Morden - London Road	96	6	A1	Outline
South Wimbledon – Haydon's Road	40	1 live/work	B1	Not started
Old Wimbledon Football Club, Plough Lane	4711	570	A3, B1	Not started
Wimbledon - Beluah Road (2)	95	4	B1	Not started
Wimbledon - Beluah Road (3)	281	5	B1	Not started
Wimbledon - Griffiths Road	500	8	D1	Not started
Wimbledon Hill Road (36)	351	3	A2, B1	Started
Wimbledon Hill Road (65)	220	7	D1	Started
Wimbledon - Kingston Road	44	4	B1	Started
Wimbledon - Ridgeway	40	1	D1	Not started
Wimbledon - South Park Road,	240	7	B1	Started
Wimbledon - Trinity Road	65	1	D1	Not started

LBM Planning MVM database 2006

7. Conclusion:

Merton's town centres are performing reasonably well under UDP policies, with continued low vacancy rates. Morden has cut its vacancy rates by more than two thirds in six years. However responses to early LDF consultations have been very critical of the ability of Morden to adequately serve its surrounding population. It is clear that more needs to be done than reducing vacancy rates to revitalise Morden and make it a destination in its own right.

Concerns in Wimbledon remain on the high level of comparison goods shopping which is lost to nearby centres such as Kingston and Croydon (54% in 2005). One of Wimbledon's main attractions is the evening economy, which is helping to retain late custom in the retail areas. However, local communities have expressed concern over the number of restaurants and bars relating to anti-social behaviour. Although there has been no increase in the number of pubs and bars, there are a quarter more restaurants and cafes than in 2002. Crime management measures, such as neighbourhood patrols, dispersal zones, Anti-Social Behaviour Orders and close links

between the police and the Chamber of Commerce mean that Merton is remains one of the safest boroughs in London. Fear of crime however, especially in town centres, is an ongoing concern.

The classification of Merton's town centres will be reviewed through the LDF to bring the hierarchy of centres in line with regional guidance.

Both the Core Output Indicators and the analysis of mixed-use permissions (Indicators 2b and 3b) highlight the demand for out-of-centre provision of small offices. Over 80% of Merton's firms are small or medium sized enterprises, most with less than 10 employees. Providing adequate premises for SMEs has been identified as a priority in the London Plan Review. Such premises are often ideal locations for starter businesses and the creative industries, both of which Merton can look to attract (Merton Employment Land Study 2005)

Work carried out on live/work premises however has shown that these premises are rarely, if ever, used for purpose, instead reverting to either full residential or full business use. Provision of appropriate space and start up units for SMEs to strengthen the variety of employment opportunities and the economic base of Merton is likely to be a priority for the LDF.

CHAPTER 12 - Transport

1. Overall Objective

To promote the development of a safe, sustainable and socially inclusive transport system, which meets 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 authorities.

2. List of Policies, and Guidance

UDP Policies

Strategic

Policies:

ST 31 Land Use/Transport Integration
ST32 Traffic Restraint/Reduction
ST33 Green Transport

ST34 Public Transport

ST35 Parking

Plan Policies:

Public Transport

PT1 Local and Regional Needs
PT2 Rail Services
PT3 Railway Stations
PT 4 Public Transport Interchanges

The Road Network and Traffic Restraint

RN1 Priority Networks RN1
RN2 Improvements to the Road Netwk
RN3 Vehicular Access
RN4 Road Safety RN4
RN5 Traffic Management RN5
RN 6 Lorry Bans RN6
RN 7 Provision for Goods Vehicles
RN 8Rail Freight
RN 9Accessibility

Walking and Cycling

WC 1 Increasing Walking
WC2 Safer Routes to School
WC3 Cycle Facilities
WC4 Cycle Routes

Relevant

London Plan

Policies:

Section 3C including the policies:
3C.1 Integrating transport and development
3C.2 Matching development to transport capacity
3C.3 Sustainable transport in London
3C.4 Land for transport functions
3C.5 London's transport links
3C.9 Increasing the capacity of public transport to meet London's needs
3C.12 Improved London Underground and DLR services

Relevant Supplementa ry Planning Guidance/Do cuments:

Relevant

local

strategies

Future of the Transport Network, 2030
Government's 10 year Plan
Transport Act, 2000
Traffic Management Act 2004

The Merton Local Improvement Strategy
Local Implementation Plan (LIP) 2006

Town Centres

TO1 Traffic Management in Town Centres TO2
Integrating Development and Accessibility
Improvements

Parking

PK 1On-Street Parking Schemes
PK2 Car Parking Standards
PK3 Car Parking and Development
PK4 Management of Public Parking
PK5 Change of Use of Car Parks
PK6 Car Free Residential Development
PK7 Commuter Parking in Town Centres
PK 8 Commercial Vehicle Parking

Land Use/Transport Integration

LU 1Transport Infrastructure & Dev.
LU 2 Public Transport Accessibility
LU3 Transport Impact of New Development
LU4 Consistency of Development Proposals
with Transport Facilities
LU5 Developer Contributions

3C.13 Enhanced bus priority and bus transit schemes
3C.16 Tackling congestion and reducing traffic
3C.17 Allocation of street space
3C.18 Local Area Transport treatments
3C.19 Improving conditions for busses
3C.20 and 21 Improving conditions for walking and cycling
3C.22 Parking strategy
3C.24 Freight Strategy
Mayor's Transport Strategy
PPG13
Smarter Travel Choices (DoT)

3. Context

Policy Review

The London Plan incorporates a set of transport policies aimed at creating an accessible and sustainable city, through the integration of transport and development; improvements to public transport, walking facilities, and cycling; tackling congestion; and the implementation of improvements included in the Mayor's Transport Strategy.

Many of the policies in section 3C of the London Plan, which covers transport, are also covered in the policies in the current LBM UDP. There are, however, areas where further alterations or additions to policy would bring the development plan further in line with the London Plan. This includes the possible inclusion of a policy related to Tramlink, and possible widening of policies related to the allocation of street space, road schemes, local area transport treatments, improvements for bus priority, and freight.

The Mayor's Transport Strategy for London contains a long list of policies. The current UDP policies for transport have been reviewed with regard to these for inclusion in the Council's Local Implementation Plan, and for modification for the LDF. Where further policies have been found to be necessary these have been included in the LIP, and will be flagged up in the LDF process.

Overview of Transport in the Borough

Rail

The South London sub region relies on the National Rail network more than the Underground Network for commuting into London. A mainline rail service in the borough is radial and concentrated in the south west and west with connections to central London via Wimbledon.. A Thameslink line runs along the south of the Borough to Wimbledon and the District and Northern Underground lines run into the Borough, terminating at Wimbledon and Morden stations respectively. Rail lines and stations are presented below.

Legend

- Underground Station
- Tram Station
- Rail Station
- Track
- Borough Boundary

Table 1: Station Locations

Station Name	Location
Wimbledon	Wimbledon
Wimbledon Common	Wimbledon Common
Wimbledon Park	Wimbledon Park
Wimbledon Rail Station	Wimbledon
Wimbledon Common Rail Station	Wimbledon Common
Wimbledon Park Rail Station	Wimbledon Park
Wimbledon Common Tram Station	Wimbledon Common
Wimbledon Park Tram Station	Wimbledon Park
Wimbledon Rail Station	Wimbledon
Wimbledon Common Rail Station	Wimbledon Common
Wimbledon Park Rail Station	Wimbledon Park
Wimbledon Common Tram Station	Wimbledon Common
Wimbledon Park Tram Station	Wimbledon Park

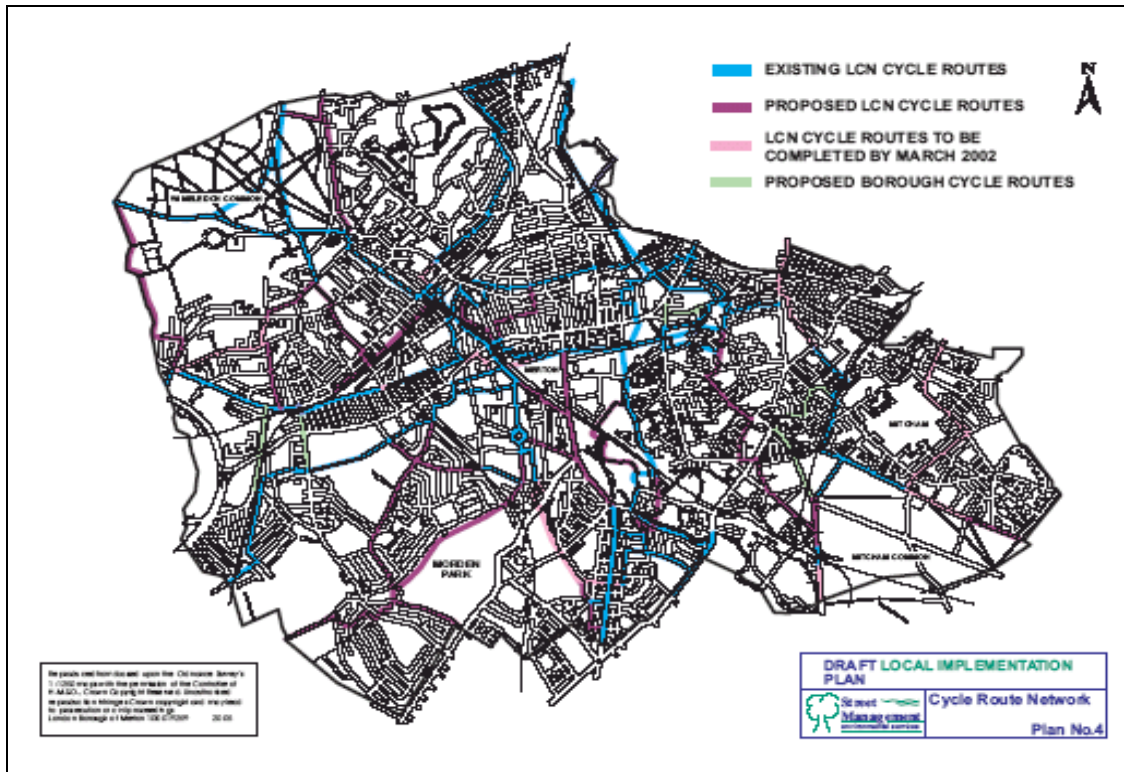
Table 2: Contact Information

London Borough of Merton
Address: 100 Victoria Road, Merton, London SW18 1NU
Phone: 020 8871 2000
Website: www.merton.gov.uk

Accessibility to the rail network in the Borough is good, with few residential neighborhoods being more than 1km (0.6 mile) from a railway station. However, services are variable in quality (for example, the Thameslink and South Central services are less frequent than the mainline services), and Mitcham town centre is currently very poorly served by rail.

Cycle network

84



London Borough of Merton 100019259

Road

There are 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.

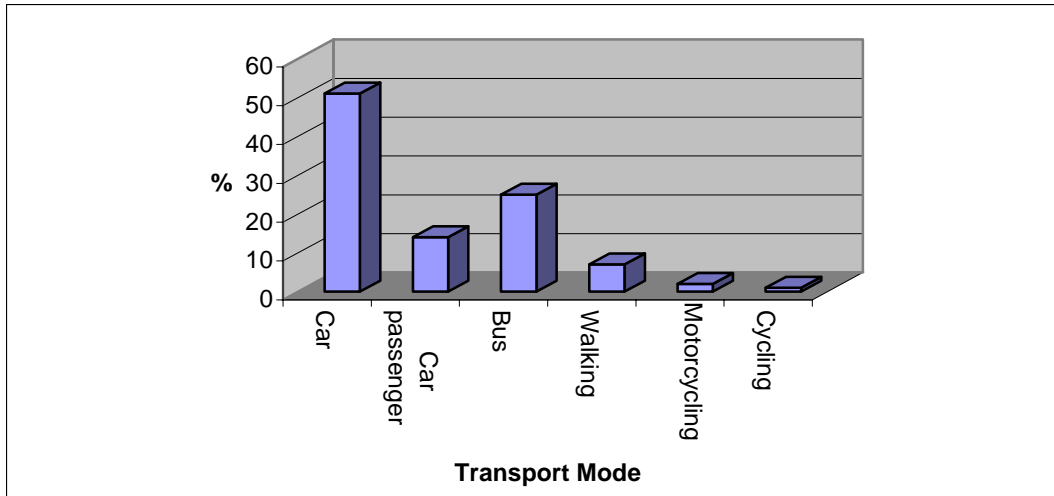
Traffic Issues and Modes of Transport

The south London sub-region, of which Merton is a part, has the highest rate of traffic generation in London and it is expected to increase (Transport for London: South London Sub-Region Databank, 2004). This is as a result of the region's relative prosperity, spatial characteristics and transport network.

The main mode of travel in Merton Borough, in 2005, was by car (as a driver/passenger) with 59% of travel undertaken by this mode (LBM Annual Transport Monitoring Report, 2005). Travel by bus accounted for 32% of travel undertaken, and walking accounted for 6% of all travel within the Borough. Motorcycling accounted for 2% of all travel, and cycling 1% (Refer to Figure x below).

Car use has gone down since 2004, when it was at 64% of total travel. The proportion of bus journeys has increased, by 3%.

Figure 12.3 : Transport by Mode in Merton 2005



Source: LBM Transport

A key feature of traffic growth in recent years, in the Borough, has been the growth in car use for journeys to school, which has contributed to localised congestion problems, accident potential, and acute parking problems.

Car Ownership

The level of car ownership also contributes to traffic growth. This reflects a similar trend to that for other outer London Boroughs. Close to 48% of households have at least one car and there has been a 3.6% increase in car ownership for households that previously did not own a car (Census, 1991 and 2001).

Transport, Deprivation and Development

In the Borough, 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, Pollards Hill, St Helier, Longthornton and Graveney wards. Unfortunately, this coincides with gaps in public transport provision in this area of the Borough. This is demonstrated when looking at Public Transport Accessibility Levels (PTALs) for the East of the Borough as opposed to the rest of the Borough and major town centres, e.g. Wimbledon. This low public transport accessibility level is related to the fact that there is no rail service in east Merton, along with gaps in bus service provision.

The redevelopment 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.

4. Evaluation of Policy Performance

CONTEXTUAL INDICATORS

Indicator 12a

Modal Split: Decline in car usage and increase in sustainable transport modes

Target: To achieve an increase in the proportion of trips made using sustainable modes, of 1% per year, from the 2004 base of 37%.

Performance:

The 2005 Annual Transport Monitoring Report indicates an increase in the proportion of sustainable trips made in 2005, compared with 2004, of 5%.

Source: LBM Transport

Indicator 12b

Reduction in Accident Rates

Target: The target to the year 2010 is a 50% reduction in people killed or seriously injured (KSIs), and a 60% reduction in child KSIs.

Performance: There has been a decline in the number of (KSIs) in the Borough; the overall average for 2004/05 was 14%, which was a decrease on the previous year. 47 of every 100,000 residents were in transport accidents where someone was killed or seriously injured.

the overall average for 2005/06 was 10%, which was a decrease on 2004.

Source: LBM Transport

Indicator\Target 12c

Pursue the Mitcham Urban Development concept and attendant transport improvements by 2010.

Performance: The Mitcham Town Centre Development Brief SPD has been adopted (January 2006), and will be used as a blueprint for development and improvement in public transport accessibility.

Source: LBM Transport

Policy Indicators

Indicator 12.i

Number of school travel plans completed and signed off; Increase in number of residential and business travel plans

Target: 10 school travel plans to be completed by 2007 and a further 5 by 2008.

There is a target in the Community Plan for the Council to work with a number of employers to progress a range of travel plans with the aim of reducing the proportion of car-based journeys, by 2010.

Performance: UDP policies on this have been implemented, and there are two industrial area-wide Travel Plans in the Borough; one has been implemented and is on-going, and the other has TfL funding. There are also a few business travel plans being introduced.

Source: LBM Transport

For residential development, some large schemes are seeking to negotiate travel plans, and the concept is being applied to other smaller developments.

18 school travel plans have been completed and signed off during 2005/2006, exceeding the target of 15. The target for 2007 has also already been hit.

Indicator 12.ii

Amount of car-free or restricted parking development being implemented.

Target: 200 parking-restricted dwellings (where residents are not eligible for a parking space or a residents' parking permit) by 2010

Performance: About 500 planning applications are commented upon with regard to transport planning policies, per annum. Many of the applications relate to development including parking in the Borough, and all developments within the Borough are permitted in accordance with the Borough's maximum car parking standards.

Car-free residential development is a developing concept and currently affects a small number of dwellings. An increasing number of schemes are currently in the pipeline for acceptance.

Source: LBM Transport

Indicator/Target 12.iii (core output indicator 3a)

Apply maximum car parking standards to all developments.

Performance: Currently all developments within the Borough are permitted in accordance with the Borough's maximum car parking standards.

Source: LBM Transport

5. Appeals Analysis

Between 2002 and 2006, policies PK2, PK3 and PK6 were referred to in appeals that were allowed during this period. Policies RN3, RN5, PK2, PK3, PK6, PK7 and LU2 all featured in appeals that were dismissed during the period. The greater number of policies relevant to this topic area that were cited in appeals dismissed indicates the strength of the policies. None of these policies were cited as the main reason for the appeal or its granting / dismissal.

Source: LBM Transport

6. Conclusions

The current UDP policies are performing reasonably well, although there are some conflicts which arise. In general the UDP policies comply with recent guidance such as the London Plan and the Mayor's Transport Strategy, but following reviews it is apparent that further policy additions/alterations will be necessary in order to fulfil the criteria of these plans.

The policy trend towards intensification/higher density development has raised issues in the Borough with regard to the implementation of development control, including problems with regard to the conversion of residential dwellings into flats without parking, as the cumulative effects of this intensification can create on-street parking problems. Other issues have included applications for high-density development in less accessible locations (not supported by public transport).

Appendix 1 - Housing Trajectory

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Appendix 1 - Housing Trajectory

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Appendix 1 - Housing Trajectory

GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06~07	07~08	08~09	09~10	10~11	11~12	12~13	13~14	14~15	15~16
B - Valid Approval without S106 agreement	05/P0129	14, Flat B and C Robinson Road SW17 9DW	1	11/03/2005	Full		1									
B - Valid Approval without S106 agreement	04/P2729	Land rear of 1 The Drive Arterberry Road SW20	1	16/03/2005	Full		1									
B - Valid Approval without S106 agreement	05/P0123	37 St George's Road CR4 1ED	1	16/03/2005	Full		1									
B - Valid Approval without S106 agreement	04/P2349	182 Merton High Street SW19 1AY	1	31/03/2005	Full		1									
B - Valid Approval without S106 agreement	05/P0313	2 Meadway SW20 9HY	1	07/04/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0313	2 Meadway SW20 9HY	1	07/04/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0317	2 Windermere Avenue SW19 3ER	1	21/04/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0317	2b Windermere Avenue SW19 3ER	1	21/04/2005	Full			1								
B - Valid Approval without S106 agreement	04/P2471	Garages at 3 Thornton Hill SW19 4HU	1	28/04/2005	Full			1								
B - Valid Approval without S106 agreement	04/P1688	27 Belvedere Avenue SW19 7PP	1	28/04/2005	Full			1								
B - Valid Approval without S106 agreement	04/P2471	Garages at 3 Thornton Hill SW19 4HU	1	28/04/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0486	14 Tudor Drive SM4 4PE	1	12/05/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0486	14 Tudor Drive SM4 4PE	1	12/05/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0180	1 Hatherleigh Close SM4 5AD	1	13/05/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0180	1 Hatherleigh Close SM4 5AD	1	13/05/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0194	1-3 Leopold Road SW19 7BB	1	19/05/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0194	1-3 Leopold Road SW19 7BB	1	19/05/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0878	26 Sydney Road SW20 8EF	1	14/06/2005	Full			1								
B - Valid Approval without S106 agreement	05/P0878	26 Sydney Road SW20 8EF	1	14/06/2005	Full			1								
B - Valid Approval without S106 agreement	02/P1161	25 Graham Road SW19 3SW	1	20/06/2005	Full			1								

Appendix 1 - Housing Trajectory

GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06~07	07~08	08~09	09~10	10~11	11~12	12~13	13~14	14~15	15~16
B - Valid Approval without S106 agreement	02/P1161	25Graham RoadSW19 3SW	1	20/06/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1020	381Durnsford RoadSW19 8EF	1	27/06/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1020	381Durnsford RoadSW19 8EF	1	27/06/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1090	8Ellerton RoadSW20 0EP	1	29/06/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1090	8Ellerton RoadSW20 0EP	1	29/06/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1249	39Birdhurst RoadSW19 2HZ	1	10/08/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1443	28Morland CloseCR4 3JT	1	11/08/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1470	Land at rear of 17ACopse HillSW20 0NB	1	11/08/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1629	97Western RoadCR4 3EE	1	30/08/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1735	30Gorrington Park AvenueCR4 2DG	1	12/09/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1607	71RidgwaySW19 4SS	1	13/09/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1610	152Lilleshall RoadSM4 6DS	1	13/09/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1715	124Hillcross AvenueSM4 4EG	1	20/09/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1743	2AHaydon's RoadSW19 1HL	1	20/09/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1612	23Uckfield GroveCR4 2AQ	1	20/09/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1849	Land Adj to 48Pentlands CloseCR4 1HU	1	27/09/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1263	Far House HillsideWest WimbledonSW19 4NL	1	28/09/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1498	Land at rear of 4Southside CommonSW19 4TG	1	04/10/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1924	16Mount RoadCR4 3EX	1	06/10/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1975	23AMontague RoadSW19 1TB	1	19/10/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1964	Land adj to 25Fairlawn RoadSW19 3QR	1	25/10/2005	Full			1								

Appendix 1 - Housing Trajectory

GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06~07	07~08	08~09	09~10	10~11	11~12	12~13	13~14	14~15	15~16
B - Valid Approval without S106 agreement	05/P1978	Shrub Cottage34 Church PathSW19 3HJ	1	02/11/2005	Full			1								
B - Valid Approval without S106 agreement	05/P2265	79Ridgway, 1st floor rearSW19 4ST	1	14/11/2005	Full			1								
B - Valid Approval without S106 agreement	05/P2283	168Rowan RoadSW16 5JQ	1	16/11/2005	Full			1								
B - Valid Approval without S106 agreement	05/P2319	4Maple CloseCR4 1AQ	1	21/11/2005	Full			1								
B - Valid Approval without S106 agreement	05/P1408	131Kingston RoadSW19 1LT	1	28/11/2005	Full			1								
B - Valid Approval without S106 agreement	05/P2511	188Merton High StreetSW19 1AY	1	14/12/2005	Full			1								
B - Valid Approval without S106 agreement	05/P2522	111Boundary RoadSW19 2DE	1	14/12/2005	Full			1								
B - Valid Approval without S106 agreement	05/P2660	30Grand DriveSW20 0JT	1	22/12/2005	Full			1								
B - Valid Approval without S106 agreement	05/P2435	327AWest Barnes LaneKT3 6JE	1	23/12/2005	Full			1								
B - Valid Approval without S106 agreement	05/P2614	7Lake RoadSW19 7EJ	1	03/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2691	Land to the rear of 153 - 155 Merton Road (Adj 2 Pelham Road)SW19	1	04/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2597	89Boundary RoadSW19 2AW	1	05/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2762	424Lynmouth AvenueSM4 4RU	1	09/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2624	14Briscoe RoadSW19 2AQ	1	12/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2834	17Cavendish RoadSW19 2ET	1	16/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2785	229Phipps Bridge RoadSW19	1	19/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2886	11Carter RoadSW19 2DQ	1	19/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2765	44Bruce RoadCR4 2BG	1	25/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2766	144Robinson RoadSW17 9DR	1	26/01/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2972	130Alexandra RoadSW19 7JY	1	01/02/2006	Full			1								
B - Valid Approval without S106 agreement	05/P2968	1Elm GardensCR4 1LZ	1	03/02/2006	Full			1								

Appendix 1 - Housing Trajectory

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Appendix 1 - Housing Trajectory

GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
B - Valid Approval without S106 agreement	04/P1031	64Quicks RoadSW19 1EX	2	07/07/2004	Full		2									
B - Valid Approval without S106 agreement	04/P1514	Land Adjacent to 20Rialto RoadCR4 2LT	2	28/09/2004	Full		2									
B - Valid Approval without S106 agreement	04/P2309	2Hawthorne AvenueCR4 3DN	2	15/12/2004	Full		2									
B - Valid Approval without S106 agreement	04/P2391	206Queen's RoadSW19 8LY	2	21/12/2004	Full		2									
B - Valid Approval without S106 agreement	04/P2675	23RichmondSW20 8LA	2	09/02/2005	Full		2									
B - Valid Approval without S106 agreement	05/P0636	414A & BHillcross AvenueSM4 4EX	2	22/03/2005	Full		2									
B - Valid Approval without S106 agreement	04/P0964	231Haydon's RoadSW19 8TZ	2	01/04/2005	Full			2								
B - Valid Approval without S106 agreement		414A & BHillcross AvenueSM4 4EX	2	23/05/2005	Full			2								
B - Valid Approval without S106 agreement	05/P0713	Wilberforce House, 119Worpole RoadSW20 8ET	2	26/05/2005	Full			2								
B - Valid Approval without S106 agreement	05/P0713	Wilberforce House, 119Worpole RoadSW20 8ET	2	26/05/2005	Full			2								
B - Valid Approval without S106 agreement	05/P0848	3Pollard RoadSM4 6EG	2	10/06/2005	Full			2								
B - Valid Approval without S106 agreement	05/P0848	3Pollard RoadSM4 6EG	2	10/06/2005	Full			2								
B - Valid Approval without S106 agreement	05/P0681	82Alexandra RoadSW19 7LE	2	13/06/2005	Full			2								
B - Valid Approval without S106 agreement	05/P0681	82Alexandra RoadSW19 7LE	2	13/06/2005	Full			2								
B - Valid Approval without S106 agreement	05/P1012	Alexandra House138-140 Alexandra RoadSW19 7JY	2	21/06/2005	Full			2								
B - Valid Approval without S106 agreement	05/P1012	Alexandra House138-140 Alexandra RoadSW19 7JY	2	21/06/2005	Full			2								
B - Valid Approval without S106 agreement	05/P1224	Site between 98/100 and Site between 102/104Love LaneCR4 3AJ	2	09/08/2005	Full			2								

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GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06~07	07~08	08~09	09~10	10~11	11~12	12~13	13~14	14~15	15~16
B - Valid Approval without S106 agreement	04/P1133	27Hailsham RoadSW17 9EN	3	26/08/2004	Full		3									
B - Valid Approval without S106 agreement	04/P2386	Hill Court104 Wimbledon Hill RoadSW19 7PD	3	03/03/2005	Full		3									
B - Valid Approval without S106 agreement	02/P1873	1a - 1cRevelstoke RoadSW18 5NJ	3	06/06/2005	Full			3								
B - Valid Approval without S106 agreement	02/P1873	1a - 1cRevelstoke RoadSW18 5NJ	3	06/06/2005	Full			3								
B - Valid Approval without S106 agreement	05/P0979	231Haydon's RoadSW19 8TZ	3	26/07/2005	Full			3								
B - Valid Approval without S106 agreement	05/P2335	66Church RoadCR4 3BU	3	24/11/2005	Full			3								
B - Valid Approval without S106 agreement	05/P1371	102AThe BroadwaySW19 1RH	3	28/11/2005	Full			3								
B - Valid Approval without S106 agreement	05/P2778	35Mitcham ParkCR4 4EP	3	10/01/2006	Full			3								
B - Valid Approval without S106 agreement	05/P2826	26Cottenham Park RoadSW20 0SA	3	16/01/2006	Full			3								
B - Valid Approval without S106 agreement	05/P1851	Land At R/O No.S 2-16Woodville RoadSM4 5AF	3	15/02/2006	Full			3								
B - Valid Approval without S106 agreement	05/P3092	Land adj 329Galpin's RoadCR7 6EZ	3	21/02/2006	Full			3								
B - Valid Approval without S106 agreement	04/P0536	203London RoadCR4 2JD	4	30/04/2004	Full		4									
B - Valid Approval without S106 agreement	04/P0622	Land at Rear of 24 and adjacent to 23Dalton AvenueCR4 3DT	4	18/05/2004	Full		4									
B - Valid Approval without S106 agreement	04/P0230	2Beulah RoadSW19 3SB	4	19/05/2005	Full			4								
B - Valid Approval without S106 agreement	05/P1080	Birnam House, 9Langley RoadSW19 3NZ	4	15/07/2005	Full			4								
B - Valid Approval without S106 agreement	05/P1927	36Eveline RoadCR4 3LE	4	04/10/2005	Full			4								
B - Valid Approval without S106 agreement	05/P1023	48Home Park RoadSW19 7HN	4	12/10/2005	Full			4								
B - Valid Approval without S106 agreement	05/P1405	Kinnear Court, 105Worple RoadSW20 8HB	4	28/11/2005	Full			4								
B - Valid Approval without S106 agreement	05/P2692	21Malcolm RoadSW19 4AS	4	15/02/2006	Full			4								

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GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06~07	07~08	08~09	09~10	10~11	11~12	12~13	13~14	14~15	15~16
B - Valid Approval without S106 agreement	06/P0039	Upper Floors of 34 - 38Upper Green EastCR4 2PB	4	07/03/2006	Full			4								
B - Valid Approval without S106 agreement	02/P1281	14Cricket Green , Site at Rear of Mary Tates AlmhousesCR4 4LA	5	06/01/2003	Full		5									
B - Valid Approval without S106 agreement	03/P2442	Rose and Crown PHHigh StreetSW19 5BA	5	29/12/2003	Full		5									
B - Valid Approval without S106 agreement	05/P0265	32, The Bull PubChurch RoadCR4 3BU	5	06/04/2005	Full			5								
B - Valid Approval without S106 agreement	05/P0265	32, The Bull PubChurch RoadCR4 3BU	5	06/04/2005	Full			5								
B - Valid Approval without S106 agreement	04/P1803	Recording Studio3 Beulah RoadSW19 3SB	5	11/01/2006	Full			5								
B - Valid Approval without S106 agreement	04/P0775	59CambridgeSW2 0 OPX	7	29/11/2004	Full		7									
B - Valid Approval without S106 agreement	05/P0126	52Ridgway PlaceSW19 4SW	7	07/03/2005	Full		7									
B - Valid Approval without S106 agreement	04/P2723	84-86Queens RoadSW19 8LS	7	11/07/2005	Full		7									
B - Valid Approval without S106 agreement	03/P2032	Wimbledon Methodist ChurchGriffiths RoadSW19 1SP	8	09/06/2005	Full			8								
B - Valid Approval without S106 agreement	05/P2154	garages r/o 22-24Malborough RoadSW19 2HG	8	22/11/2005	Full			8								
B - Valid Approval without S106 agreement	05/P1613	Wimbledon Methodist ChurchGriffiths RoadSW19 1SP	8	23/11/2005	Full			8								
B - Valid Approval without S106 agreement	05/P1886	77Worple RoadSW19 4LS	8	25/01/2006	Full			8								
B - Valid Approval without S106 agreement	03/P2031	Vehicle Repair Workshop (R/O No 45) 47Heyford RoadCR4 3EW	9	28/05/2004	Full		9									
B - Valid Approval without S106 agreement	04/P1425	14-16Coombe LaneSW20 8ND	9	21/09/2004	Full		9									
B - Valid Approval without S106 agreement	04/P0914	35-37Camp RoadSW19 4UW	9	04/04/2005	Full			9								

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GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06~07	07~08	08~09	09~10	10~11	11~12	12~13	13~14	14~15	15~16
B - Valid Approval without S106 agreement	02/P1135	80a & 80b Gorrington Park Avenue CR4 2DJ	3	27/09/2002	Full		3									
B - Valid Approval without S106 agreement	02/P0094	Vacant land adj 23 London Road SW17	4	14/03/2002	Full		4									
C - Proposal Site with application / S106 obligation	**** FIND APPLIC NO *****	East side of London Road between Armfield Crescent and Locks Lane - Proposal Site 7MI	13	No Application Received		No			3	3	3	3	1			
C - Proposal Site with application / S106 obligation	02/P1707	Land at junction of Prince Georges Road and Christchurch Road - Proposal Site 4CW	21	Approved Granted final 11/03/2004. 02/P1707		Guidance Note Prepared			5	4	4	4	4			
C - Proposal Site with application / S106 obligation	03/P0202	Brown Root Tower, Colliers Wood; 125 High Street Collierswood - Proposal Site 1CW	226	Recommended Approved (11/03/04), Subject to S106 Agreement, 03/P0202		Yes			46	45	45	45	45			
C - Proposal Site with application / S106 obligation	03/P2407)	Plough Lane (Wimbledon Football Ground) - Proposal Site 39P	570	<i>Application Approved (03/P2407) - subject to S106 agreement</i>		No			114	114	114	114	114			
C - Proposal Site with application / S106 obligation	**** FIND APPLIC NO *****	Atkinson Morley Hospital (excluding the Wolfson Centre) - 51P				Yes										
D - Proposal Site without application / S106 obligation	No Application Received	Arthur Road, SW19 (Park House Caretakers House) - Proposal Site 48P	3	No Application Received		No		3								
D - Proposal Site without application / S106 obligation	No Application Received	Dorien Road (3-5) Proposal site 34P	8	No Application Received		Yes		8								

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GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06~07	07~08	08~09	09~10	10~11	11~12	12~13	13~14	14~15	15~16
D - Proposal Site without application / S106 obligation	No Application Received	Marsh Avenue - Proposal Site 38P	10	No Application Received		No		2	2	2	2	2				
D - Proposal Site without application / S106 obligation	No Application Received	Belgrave Road and Goodwin Close (Land Adjoining) - Proposal Site 3P	11	Application under consideration		Yes		2	2	2	2	3				
D - Proposal Site without application / S106 obligation	No Application Received	Victoria Road Extension Site, Colliers Wood - Proposal Site 1P	14	No Application Received		No		3	3	3	3	2				
D - Proposal Site without application / S106 obligation	Approval pending	Eastfields Road (21) Mitcham - Proposal Site 41P	20	Application for 29 flats under consideration (04/P1401)		Yes		4	4	4	4	4				
D - Proposal Site without application / S106 obligation	No Application Received	Park House The Broadway - Proposal Site 4WTC	35	No Application Received		Guidance Note in preparation		7	7	7	7	7				
D - Proposal Site without application / S106 obligation	No Application Received	Brenley Field - Proposal Site 30P	50	No Application Received		Yes		10	10	10	10	10				
D - Proposal Site without application / S106 obligation	No Application Received	Land rear of Morden Underground station - Proposal Site 1MO	50	No Application Received		Brief in preparation		10	10	10	10	10				
D - Proposal Site without application / S106 obligation	03/P2124	West side of Holborn Road (Vacant Land 228-230 London Road) - Proposal Site 6MI	63	Appeal 03/P2124		Yes		13	13	13	13	11				
D - Proposal Site without application / S106 obligation	No Application Received	Wimbledon Station precinct etc - Proposal Site 1WTC	73	No Application Received		Brief in preparation		15	15	15	15	13				
D - Proposal Site without application / S106 obligation	No Application Received	Rowan High School - Proposal Site 50P	100	No Application Received		Yes		20	20	20	20	20				
D - Proposal Site without application / S106 obligation	No Application Received	East of Holborn Way, North of Upper Green West - Proposal Site 1MI	100	No Application Received		Yes		20	20	20	20	20				
E - Outline approvals	04/P2668	13Seymour RoadSW19 5JL	1	09/06/2005	Outline				1							

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GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06~07	07~08	08~09	09~10	10~11	11~12	12~13	13~14	14~15	15~16
E - Outline approvals	04/P2668	13Seymour RoadSW19 5JL	1	09/06/2005	Outline				1							
E - Outline approvals	05/P2377	52Thurleston AvenueSM4 4BW	1	29/11/2005	Outline				1							
E - Outline approvals	05/P3008	78Adela AvenueKT3 6LD	1	02/03/2006	Outline				1							
E - Outline approvals	04/P2429	101, Land Adj toFortescue RoadSW19 2EA	2	31/01/2005	Outline				2							
E - Outline approvals	05/P0412	Land adj. 70Abbott AvenueSW20 8SQ	2	20/04/2005	Outline				2							
E - Outline approvals	05/P0412	Land adj. 70Abbott AvenueSW20 8SQ	2	20/04/2005	Outline				2							
E - Outline approvals	04/P2825	Land between 56 & 58Woodland WayCR4 2DY	3	12/05/2005	Outline				3							
E - Outline approvals	04/P2825	Land between 56 & 58Woodland WayCR4 2DY	3	12/05/2005	Outline				3							
E - Outline approvals	05/P2949	271 - 273Phipp's Bridge RoadSW19 2SS	3	01/02/2006	Outline				3							
E - Outline approvals	03/P1684	383London RoadCR4 4BF	6	02/12/2003	Outline				6							
E - Outline approvals	04/P1137	Garages r/o 22-24Marlborough RoadSW19 2HG	6	30/09/2004	Outline				6							
E - Outline approvals	03/P2357	237-239South Park RoadSW19 8RY	7	18/04/2005	Outline				7							
F - Housing Capacity Study sites with no approval		26 Fortescue Road	5									5				
F - Housing Capacity Study sites with no approval		8B The Drive	20									4	4	4	4	4
F - Housing Capacity Study sites with no approval		Durnford Road Depot	26									5	5	5	5	6
F - Housing Capacity Study sites with no approval		Smith Brothers Site	27									5	5	5	5	7
F - Housing Capacity Study sites with no approval		Council Depot	30									6	6	6	6	6
F - Housing Capacity Study sites with no approval		Car Park Morden Court	40									8	8	8	8	8
F - Housing Capacity Study sites with no approval	Check with DC / Jona	St. Catherines School	42									8	8	8	8	10

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Grade A - Under Construction	05/P0552	54Kingsley RoadSW19 8HF	1	05/05/2005	02/02/2006			1								
Grade A - Under Construction	04/P2256	26Arthur RoadSW19 7DZ	1	16/05/2005	28/02/2006			1								
Grade A - Under Construction	05/P0821	34Claremont AvenueKT3 6QL	1	06/06/2005	23/12/2005			1								
Grade A - Under Construction	04/P1726	69Hamilton RoadSW19 1JG	1	16/06/2005	21/12/2005			1								
Grade A - Under Construction	05/P1060	113Home Park RoadSW19 7HT	1	30/06/2005	20/12/2005			1								
Grade A - Under Construction	05/P0220	219Western RoadSW19 2QD	1	07/07/2005	09/02/2006			1								
Grade A - Under Construction	05/P1166	9Eveline RoadCR4 3LF	1	13/07/2005	21/09/2005			1								
Grade A - Under Construction	05/P1449	85Ashbourne RoadCR4 2BF	1	16/08/2005	20/12/2005			1								
Grade A - Under Construction	05/P1497	47Dryden RoadSW19 8SQ	1	01/09/2005	06/10/2005			1								
Grade A - Under Construction	05/P1634	7Ashbourne RoadCR4 2BE	1	02/09/2005	14/09/2005			1								
Grade A - Under Construction	05/P1717	274Durnsford RoadSW19 8DT	1	12/09/2005	04/01/2006			1								
Grade A - Under Construction	05/P1951	155Bushey RoadSW20 0JN	1	06/10/2005	22/12/2005			1								
Grade A - Under Construction	05/P1699	Headley Court76 Worples RoadSW19 4HY	1	13/10/2005	16/02/2006			1								
Grade A - Under Construction	05/P2202	Land rear of 33Durham RoadSW20 0QL	1	08/11/2005	02/01/2006			1								
Grade A - Under Construction	05/P2246	27Belvedere AvenueSW19 7PP	1	14/11/2005	30/12/2005			1								
Grade A - Under Construction	05/P2289	2The DownsSW20 8HN	1	16/11/2005	02/01/2006			1								
Grade A - Under Construction	05/P2076	140Links RoadSW17 9ES	1	16/11/2005	22/02/2006			1								
Grade A - Under Construction	05/P2393	186Haydons RoadSW19 8TR	1	01/12/2005	03/01/2006			1								
Grade A - Under Construction	05/P2132	39Missenden GardensSM4 6HW	1	02/12/2005	06/01/2006			1								
Grade A - Under Construction	05/P2389	10Abbott AvenueSW20 8SQ	1	16/12/2005	18/01/2006			1								
Grade A - Under Construction	05/P2632	10Malling GardensSM4 6JG	1	28/12/2005	11/01/2006			1								

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Grade A - Under Construction	05/P2628	27Taunton AvenueSW20 0BH	1	09/01/2006	10/02/2006			1								
Grade A - Under Construction	05/P2704	161Graham RoadSW19 3SL	1	09/01/2006	16/02/2006			1								
Grade A - Under Construction	05/P2523	63Clifton Park AvenueSW20 8BB	1	10/01/2006	18/01/2006			1								
Grade A - Under Construction	05/P3095	22Links RoadSW17 9ET	1	06/02/2006	13/02/2006			1								
Grade A - Under Construction	02/P0817	35-41Lilian Road, Garages R/OSW16 5HW	2	24/10/2002	19/10/2005			2								
Grade A - Under Construction	02/P2194	49Cromwell RoadSW19 8LF	2	20/12/2002	01/04/2003		2									
Grade A - Under Construction	03/P0297	41London RoadSW19	2	08/04/2003	15/12/2005		2									
Grade A - Under Construction	03/P1300	Green Gables, 32AHigh Street and land to rear of 32-33 High StreetSW19 5BY	2	08/12/2003	16/02/2005		2									
Grade A - Under Construction	03/P2123	4Seddon RoadSM4 6EE	2	16/12/2003	30/06/2004		2									
Grade A - Under Construction	03/P2730	22 Abbey ParadeMerton High StreetSW19 1DG	2	05/02/2004	28/04/2005			2								
Grade A - Under Construction	04/P0246	14Marlborough RoadSW19 2HG	2	19/04/2004	15/12/2004		2									
Grade A - Under Construction	03/P2844	132-134Haydon's RoadSW19 1AE	2	25/05/2004	15/12/2004		2									
Grade A - Under Construction	04/P1654	Land adjacent to 2Byegrove RoadSW19 2AY	2	20/09/2004	01/03/2006		2									
Grade A - Under Construction	04/P1362	1York RoadSW19 8TP	2	20/09/2004	18/10/2004		2									
Grade A - Under Construction	05/P0146	22Norfolk RoadSW19 2HE	2	11/04/2005	13/10/2005			2								
Grade A - Under Construction	05/P1519	33Goodwin CloseCR4 3HZ	2	01/09/2005	15/12/2005			2								
Grade A - Under Construction	05/P2157	33Queens RoadSW19 8NP	2	31/10/2005	03/01/2006			2								
Grade A - Under Construction	05/P2228	17Grand DriveSW20 0JB	2	09/11/2005	02/01/2006			2								
Grade A - Under Construction	05/P2231	341Kingston RoadSW20 8JX	2	10/11/2005	02/01/2006			2								
Grade A - Under Construction	05/P2106	20Dorion RoadSW20 8EJ	2	14/11/2005	02/01/2006			2								

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GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Grade A - Under Construction	05/P2292	116Cannon Hill LaneSW20 9ET	2	16/11/2005	02/01/2006			2								
Grade A - Under Construction	03/P1619	52-54Broadway CourtSW19 1RG	3	24/10/2003	30/06/2004		3									
Grade A - Under Construction	03/P2729	20 Abbey ParadeMerton High StreetSW19 1DG	3	05/02/2004	19/01/2006			3								
Grade A - Under Construction	03/P1711	1 York RoadSW19 8TP	3	26/02/2004	15/12/2004		3									
Grade A - Under Construction	04/P2852	6West GardensSW17 9DG	3	18/02/2005	13/10/2005			3								
Grade A - Under Construction	05/P0946	26 & 28Robinson RoadSW17 9DW	3	19/07/2005	27/10/2005			3								
Grade A - Under Construction	05/P1648	36Wimbledon Hill RoadSW19 7PA	3	05/09/2005	30/12/2005			3								
Grade A - Under Construction	99/P2199	149Merton Road South WimbledonSW19 1ED	4	14/04/2000	01/05/2003		4									
Grade A - Under Construction	01/P2602	400-410Durnsford RoadSW19 8DZ	4	26/07/2002	30/06/2004		4									
Grade A - Under Construction	02/P2515	205-211London RoadCR4 2JD	4	07/01/2003	25/02/2005		4									
Grade A - Under Construction	04/P1039	38Upper Green EastCR4 2PB	4	07/07/2004	15/01/2005		4									
Grade A - Under Construction	05/P1452	45Kingston RoadSW19 1JW	4	15/08/2005	21/12/2005			4								
Grade A - Under Construction	05/P1023	48Home Park RoadSW19 7HN	4	12/10/2005	20/12/2005			4								
Grade A - Under Construction	02/P1484	395-397London RoadCR4 4BG	5	27/09/2002	01/09/2003		5									
Grade A - Under Construction	04/P2599	Land adj 67HaslemereCR4 3BA	5	08/02/2005	29/08/2005			5								
Grade A - Under Construction	04/P1694	28Woodville RoadSM4 5AF	6	19/10/2004	03/01/2006		6									
Grade A - Under Construction	04/P2558	20-22Queensmere RoadSW19 5PB	6	01/04/2005	21/12/2005			6								
Grade A - Under Construction	04/P2689	24-30Queensmere RoadSW19 5PB	6	28/04/2005	20/12/2005			6								
Grade A - Under Construction	03/P2357	237-239South Park RoadSW19 8RY	7	18/04/2005	02/01/2006			7								
Grade A - Under Construction	04/P2139	65Wimbledon Hill RoadSW19 7QP	7	23/06/2005	30/12/2005			7								

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GRADE A Sites - sites sourced from Planning MVM and the UDP	Application Number	Site Address	Capacity	Decision Date	Construction Start Date	Planning Brief ? (proposal sites only)	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16
Grade A - Under Construction	03/P2296	55-61 Manor Road CR4 1JJ	8	05/02/2004	19/12/2005			8								
Grade A - Under Construction	03/P2256	126 & 128 Worple Road SW19 4JF	9	21/01/2004	07/02/2005		9									
Grade A - Under Construction	05/P0580	The Hayloft; 17a Seely Road SW17 9QP	9	14/06/2005	29/12/2005		9									
Grade A - Under Construction	04/P1099	174 Dorset Road SW19 3EF	10	30/09/2004	04/07/2005			2	2	2	2	2				
Grade A - Under Construction	03/P1592	9 & 9a Grosvenor Hill SW19 4RU	11	18/02/2004	21/12/2005			2	2	2	2	3				
Grade A - Under Construction	04/P0804	106 & 116 Christchurch Road SW19 2PE	12	11/11/2004	22/07/2005			2	2	2	3	3				
Grade A - Under Construction	05/P1602	Unit A1, 1A Meopham Road CR4 1BH	12	09/11/2005	04/01/2006			2	2	2	3	3				
Grade A - Under Construction	04/P1132	23, Three Kings Pub & land r/o Commons East CR4 2QA	14	04/04/2005	16/12/2005			3	3	3	3	2				
Grade A - Under Construction	02/P2513	East side of London Road, South of Locks Lane (87-101 London Road) - Proposal Site 5MI	15	15/03/2004	23/09/2004	YES	3	3	3	3	3					
Grade A - Under Construction	04/P1602	r/o St John The Divine Church High Path SW19 2JY	18	01/03/2005	21/12/2005			3	3	3	3	3				
Grade A - Under Construction	02/P0687	Harland First School Brangwyn Crescent SW19 2UN	28	22/08/2002	20/12/2005			6	6	6	6	4				
Grade A - Under Construction	04/P0691	1-11 High Street Collier's Wood SW19 2JE	72	01/02/2005	16/12/2005			14	14	14	14	16				
							233	674	505	465	467	583	279	115	115	3436

Appendix 2 - Proposal Sites

Proposal	Site Name\Description	Property Address	Area	Proposed Use	Approval Date	Status 2005/2006
54P (now 71P)	Mitcham Gas Holder site and land to rear: 03/P2389	Western Road/ Portland Road	4.9	Mixed use (B1, Housing, Community, Live/Work, Public Open Space) subject to the preparation of a planning brief – Planning brief drafted		Application approved but work not started - no sign of any changes or new development on site. Still a gas works.
5P	Former Grahams Yard	Land to the rear of 14 London Road, Mitcham	0.95	Food retailing, public car parking and housing /B1/B8 uses.	06/10/2004	Application approved. Houses to rear of Lidl's are structurally complete but work still going on inside and landscaping still do be done. The car park on site is for Lidl customers only.
14P	Rowan Road (216)	216-218 Rowan Road	0.74	B1	01/03/2004	Application approved. Work not started - no sign of any changes or new development on site.
10MI	South side of Western Road adjacent to gas works.		0.1	A1, B1	01/01/2003	Application approved. Work not started - no sign of any changes or new development on site.
31P	Bushey Middle School Playing Field	Beverley Way (A3), West Barnes	1.81	Nature conservation and open space/recreation	01/01/2002	Application approved.
8MI	On the corner of Clarendon Grove and Upper Green East.	1,3,5, & 55 Commonsides East & Newton Terrace (1-8) Clarendon Grove.	0.16	A1, C3	01/01/2003	Application approved. Work not started - no sign of any changes or new development on site.
4MI	West side of London Road, North of Bond Road.	190-200 London Road (inclusive of)	0.5	B1, C3	01/01/2003	Application approved. Work not started - no sign of any changes or new development on site.
2MI	Corner of St. Marks Road and Majestic Way		0.39	A3, B1, D2 (parking*)	01/01/2003	Application approved. Work not started - no sign of any changes or new development on site.
16P	Raynes Park Carpark		0.77	Residential, foodstore and public car parking.	01/04/2004	Application approved. Work not started - no sign of any changes or new development on site.
9MI	At the junction of Western Road and Love Lane.		0.15	A1, B1	01/01/2003	Application approved. Work not started - no sign of any changes or new development on site.
44P	Belgrave Walk	(tramstop) land between tram line and Deer Park Gardens off Morden Road	1.16	Subject to the findings of an assessment of its nature conservation value, the site be designated for mixed use purposes (B1, nature conservation/green corridor)	01/03/2001	Application approved. Work not started - no sign of any changes or new development on site.
50P	Rowan High School	Rowan Road	6.3	Residential, open spaces, community purposes.	01/11/2003	Application approved. Work not started - no sign of any changes or new development on site.
7MI	East side of London Road between Armfield Crescent and Locks Lane.		0.15	C3	01/01/2003	Application approved. Work not started - no sign of any changes or new development on site.
48P	Park House Caretakers House	Arthur Road	0.06	Residential	01/01/2001	Application approved. Work not started - no sign of any changes or new development on site.
42P	Hall Place	Church Road (SW19)	0.42	C3 or C2 use (housing or residential institution)	01/01/2000	Application approved. Work not started - no sign of any changes or new development on site.
39P	Wimbledon Football Ground	Plough Lane	2.51	Mainly housing and B1 and community and open space.	20/10/2005	Application approved subject to S106 agreement. Work not started - no sign of any changes or new development on site.
4CV	Land at junction of Prince Georges Road and Christchurch Road.		0.5	Retail, employment and residential.		Application approved. Work in progress. Colliers Wood Tandem Centre Phase 2.
47P	Morden Farm and Caretakers House	192-196 Aragon Road	0.62	Residential/community use	05/02/2004	Application approved. Houses complete.
6MI	West side of Holborn Way		0.21	C3	01/01/2003	Application the subject of an appeal. Work not started - no sign of any changes or new development on site.
1CW	Land bounded by Christchurch Road, High Street Colliers Wood and Priory Retail Park.	1-25 Colliers Wood High Street (98/P0842)	0.7	B1, residential, hotel, community, transport interchange and public open space.	26/06/2000	Approval recommended, subject to the signing of a S106 agreement. Work not started - no sign of any changes or new development on site.
46P	Priory Kitchen	Craven Gardens (SW19)	0.06	Residential/B1 studios	01/01/2002	Application approved. Conversion of part of school to residential is in progress.
32P	Harland First School	58 Brangwyn Crescent (04/P1106)	0.77	Open space/recreation, housing and community.	24/11/2005	Work in progress. Two buildings are structurally complete, other two still being built.

Appendix 2 - Proposal Sites

Proposal	Site Name\Description	Property Address	Area	Proposed Use	Approval Date	Status 2005/2006
49P	Malmesbury 1 st School	Malmesbury Road	0.21	Residential	01/01/2002	Application approved. Work complete.
51P	Atkinson Morley Hospital (excluding the Wolfson Centre)		9.5	Residential and community/employment, open space, nature conservation, recreation.	20/10/2005 (CHECK)	Approval pending. Work not started - no sign of any changes or new development on site.
26P	Benedict Wharf, Mitcham	Hallowfield Way, Mitcham	3.7	Waste treatment facilities, traffic management measures and environmental improvements.		No Planning application received. Work not started - no sign of any changes or new development on site.
21P	Morden Park, (New site proposals for location of an indoor Sports Hall associated with Morden Park adjacent to Morden Swimming Pool.)		0.23	Indoor Sports Hall.		No Planning application received. Work not started - no sign of any changes or new development on site.
20P	Morden Park		42.6	Restoration and re-creation work and enhancement of areas of conservation interest.		No Planning application received. Work not started - no sign of any changes or new development on site.
19P	Wimbledon Park		5	Landscape restoration/ re-creation work and enhancement of areas of nature conservation interest.		No Planning application received. Work not started - no sign of any changes or new development on site.
18P	Eveline Road allotments		0.5	Agricultural employment		No Planning application received. Work not started - no sign of any changes or new development on site.
17P	Garth Road Depot		0.98	Waste Treatment Facility (including buffer zone and environmental improvements)		No planning application received. Think that work has started recently. There are contractor cabins and equipment on site but no new construction visible. The land is probably being prepared so building can begin.
15P	Western Road 191-193	191-193 Western Road	0.52	B1		No Planning application received. Work not started - no sign of any changes or new development on site.
11P	High Path	Merantun Way	0.1	B1		No Planning application received. Work not started - no sign of any changes or new development on site. Still an 'arc' carwash.
37P	Derwent Floodwash	adj Morden Cemetery, Lower Morden Lane	1.77	Proposed LNR		No Planning application received. Work not started - no sign of any changes or new development on site.
36P	Morden Cemetery	Lower Morden Name	18.75	Proposed LNR		No Planning application received. Work not started - no sign of any changes or new development on site.
35P	Wandle Valley Country Park	Mitcham Common	222.72	Country Park		No Planning application received. Work not started - no sign of any changes or new development on site.
7CW	Thames Water land north of Byegrove Road		0.35	Residential and nature conservation.		No Planning application received. Work not started - no sign of any changes or new development on site.
43P	St Catherine's RC School	Grand Drive	4.27 (N.B. only 0.9ha for residential development)	Residential and Open Space Site Proposal. 60P is identified as a high risk area (flood zone 3 (a) or 3 (b) to be developed only if reasonable options in low risk categories are not available and it can be demonstrated that mitigation measures can be introduced to remove flood risks on the site and elsewhere.		No Planning application received. Work not started - no sign of any changes or new development on site.
29P	Abbotsbury Field	Abbotsbury Road, Morden	1.14	Nature Conservation and Education		No Planning application received. Work not started - no sign of any changes or new development on site.
22P	Morden Hall Park and adjacent tramway verge.		42.99	Proposed Local Nature Reserve.		No Planning application received. Work not started - no sign of any changes or new development on site.
9P		Hallowfield Way (West)	0.61	B1		No Planning application received. Land has been cleared but no construction has started and no contractors or equipment are on site apart from a digger.
8P		59-61 Durnsford Road	0.59	B1		No Planning application received. Work not started - no sign of any changes or new development on site.
6WTC	St George Road Community Centre		0.09	Community/D2 leisure.		No Planning application received. Work not started - no sign of any changes or new development on site. JHW 09/02/2006

Appendix 2 - Proposal Sites

Proposal	Site Name\Description	Property Address	Area	Proposed Use	Approval Date	Status 2005/2006
6CW	Thames Water land north of Byegrove Road		1.09	Open space and nature conservation.		No Planning application received. Work not started - no sign of any changes or new development on site.
45P	The Tower Building at Singlegate First School	South Gardens, SW19	0.28	Residential, community use.	01/03/2003	Application approved. no work has started.
25P	Canons Leisure Centre		0.31	Indoor bowls centre		No Planning application received. Work not started - no sign of any changes or new development on site.
5MI	East side of London Road, South of Locks Lane.		0.17	A1, A2, B1, C3	01/01/2003	Completed
23P	Raynes Park Library	21-39 Approach Road	0.15	Mixed use site including library, community uses with offices/residential.	01/09/1999	Completed.
2P	Tooting and Mitcham Football Club	Sandy Lane, Mitcham	1.24	Housing		All houses are structurally complete and most look occupied, but internal work and landscaping still being done to a few
52P	Lavender Avenue (120-126), Mitcham	120-126 Lavender Avenue, Mitcham	0.04	Mixed use, B1, employment and housing/ live/work.		Complete. Offices not yet occupied.
4P	Grove Mill	75 London Road, Mitcham	1.43	Housing, Community and B1 uses with riverside walk.		Completed
28P	Alfred Mizen First School	Abbots Road, Mitcham	0.37	Childcare Training Centre		Completed
5CW	No. 182-192 Colliers Wood High Street.		0.18	Environmental improvements around Baltic Close/Oslo Court, incorporating pedestrian access into Wandle Park. Junction and public transport improvements/tramlink.		There is now pedestrian access into Wandle Park. Full improvements yet to be made.
3CW	2-34 Christchurch Road		0.12	Retail, community, public open space and transport interchange. Site contains listed building.		Unimplemented
41P		1 Eastfields Road	0.27	Residential		Application under consideration. Work not started - no sign of any changes or new development on site.
3P	Belgrave Road and Goodwin Close (Land Adjoining)	Depot, Belgrave Road/Goodwin Close	0.26	Housing		Application under consideration. Work not started - no sign of any changes or new development on site. JHW
12P	Bushey Road Petrol Station Site		0.33	B1		Work not started - no sign of any changes or new development on site. Still In use as car sales forecourt.
5WTC	196-200 The Broadway (YMCA), 220-224 The Broadway		0.29	Mixed use: A1/A2/A3, Hotel/Hostel.		Work not started - no sign of any changes or new development on site. Still YMCA.
3MI	South side of Majestic Way.		0.41	A1, A3 (parking*)		Work not started - no sign of any changes or new development on site.
IMO	Land rear of Morden Underground station.		2.16	Enhance public transport interchange and mixed use development, including additional retail floorspace and an extension to the existing supermarket, car parking, leisure, housing, offices, public open space. Commercial uses on the London Road frontage with residential uses on the Kenley Road/Windermere Avenue frontages.		No Planning application received. Work not started - no sign of any changes or new development on site.
30P	Brenley Field	Brenley Field	2.95	Open Space/ Recreation and Housing		No Planning application received. Work not started - no sign of any changes or new development on site.
38P	Marsh Avenue	117-125 London Road	0.14	Housing		Work not started - no sign of any changes or new development on site.
34P	3 to 5 Dorien Road		0.085	Residential development		No Planning application received. Work not started - no sign of any changes or new development on site.

Appendix 2 - Proposal Sites

Proposal	Site Name\Description	Property Address	Area	Proposed Use	Approval Date	Status 2005/2006
33P	Chaucer/Canterbury site		1.05	Institutional/community and housing		No Planning application received. Work not started - no sign of any changes or new development on site.
1WTC	Wimbledon Station precinct, Wimbledon Station, land fronting Wimbledon Bridge, Nos 3-25 Wimbledon Bridge and Station approach. Nos 111-140 Alexandra Road and Railtrack Depot, Alexandra Road.		3.75	Primarily public transport interchange, light rail and station with town centre uses including primarily offices (B1) and retail also residential, leisure (D2), hotel and conference centre. Also public square and station concourse.		No Planning application received. Work not started - no sign of any changes or new development on site.
1P	Victoria Road Extension Site, Colliers Wood		0.09	Housing and Open Space		No Planning application received. Work not started - no sign of any changes or new development on site.
1MI	East of Holborn Way, North of Upper Green West.		0.38	A1, A3, B1, C3, D2 (Parking*, public transport)		No Planning application received. Work not started - no sign of any changes or new development on site.
2WTC	P3 Extension Site, The Broadway, Hartfield Road/Sir Cyril Black Way, Hartfield Road Car Park, 61-67 The Broadway		0.63	Mixed Uses including: Primarily arts, cultural, community, shopping and hotel. Development framework to be prepared.		No Planning application received. Does this refer to Morrisons/Odeon/Cannons Health Club. If not, work has not started because there are no other signs of recent change/development.
40P	East Road Trading Estate	52-54 Wandle Bank	0.44	B1		No Planning application received. Work not started - no sign of any changes or new development on site.
24P	Cannon Hill Common		0.15	Redevelopment of Pavilion for community centre and education facility.		No Planning application received. Work not started - no sign of any changes or new development on site. Property is to let.
13P	Roan Industrial Estate	33-65 Mortimer Road	0.59	B1		No Planning application received. Work not started - no sign of any changes or new development on site.
53P	Batsworth Road	End of Batsworth Road, Mitcham	0.26	B1		No Planning application received. Work not started - no sign of any changes or new development on site.
10P		Hallowfield Way (East)	0.33	B1		No Planning application received. Work not started - no sign of any changes or new development on site.
6P	London Road (122-136), Mitcham.	122-136 London Road , Mitcham.	0.62	B1		Buildings 122-136 were knocked down years ago. Site is currently a yard. No sign of any B1 development.
27P	West Barnes Lane (356), Motspur Park	356 West Barnes Lane, Motspur Park	0.01	Health Centre		Work not started - no sign of any changes or new development on site. Still in use as offices.
3WTC	P4 – adjoining Wimbledon Theatre, 111-127 The Broadway		0.2	Shopping and Cultural/community /leisure/recreation facilities/hotel/offices/car parking.		Work not started - no sign of any changes or new development on site. Still in use as car park.
2CW	Land bounded by Merantun Way, Christchurch Road, Prince Georges Road, Fortescue Road and the Greenlea Park Industrial Area.		1.01	Mainly open space/ NC with some housing.	01/01/2001	Completed
7P		90 Church Road, Mitcham	0.24	B1 and road improvement		Site recently developed.
4WTC	Park House Middle School	Arthur Road	0.18	A1/A2/A3, residential, B1 offices.		Site recently developed.
Transport Proposal Sites						
Public Transport:						
1T	Mitcham Junction to Wimbledon Town Centre via Mitcham Town Centre and Colliers Wood.			Defined route for light rail services and interim bus based enhancements to the public transport network.		Work not started - no sign of any changes or new development on site.
2T	Thameslink 2000: Streatham/ Wimbledon/Sutton rail line.			Enhanced rail services including increased frequency of service and greater number of destinations.		Work not started - no sign of any changes or new development on site. New franchise due.
3T	Northern Line underground			Modernisation of Northern Line to improve capacity and quality of service, together with station improvement and enhanced accessibility for people with disabilities.		Work largely completed.

Appendix 2 - Proposal Sites

Proposal	Site Name\Description	Property Address	Area	Proposed Use	Approval Date	Status 2005/2006
4T	Railway Station Eastfields			New rail station to serve existing services and catchment including residents within one kilometre radius (approximately).		Work not started - no sign of any changes or new development on site.
5T	Orbital Rail Link : Heathrow to Wimbledon Main Line (SWELTRAC)			Provision of new orbital rail link in South – West London on existing and new track.		Work not started - no sign of any changes or new development on site. At the moment the situation with this proposal is unclear.
6T	Wimbledon/Hackney underground (on route of District Line)			New underground line, using District Line track to Parsons Green to provide enhanced service capacity from Wimbledon Station.		Work not started - no sign of any changes or new development on site. This development is part of Crossrail 2, which is ongoing, but possibly to a different extent.
7T	Land adjoining district line, east of Wimbledon Main Line station.			Safeguarding of land for Wimbledon/Hackney underground line.		Work not started - no sign of any changes or new development on site.
8T	Mitcham Town Centre			New transport interchange.		Work not started - no sign of any changes or new development on site. Partly subject to redevelopment proposals and planning consent. The redevelopment will release funding opportunities.
9T	Morden to Sutton light rail service.			Provision of new light rail service including stations between Morden and Sutton.		Work not started - no sign of any changes or new development on site.
10T	East London line extension.			Improvements to the East London line including new service to Wimbledon via Peckham and new station at Tooting.		It is likely that this proposal will not be considered as part of the LDF as the extension has been shortened to terminate at Wandsworth.
11T	Wandle Way on existing Croydon-Wimbledon Tramlink Service.			New station at Wandle Way to enhance public transport access to Willow Lane Industrial Estate.		Work not started - no sign of any changes or new development on site.
Highway Improvements						
12T	Miles Road Improvements			To improve access to industrial and residential development and to improve facilities for pedestrians and cyclists.		The site is currently being redeveloped The land and some funding have been secured. Possibly soon implemented.
13T	Morden Town Centre: London Road			Reallocation of road space in favour of pedestrians, cyclists and public transport, and introduction of environmental improvements in London Road, Morden.		Work not started - no sign of any changes or new development on site.
14T	Durnsford Road between Arthur Road and Plough Lane.			Localised road widening to achieve benefits to traffic and pedestrians.		Work not started - no sign of any changes or new development on site.

Appendix 2 - Proposal Sites

Proposal	Site Name\Description	Property Address	Area	Proposed Use	Approval Date	Status 2005/2006
15T	Carshalton Road to Willow Lane Industrial Estate.			Following detailed investigations with landowners and residents achieve new access to serve the Willow Lane Industrial Area using the Council's preferred route. This will enable removal of commercial traffic from residential areas whilst obtaining improvements to the Goat Road/Carshalton Road and Goat Road/Wates Way junctions. Any common land needed for this road will normally require an equal amount of new common land to be provided.		Work not started - no sign of any changes or new development on site.
16T	Strip of land between Baptist Church and the Centre Court development in Wimbledon Town Centre.			To maintain the potential for an access route to the North.		Work not started - no sign of any changes or new development on site.
Improvement of Junctions						
17T	Croydon Road/Carshalton Road Roundabout.			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		Work not started - no sign of any changes or new development on site.
18T	Bushey Road/Grand Drive.			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		Work not started - no sign of any changes or new development on site.
19T	London Road/Morden Road/Tramway Path.			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		Work not started - no sign of any changes or new development on site.
20T	Plough Lane/Waterside Way.			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		Work not started - no sign of any changes or new development on site.
21T	Haydons Road/Merton High Street.			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		Work not started - no sign of any changes or new development on site.
22T	Durnsford Road/Haydons Road/Gap Road/ Plough Lane.			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		Work not started - no sign of any changes or new development on site.
23T	Merton Road/Merton High Street (South Wimbledon Tube)			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		No sign of any changes or new development on site.
24T	Mostyn Road/Kingston Road			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		No sign of any changes or new development on site.
25T	Garth Road/Stonecot Hill.			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		No sign of any changes or new development on site.
26T	London Road/Cricket Green			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		No sign of any changes or new development on site.

Appendix 2 - Proposal Sites

Proposal	Site Name\Description	Property Address	Area	Proposed Use	Approval Date	Status 2005/2006
27T	Morden Park/College: A24 access			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		Work Completed.
28T	Raleigh Gardens/Holburn Way/Western Road			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		No sign of any changes or new development on site.
29T	Raleigh Gardens/London Road			Improvements at junctions to reduce accidents, improve facilities for pedestrians and cyclists and reduce congestion for public transport.		No sign of any changes or new development on site.
Cycling						
30T	Borough-wide cycle network.			Creation of a network of cycle routes.		No sign of any changes or new development on site.
31T	Borough-wide cycle parking facilities.			To provide secure and suitably located cycle parking facilities at the locations shown and more generally within town centres, leisure facilities, libraries, local shopping centres and other trip attractors.		No sign of any changes or new development on site.
Pedestrians						
32T	River Wandle Walkway and Beverley Brook Walkway.			Provision and enhancement of walkways through the Borough linking open areas of land (combined with cycle route).		No sign of any changes or new development on site.
33T	Safer routes to school			Measures to improve the safety for the journey to school and help reduce dependency on the private car.		No sign of any changes or new development on site.
34T	Pedestrian Demonstration Projects.			Measures to increase walking as a mode of travel including the improvement of safety and environmental conditions for pedestrians.		No sign of any changes or new development on site.
Parking - Controlled Parking Zones in the vicinity of:						
35T	Raynes Park Station			New zones to control all day parking, provide residents parking, improve availability of short-term parking for shoppers.		No sign of any changes or new development on site.
36T	Mitcham Town Centre			New zones to control all day parking, provide residents parking, improve availability of short-term parking for shoppers.		No sign of any changes or new development on site.
37T	Wimbledon Village Phase 2			New zones to control all day parking, provide residents parking, improve availability of short-term parking for shoppers.		No sign of any changes or new development on site.

Appendix 3: Sustainability Appraisal Indicators - Baseline Indicator Monitoring Table for each topic

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
Land-use	Increase the use of urban brown field land	% of new development built on previously developed land	BVPI 106 bvpi.gov.uk	90% for 2004/2005	No change	100%	Policy Indicator 2 for UDP Environmental Protection policies
Minerals and soil	Where possible maintain and enhance soil quality	No of sites of potential concern for contamination in Merton	BVPI 216a (first measured 2005/06)	48	N/A	BVPI – no target required. Trend to reduce no of contaminated sites	
Waste	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	Up	23% 05/06	Contextual indicator 5 environmental protection policies
Carbon Reduction and Energy	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 2004/05 indicates that Merton has improved domestic energy efficiency by 19.8% since the baseline year of 1996 Data for 05/06 to be published in July 2007	Up	30% by 2006 - 2011 is the target set for England	
Pollution (air)	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
Pollution (water)	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			
Biodiversity and the natural environment	Further protect all existing designated sites	Total designated nature conservation area	Plans and Projects	No change			
The Built Environment and its Heritage		Number of buildings at risk on the listed building register	Design and Conservation team	8 2005/2006	Down		Contextual indicator 1 for UDP built environment policies
Basic Needs	Increase the number of appropriate affordable housing units in Merton to reflect increases in demand	Number of new affordable homes completed	Housing Strategy Team	127 in 2005/2006	Down	30% affordable housing target for schemes above 10 units	
Work and the Economy	Maintain local employment levels	Borough wide employment rate for all persons 16 – 59/64	Labour Force Survey statistics.gov.uk	74.6% May – July 2006	Up	By 2015 to achieve a borough wide employment rate of 78%	
Health	Improve health equality	Ensure that health care facilities are located within 0.5 miles of people	Plans and Projects	See Map 5 in Appendix 5			
Transport	The need for travel is minimised	Average weekday 2-way flows (all vehicles)	Annual Traffic Monitoring Report merton.gov.uk	311,348 (2005)	Down	Reverse trend	
Crime	Reduce the level of anti social behaviour	Number of residents worried about anti social behaviour	Merton Councils annual residents survey	66% of residents very worried (26%) or fairly worried (40%) 2006	Up (total is the same but the no. v. worried has risen)	Reduce	
Education	Increase educational attainment of the boroughs residents	Number of pupils getting grades A*-C at GCSEs	BVPI 38 bvpi.gov.uk	46.10% of children achieved this in 2004/05	Up	51% for year 2005/06 as set out in the councils Best Value Performance Plan	
Equity and Participation	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		
Culture, leisure and social activities	Improve the access to and quality of open spaces	The % area deficient in access to open space	Plans & Projects				