

Regulation 22(1)(c) Statement of London Borough of Merton in support of the New Local Plan 2021-2036

1 Introduction

- 1.1 Merton's Local Plan is the detailed development plan for Merton, containing the overall borough-wide planning strategy and detailed planning policies and allocates sites for new development. Merton's Policies Map is being revised at the same time, which will designate land for specific uses, such as open spaces, town centre boundaries, neighbourhood parades and nature conservation. Once adopted, the plans and the map will be the main reference point guiding planning decisions in the borough, replacing Merton's Sites and Policies Plan 2014 and Merton's Core Planning Strategy 2011.
- 1.2 The new Local Plan was started in late 2017; it has been prepared in line with statutory regulations, informed and improved by a total of nine months of public consultation, local and national research and the latest data from a variety of sources. The plans are in general conformity with the Mayor's London Plan 2021 and the National Planning Policies Framework 2019.

2 Plan Production Timeline

Step	Timescale
Consultation	<u>Stage 1: October 2017 – January 2018</u>
	<u>Stage 2: October 2018 – January 2019</u>
	<u>Stage 2a: 13 November 2020 – 1 February 2021</u>
Publication pre-submission	<u>Stage 3: 22 July 2021 - 6 September 2021</u>
Submission	Autumn 2021

3 Summary of consultation

Consultation undertaken

- 3.1 Plan preparation started in 2017. Community feedback is vital to preparing a local plan and three different stages of public consultation have been carried out, totalling over nine months of engagement:
- 3.2 A “**call for sites**” **Stage 1** public consultation took place between October 2017 and January 2018. This was the first stage, asking general questions about what sites or what policies the Local Plan might contain. Over 1,000 responses were received; far more than previous Local Plan consultations.
- 3.3 A **Stage 2 draft Local Plan** (Regulation 18) public consultation took place between October 2018 and January 2019. It contained draft policies, potential sites for allocation and land designations (e.g. town centre boundaries) Approximately 240 respondents raised over 1,500 separate points. The feedback we received was reported to Merton’s Borough Plan Advisory Committee in March 2019 ([see link to report](#)).
- 3.4 All responses received to each stage of the consultation are also available online (with personal details removed) www.merton.gov.uk/newlocalplan
- 3.5 As more sites had been submitted at Stage 2 and the London Plan (and the associated strategic policies and housing targets) was being drafted and in a state of flux, the council decided to carry out another consultation stage to ensure everyone had the opportunity to comment on the newly submitted sites and there was greater certainty on the strategic development plan.
- 3.6 Therefore a **Stage 2a draft Local Plan** (second round of Regulation 18) public consultation took place between 13 November 2020 to 1 February 2021. As set out in the report to the Borough Plan Advisory Committee in October 2020, Merton’s Local Plan Stage 2a public consultation was conducted entirely online due to Covid19 restrictions. In line with the Coronavirus Planning Regulations, Merton’s Statement of Community Involvement was amended to reflect this.
- 3.7 Although the consultation finished on 1 February 2021, the council continued to accept responses after the consultation date in recognition of the difficult situation people are going through with Covid-19 and that the sustainability appraisal document was not visible without password protection online until 4th January 2021 due to an IT issue.

- 3.8 In total 254 valid responses were received, raising more than 3,000 points. 150 responses were received by email or letter and 104 responses were received via the online survey. Some responses were brief; about 30 respondents wrote more than 10 pages. In addition, 250 anonymous responses were received to the online survey, of these 184 did not reach the survey's first question. Officers read through the responses that were wholly or partly complete but anonymous and these were in the same vein as those submitted by named respondents.
- 3.9 On 7th July 2021 Merton Council resolved to submit Merton's Local Plan to the Secretary of State and the Local Plan and Sustainability Appraisal Regulation 19 /Stage 3 was published between 22 July and 6 September 2021. Over 60 responses were received, including from individuals, local residents and community groups, and land owners.
- 3.10 All of the consultation responses have been considered and the plan has been amended accordingly at each stage. This Statement of Consultation summarises what people and organisations told us about the plans, and what actions have taken place as a result of their comments. The submitted Local Plan is accompanied by a Schedule of Representations setting out the comments received at Stage 3 (Regulation 19) and officer recommendations.
- 3.11 During the course of the plan's preparation, officers have proactively engaged with community groups, other infrastructure providers, businesses and their representatives, landowners and developers, and councillors representing most of the borough's wards.
- 3.12 Table 1 below summarises the public consultation events and meetings that were attended as part of the production of the Local Plan.

Table 1

DAY	DATE	MEETING	NOTES
Mon	17/09/2018	Morden Focus Group	Focus Groups with members and local community stakeholders. Local Plan & Morden
Mon	17/09/2018	National Trust – Morden Hall Park	Morden town centre regeneration plans

Mon (eve)	17/09/2018	Approval for consultation on Future Wimbledon Masterplan and Local Plan drafts	Cabinet
Wed	19/09/2018	Morden Pop Up Event	Pop Up Event - outside Sainsburys. Local Plan including Morden
Thu	20/09/2018	Morden Pop Up Event	Pop Up Event - outside Iceland. Local Plan including Morden
Sat	22/09/2018	Morden Pop Up Event	Pop Up Event - outside Morden Underground. Local Plan including Morden
Thu (eve)	27/09/2018	Wimbledon Community Forum public meeting	Future Wimbledon SPD presentation
Mon (eve)	01/10/2018	Wimbledon Society	Local Plan
Mon	01/10/2018	Launch of draft Future Wimbledon SPD consultation	(16 weeks – crossed over with Local Plan matters)
Tue	02/10/2018	2 potential development partners for the delivery of the Morden Regeneration Zone	Soft Market Testing
Wed	03/10/2018	3potential development partners for the delivery of the Morden Regeneration Zone	Soft Market Testing
Thu	04/10/2018	4 potential development partners for the delivery of the Morden Regeneration Zone	Soft Market Testing
Thu (eve)	04/10/2018	Wimbledon Union of Residents Associations	Future Wimbledon Masterplan; Local Plan
Fri	05/10/2018	Cabinet Member for Children’s Services	Engaging children and young people in planning processes
Thu	11/10/2018	Morden Community Forum public meeting	Local Plan and Morden Regeneration update
Tue (eve)	16/10/2018	Residents Association of West Wimbledon	Future Wimbledon Masterplan, Local Plan (pre consultation)

Wed (eve)	18/10/2018	Morden Regeneration Cross Party Steering Group	Morden - internal Members group made up of the councillors for the four wards near Morden town centre and the Cabinet Member for Regeneration and the relevant Shadow Cabinet Member.
Wed	31/10/2018	Love Morden Focus Group	Focus Groups with Love Morden representative. Local Plan including Morden
Wed	31/10/2018	Launch of Stage 2 draft Local Plan and Sutton Link consultation	(12 weeks)
Wed (eve)	07/11/2018	Merton Park Ward Residents Association community meeting	Local Plan, Morden policies
Thu	08/11/2018	South Wimbledon Station drop in	Sutton Link
Sat	10/11/2018	Future Wimbledon public space pop up workshop	
Mon (eve)	12/11/2018	Friends of Wimbledon Town Centre public meeting	Future Wimbledon Masterplan
Tue	13/11/2018	Nelson Health Centre drop in session	Sutton Link
Wed (eve)	14/11/2018	Battles Area Res Association	Local Plan, Future Wimbledon Masterplan, Sutton Link
Thu	15/11/2018	Head Teachers forum	Local Plan
Thu (eve)	15/11/2018	Landowners Forum	Wimbledon
Sat	17/11/2018	Morden station drop in event	Sutton Link and Local Plan
Tue	20/11/2018	NHS – infrastructure planning	Local Plan
Wed	21/11/2018	Mitcham Parish Church centre	Sutton Link, Local Plan
Wed	21/11/2018	Lambeth Council – duty to co-operate	Local Plan;
Sat	24/11/2018	Colliers Wood library drop in event	Sutton Link and Local Plan
	24/11/2018	Mansell Church Hall	Wimbledon group organised by Stephen Hammond MP
Tue	27/11/2018	Morden Hall Medical Centre	Local Plan

Tue	27/11/2018	Morden Civic Centre drop in	Sutton Link
Tue	27/11/2018	Wilson / NHS	Local Plan
Wed	28/11/2018	Wimbledon library drop in	Sutton Link / Local Plan
Sat	01/12/2018	Wimbledon station drop in	Sutton Link / Local Plan
Tue (eve)	04/12/2018	Wimbledon Community Forum	Future Wimbledon SPD and Local Plan update
Thu	06/12/2018	Merton Partnership	Local Plan / Sutton Link
Mon	10/12/2018	CBRE GI	Morden regeneration land owner meeting, with TfL
Wed	19/12/2018	Benedict Wharf site	Local Plan
Tue	08/01/2019	Site = Francis Grove	Local Plan
Wed	09/01/2019	Morden Schools engagement	Consultation with Year 6 pupils from six local primary schools around Morden on what they would like to see in the regeneration.
Fri	01/03/2019	Launch of Transport Plan: Local Implementation Plan 3 (LIP3) consultation	(6 weeks)
Thu (eve)	28/03/2019	Wimbledon Community Forum	Future Wimbledon SPD and Local Plan update
Mon	01/07/2019	Potential development partner for the delivery of the Morden Regeneration Zone	Soft Market Testing
Tue	02/07/2019	Potential development partner for the delivery of the Morden Regeneration Zone	Soft Market Testing
Thu	04/07/2019	Potential development partner for the delivery of the Morden Regeneration Zone	Soft Market Testing
Tue	23/07/2019	National Trust – Morden Hall Park	Morden town centre regeneration plans
Tue (eve)	10/09/2019	Colliers Wood Residents Association meeting	London Plan and Local Plan update

Thu (eve)	19/09/2019	Raynes Park Community Forum	Climate Emergency update
Wed (eve)	03/10/2019	Wimbledon Community Forum	Climate Emergency update
Thu (eve)	03/10/2019	Colliers Wood and NE Mitcham Community Forum	Climate Emergency update
Thu (eve)	10/10/2019	Mitcham Community Forum	Climate Emergency update
Wed (eve)	10/10/2019	Morden Community Forum	Climate Emergency update
Wed	16/10/2019	Launch of consultation on proposed additions to Local List	(4 weeks)
Mon	28/10/2019	Morden Regeneration Cross Party Steering Group	Morden - internal Members group made up of the councillors for the four wards near Morden town centre and the Cabinet Member for Regeneration and the relevant Shadow Cabinet Member.
Mon	28/10/2019	Launch of Draft Community Involvement consultation	(6 weeks)
Mon	28/10/2019	Launch of Climate Emergency Survey for residents and organisations	(7 weeks)
Wed	30/10/2019	UK Green Building Council Workshop	Workshop regarding low-carbon options for the regeneration of Morden town centre.
Thu	31/10/2019	Launch of Issues and Preferred Options Document for the South London Waste Plan	(8 weeks)
Fri	24/1/2020	Launch of Future Wimbledon SPD consultation	(6 weeks)
Wed (eve)	29/01/2020	Wimbledon Community Forum	Future Wimbledon SPD and Local Plan update
Wed (eve)	26/02/2020	Wimbledon Landowners Forum	Future Wimbledon SPD and Local Plan update

Tue	23/06/2020	HUDU and CCG	Merton Local Plan and health infrastructure requirements.
Fri	26/06/2020	Launch of Housing Delivery Research online engagement	(8 weeks)
Mon	29/06/2020	CBRE GI	Morden regeneration landowner meeting, with TfL
Tue	21/07/2020	HUDU and CCG	Merton Local Plan and health infrastructure requirements.
Fri	24/07/2020	Launch of Character Study Community Network Survey	(4 weeks)
Thu	06/08/2020	HUDU and Merton CCG	Merton Local Plan and health infrastructure requirements.
Tue	18/08/2020	HUDU and Merton CCG	Merton Local Plan and health infrastructure requirements.
Fri	04/09/2020	Launch of Publication Stage Draft South London Waste Plan consultation	(7 weeks)
Mon	07/09/2020	Launch of Merton Character Study survey	(4 weeks)
Fri	25/09/2020	HUDU and Merton CCG	Merton Local Plan – Morden regeneration
Wed	07/10/2020	Landowners of 12 Morden Hall Rd	Meeting with owners of land within the Morden Regeneration Zone.
Tue	03/11/2020	Landowners of 2 Crown Lane	Meeting with owners of land adjacent to the Morden Regeneration Zone.
Tue	10/11/2020	Morden Regeneration Cross Party Steering Group	Morden - internal Members group made up of the councillors for the four wards near Morden town centre and the Cabinet Member for Regeneration and the relevant Shadow Cabinet Member.
Fri	13/11/2020	Launch of Merton New Local Plan Consultation Stage 2a	(12 weeks)

Fri	13/11/2020	Launch of Draft Air Quality SPD consultation	(12 weeks)
Tue (eve)	17/11/2020	Merton Character Study stakeholder workshop	
Thu (eve)	07/01/2021	Local Plan Climate Change Consultation Event with Local Residents	Public online event to introduce changes to the draft climate change policies since the Stage2 consultation following the Council's declaration of a Climate Emergency.
Fri	08/01/2021	Launch of Climate Change Pledges consultation	(ongoing)
Mon	09/02/2021	Launch of Merton Small Sites Toolkit SPD consultation	(6 weeks)
Mon	09/02/2021	Launch of Merton Character Study SPD consultation	(6 weeks)
Wed	17/02/2021	Morden Regeneration Cross Party Steering Group	Morden - internal Members group made up of the councillors for the four wards near Morden town centre and the Cabinet Member for Regeneration and the relevant Shadow Cabinet Member.
Wed (eve)	24/02/2021	Morden Community Forum	Character Study, Small Sites Toolkit and Local Plan update
Thu (eve)	25/02/2021	Mitcham Community Forum	Character Study, Small Sites Toolkit, Climate Change Action Plan and Local Plan update
Tue	16/03/2021	Morden Regeneration Cross Party Steering Group	Morden - internal Members group made up of the councillors for the four wards near Morden town centre and the Cabinet Member for Regeneration and the relevant Shadow Cabinet Member.
Thu	25/03/2021	Wimbledon Community Forum	Climate Change Action Plan update

(eve)			
Tue (eve)	30/03/2021	Raynes Park Community Forum	Climate Change Action Plan update
Mon	12/04/2021	Launch of PlanWimbledon neighbourhood forum/area consultation	(6 weeks)
Tue	11/05/2021	Morden Regeneration Cross Party Steering Group	Morden - internal Members group made up of the councillors for the four wards near Morden town centre and the Cabinet Member for Regeneration and the relevant Shadow Cabinet Member.
Mon	28/06/2021	CBRE GI	Merton Local Plan, Site Allocation Mo4, meeting with landowner.
Tue (eve)	06/07/2021	Merton Park Ward Residents Association meeting	Character Study, Small Sites Toolkit and Local Plan update
Thurs	22/07/2021	Launch of Merton New Local Plan Publication Stage 3 consultation	(6 weeks)
Tue	27/07/2021	Morden Regeneration Cross Party Steering Group	Morden - internal Members group made up of the councillors for the four wards near Morden town centre and the Cabinet Member for Regeneration and the relevant Shadow Cabinet Member.
Thu	26/08/2021	Launch of Housing Delivery Strategy consultation	(6 weeks)
Thu	30/09/2021	CBRE GI	Merton Local Plan, Site Allocation Mo4, meeting with landowner.
Wed	27/10/2021	Merton Climate Action Group Buildings & Energy Meeting	Merton Local Plan Climate Change Policies

3.13 In addition to the consultation meetings above, the following engagement has taken place throughout and in addition to the Local Plan consultations:

- The consultants carrying out the **Green Infrastructure Study** contacted a number of groups involved in the usage and management of open spaces in Merton, including Friends of the Parks Groups across the borough;
- The consultants carrying out the **Playing Pitch Strategy** and the **Indoor Sports Facility Study** contacted Sport England, London Sports, landowners, clubs and users of sports sites throughout the borough and the national sports governing bodies (NGBs). This included the Football Association, England Hockey, England Cricket Board and the Rugby Football Union as well as other sporting bodies for tennis, bowls, badminton, etc.);
- Gypsies and Travellers in Merton, organisations working with gypsies and travellers and representatives of the **Gypsies and Traveller and Travelling showpeople community** were contacted as part of the **Gypsies and Travellers Accommodation Assessment**;
- Various meetings were held weekly between the council and Transport for London on the delivery of **Morden regeneration**, in addition to meetings with the GLA and various land owners;
- Site-specific meetings were held with many landowners who had proposed their **sites for allocation** in the new draft Local Plan;
- As part of the preparation of the **Housing Delivery Study** an online engagement exercise took place for 8 weeks from June to August 2020 which received responses from over 2,000 individuals/groups; the consultants also undertook telephone/video discussions with a range of stakeholders, including Registered Providers, developers, councillors and council officers.
- In 2020 / 2021, consultants developing a **Housing Delivery Strategy** engaged with local specialist housing providers and Registered Providers.
- Engagement with infrastructure providers took place throughout the plan process by a combination of formal meetings (e.g. the Merton Borough Estates Group, the Health and Wellbeing Board; emails and phone calls between council officers and infrastructure providers; dialogue on other projects that had relevance for the local plan (e.g. with Thames Water and the Environment Agency as part of the council's Lead Local Flood Authority Role and as part of preparing the **Strategic Flood**

Risk Assessment 2020 (with Wandsworth) and council reports (e.g. on school places with the council's role as Local Education Authority)

3.14 Not included in the above list are consultation meetings including:

- Meetings with councillors
- Other boroughs including neighbours
- Meetings with infrastructure providers
- Dates of ongoing engagement with business groups including LoveMorden and LoveWimbledon

Effective engagement

3.15 Some consultation techniques were effective in helping to raise awareness, encourage discussion, questions and debate and elicit responses. Others were less successful. Below is some commentary on the key techniques.

Raising awareness - contacting people to let them know about the consultation

3.16 Although every household in Merton receives the MyMerton magazine (and if they don't please let us know as they should be receiving it) emails were sent out and the council dedicated social media coverage there were still many calls from respondents wanting to be notified on the consultations by dedicated correspondence to their household. This was particularly true of the draft Future Wimbledon Masterplan SPD and also the draft Local Plan.

3.17 Officers feel that this may have been exacerbated by the reduced scope of Merton's Local Plan consultation database which now excludes anyone who did not specifically reply to "opt-in" after May 2018 under the General Data Protection Regulations. Merton's Local Plan consultation database contains all residents, landowners, community groups, residents associations, campaign groups, business organisations and other groups that are either on Merton's Voluntary Services Council (MVSC) website or had specifically opted to be contacted for plan-making purposes. However, individuals who may have wanted to

remain on Merton's Local Plan database but did not specifically opt to remain would not have received direct correspondence at this consultation. We are working to build up our database with individual contact while remaining GDPR compliant.

- 3.18 We understand that people feel that we should resource a dedicated letter to households for local plan consultations, particularly site-specific matters. At Stages 2a and 3 we wrote to landowners that would be affected by green infrastructure policies map amendments. During these stages consultations were digital due to Covid19 and increasingly government's direction of travel is for greater digitisation of planning matters. In line with this approach and with Merton's Statement of Community Involvement the council is likely to continue to use, social media email (for those who have signed up to the consultation database), the MyMerton magazine for households and make requests to community groups to spread the message for any area-based or borough-wide plans.

Drop in sessions

- 3.19 By combining the three consultations, we were able to make the most of drop-in sessions organised across the borough throughout the consultation. Most of these were held in public buildings (stations, libraries etc) given the winter months or on street; we were lucky with the weather.
- 3.20 Drop-in sessions were particularly useful for aspects of consultation that could be easily summarised with images or maps and where participants and those running the drop-in sessions could briefly exchange information (e.g. the three choices of routes for the Sutton Link or information on a single site for the Local Plan). Drop in workshops where participants carried out specific activities were also useful for the draft Future Wimbledon Masterplan, especially as these had props in the form of pop-up street furniture which attracted people. Similar activities were undertaken in Morden.
- 3.21 Drop in sessions were largely ineffective and often frustrating for participants when trying to explain longer text-based matters such as policies in the draft Local Plan or the guidance in the Future Wimbledon Masterplan.
- 3.22 Drop in sessions were very useful in attracting a far wider section of the local community than might usually engage in planning consultations. The location of the drop-in session was essential to its success. For example the drop-in session held on a Saturday in Morden underground station was extremely busy for over four hours and helped to engage a wide range of people in terms of age, gender, abilities, heritage and knowledge of the area or issues. A surprisingly less successful venue

was by the front doors inside Wimbledon library on a weekday afternoon. The library itself was extremely busy and constantly active but it seems that people did not want to dwell and ask questions on planning matters while in the library.

Community meetings

- 3.23 By far the most successful method of raising awareness, engaging discussion and debate that directly results in responses is via attending community meetings where the issue is either a key subject on the agenda or that the meeting is dedicated to that topic.
- 3.24 Like drop-in sessions, it is much easier and more straightforward to convey site-specific matters or issues relating to a specific area at a community meeting than to try and effectively hold people's interest on a wider variety of topics. As such, community meetings were more successful and could be seen to directly result in responses to the various consultations when they covered the Future Wimbledon Masterplan, Morden regeneration and the three routes for the Sutton Link. We are grateful to all the residents associations and community organisations who invited us to their meetings and in some cases set up dedicated meetings in addition to our own to discuss the topics.

Focussed discussions

- 3.25 In contrast, focussed discussions with smaller groups of residents, businesses, schoolchildren and other community groups were very useful in engaging on the breadth and depth of matters contained in the draft Local Plan and resulted in responses. Focussed discussions were also effective for the Future Wimbledon Masterplan but less so for Sutton Link as the consultation was brief and there wasn't as much to discuss. We are very grateful to those groups who either invited us to engage with them or who responded to our requests.
- 3.26 We used focussed discussions to engage with schoolchildren. After approaching all of Morden's primary school head teachers, six primary schools sent groups of children aged 10-11 to participate in a workshop dedicated to Morden regeneration and getting their responses. This was a fascinating exercise and very rewarding. Many of the children's responses reflected straightforward, practical approaches that can be incorporated into the draft Local Plan (for example, the

children believed that in 10 years' time lots of people in Morden would still have cars but these would largely be electric vehicles) The dedicated report on this consultation is published on the council's [More Morden webpage](#).

4 Summary of key changes made between Regulation 18 and Regulation 19

4.1 Table 2 below summarises all of the key changes that were made to the Local Plan policies between each stage of the plan's production.

Table 2

Policy Reference	Policy Name	Policy summary	Key changes summarised
	Foreword and Introduction	This chapter sets out the council's statutory planning policy framework for the borough and the role of the Local Plan in determining planning applications.	None.
	Urban Development objectives and vision	The objectives and vision provides the framework for the Local Plan. Informed and influenced by Merton's Community Plan and the Council's priorities	Minor changes to strengthen the urban development objective following comments at consultation stages.
	Good growth strategy	The Council's Good Growth Strategy identifies the areas of growth in delivers opportunities and benefits for our residents and businesses aims to create the conditions for growth to provide the homes (including affordable homes),	Change to strengthen and provided greater clarity on from stage 2a to stage 3: <ul style="list-style-type: none"> a) What is, meant by good growth – economic, social and environment. b) Setting out that future growth in Merton must be socially and economically

		jobs and other facilities needed to support the growth.	inclusive and environmentally sustainable and, contribute to the London Plan Good Growth Objectives and the Sustainable Development Goals (SDGs).
	NEIGHBOURHOODS		
	All Site allocations		<p>Summary of general updates to all of the site allocations in the Neighbourhoods policies:</p> <p>Between Stage 2a and 3 detailed feedback was provided from Thames Water and other infrastructure providers on each of the sites. Work was also carried out on the Infrastructure Delivery Plan. As a result details on infrastructure were added to each of the site allocations.</p> <p>In addition, for Stage 2a information on the deliverability timescale for each of the site allocations and the potential site capacity in number of homes was added.</p>
N3	Colliers Wood	This policy proposes Colliers Wood as a District Centre. It aims to support development in and around the Colliers Wood town centre, building on the improvements led by "Connecting Colliers Wood", supporting the redevelopment of retail outlets, the	<p>Stage 2 – Britannia Point (existing building) described as pinnacle in terms of building height</p> <p>Stage 2a - Britannia Point described as part of cluster of buildings of varying heights, including CW2 site allocation</p>

		provision of high quality homes and creating new streets and public spaces for all residents.	<p>Stage 3 – following consultation feedback and assessment, Britannia Point reinstated as pinnacle building height</p> <p>Other more minor amendments between Stages 2, 2a and 3, for example, factual updates relating to government’s Use Class Order changes so that ground floor and business uses will be able to be more flexible.</p>
CW1	Baltic Close, Colliers Wood	Site allocation: Residential and commercial mixed-use scheme	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
CW2	Brown and Root Phase 2	Site allocation: Delivery of new homes as part of a mixed-use development. Residential on upper floors with any of the following on the ground floor (financial and professional services, food and drink, office, assembly, health/day centre) or other sui generis use that is a suitable mix right for a town centre.	<p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.</p> <p>Stage 2 – allocation similar; existing Britannia Point described as the pinnacle in terms of height</p> <p>Stage 2a – allocation and policy no longer describes the existing Britannia Point as the height pinnacle</p> <p>Stage 3 – following substantial consultation feedback and further consideration, Britannia Point.</p>
CW3	Colliers Wood Community Centre	Site allocation: Mixed-use community and residential.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.

CW4	Colliers Wood Station	Site allocation: Any of the following or a suitable mix of retail, financial and professional restaurant or café, hot food takeaway, drinking establishment, leisure/health centre, offices and residential on upper floors. The Post Office should be retained.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
CW5	Priory Retail Park, Colliers Wood	Site allocation: Creation of streets - a suitable mix of town centre uses on the ground and lower floors (shops financial and professional services, food and drink, office, assembly, health/day centre or other sui generis use appropriate for a town centre), residential on upper floors and public space.	<p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.</p> <p>Between Stages 2a and 3 information added on the National Grid Power lines and other infrastructure projects</p>
N4	Mitcham	This policy aims to retain Mitcham as a District Centre, create healthier streets and enhance the public realm through high quality streetscape and public spaces, making Mitcham town centre easier to walk around and get to by walking, cycling and public transport. New homes should be of a high quality and have a mix of tenures.	Only minor changes between Stages 2, 2a and 3, for example, factual updates relating to government's Use Class Order changes so that ground floor and business uses will be able to be more flexible
Mi1	Benedict Wharf, Hallowfield Way	Site allocation: Residential with some non-residential uses that are commensurate with a residential setting (for example small workshops,	Stages 2 - consideration of industrial designation site swap and that Streatham Road LSIS may become a SIL

		<p>community uses etc.) and deliverable. Reallocation is dependent on there being no loss of waste management capacity within the South London Waste Plan area.</p> <p>Merton Council will only support reallocation where the waste management capacity and function are moved within the South London Waste Plan area.</p> <p>Development of the site is an opportunity to provide much needed new homes and other compatible uses in a largely residential setting with surrounding infrastructure and minimise HGV (Heavy Goods Vehicle) and other heavy traffic and attributed to the waste management use of the site and minimise the associated road-based noise and air pollution.</p>	<p>Stage 2a – amendments on factual matters including extent of existing conservation area, site description etc. Progress on planning application and waste management moving to site in Sutton. No connection with Streatham Road LSIS</p> <p>Stage 3 – additional information on infrastructure including water and gas capacity, National Grid overhead power lines. Updates on progress of South London Waste Plan 2022 (site released from waste site allocation in this plan) and on planning application for site resolved to be granted.</p> <p>Amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.</p>
Mi2	Birches Close, Mitcham	<p>Site allocation: Healthcare with community and enabling residential development or residential if the existing services are relocated within an alternative healthcare facility in Mitcham (connection with Site Mi18 Wilson Hospital)</p>	<p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.</p>
Mi3	Burn Bullock Public House, Mitcham	<p>Site allocation: Secure community ownership and management of the land and buildings associated with Mitcham</p>	<p>.Stage 2 and 2a – amendments in connection with securing future of cricket pavilion for cricket club.</p>

		<p>Cricket Pavilion and restoration of the Burn Bullock supported by enabling development.</p> <p>Use of the cricket pavilion and associated shed in perpetuity as a cricket pavilion serving Mitcham Cricket Green.</p> <p>Use of the Burn Bullock building as non-residential uses with public access on the ground floor which could include business, service or community uses. Residential development may be acceptable on upper floors as enabling development.</p> <p>Residential development on the car park to the rear of the site to enable community ownership and management of Mitcham Cricket Pavilion associated land and buildings.</p>	<p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure</p>
Mi4	Elm Nursery Car Park, Mitcham	Site allocation: Residential	<p>Minor changes between Stages 2, 2a and 3, including progress on planning application resolved to be granted.</p> <p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.</p>
Mi5	Land at Canons, Mitcham	Site allocation: Residential	<p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.</p>

			Minor changes between Stages 2, 2a and 3, including site description updates and progress on planning application resolved to be granted
Mi6	Mitcham Citizens Advice Bureau 326-328 London Road Mitcham	Site allocation: Residential if, the office and community functions are provided elsewhere locally. Residential use would be dependent on the office and community use being re-provided locally.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mi7	370-374 London Road, Mitcham	Site allocation: Mixed used non-residential (shops, services, offices, community on the ground floor and residential on upper floors.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mi8	1-12 Majestic Way, Mitcham	Site allocation: Mixed use: retail, businesses, food and drink and community services (health centres, crèches, day nurseries, day centre on the ground floors, residential on upper floors.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mi9	Former Mitcham Fire Station	Site allocation: A mix of uses which could include any of the following: community uses (Clinics, health centres, crèches, day nurseries, day centre), other community uses such as a cinema, gallery, theatre; residential, restaurant/café, office, drinking establishment or non-food retail.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.

Mi10	Mitcham Library and car park	Site allocation: Library to be kept and improved (either on site or closer to Mitcham town centre). The rest of the site considered for a suitable mix or any of community uses, office or residential.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mi11	Raleigh Gardens car park	Site allocation: Residential	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure. Minor changes between Stages 2, 2a and 3, including site description updates and progress on planning application resolved to be granted
Mi12	Sibthorpe Road car park, Mitcham	Site allocation: Town centre type uses including retail, food and drink, offices, work spaces, leisure, community services and residential on upper floors.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mi13	30 St Mark's Road, Mitcham	Site allocation: Residential.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mi14	United Westminster School sports ground, Tamworth Lane, Mitcham	Site allocation: Creation of new publicly accessible sporting facilities enabled by residential development.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mi15	Taylor Road Day Centre, Mitcham	Site allocation: Mixed use community (Clinics, health centres, crèches, day nurseries, day centre) and residential or	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.

		solely residential if the community service is provided elsewhere.	
Mi16	Mitcham Gasworks, Western Road, Mitcham	Site allocation: Residential led mixed-use development with open space and community use (Clinics, health centres, crèches, day nurseries, day centre).	Stage 2 and 2a – amendments between these consultation stages to correct the site boundary (include the gasholder, establish boundary to south west) Stage 3 – updates on infrastructure provision, including water, gas. Updates to design and accessibility guidance Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mi17	White Hart backland, Mitcham	Site allocation: Restaurant /cafe or public house or drinking establishment with potential for residential development to enable the restoration and viable function of the White Hart.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mi18	Wilson Hospital, Mitcham	Site allocation: Healthcare with community and enabling residential development. or residential if the existing services are relocated within an alternative healthcare facility in a suitable location in Mitcham (connection with Site Mi2 Birches Close)	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure. Stages 2 and 2a – amendments relating to updates from Merton’s Playing Pitch Strategy 2019

Mi19	Worsfold House, Mitcham	Site allocation: A suitable mix of school and/or residential.	<p>Stage 2a – amendments from stage 2 relating to site boundary and extension of Cricket Green School</p> <p>Stage 3 – minor amends from Stages 2 and 2a</p> <p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.</p>
N5	Morden	<p>This policy supports the regeneration of Morden Town Centre to create a modern, attractive and vibrant destination that meets the needs of the current and future residents, businesses and visitors, and provides economic, social and environmental benefits. This will include intensification and comprehensive regeneration within the Morden Regeneration Zone (Mo1).</p>	<p>The main changes in the Stage 2a draft are:</p> <ul style="list-style-type: none"> - specifying that tall buildings will be supported within the Morden Regeneration Zone (MRZ) and the Wider Morden Town Centre Area (WMTCA), where they are considered appropriate, - a less distinct separation of policy criteria between the MRZ, the WMTCA and the Morden Neighbourhood, and - the Strategic Development Framework is published and referred to in the supporting text. <p>The main changes in the Stage 3 draft are:</p> <ul style="list-style-type: none"> - incremental development that assists with the delivery of comprehensive regeneration within the MRZ, is supported, - tall buildings are only support 'in limited locations' within the WMTCA, - the inclusion of the WMTCA within the proposed Opportunity Area, and

			<p>- additional details in the supporting text regarding the surrounding Morden Neighbourhood.</p> <p>Proposed post-Stage 3 modifications include:</p> <ul style="list-style-type: none"> - the deletion of text to avoid unnecessary duplication of matters that are adequately addressed in other Development Plan policies and to make the policy more concise, - the introduction of the Strategic Heights Diagrams which shows the location and maximum heights of tall buildings and results in the removal of all reference to the WMTCA, and related clarifications to which areas the remaining text applies e.g. the MRZ or the Town Centre, and - a clarification that comprehensive regeneration refers to the nature and scale of the regeneration and not a delivery method.
Mo1 (formally site Mo4)	Morden Regeneration Zone	Site allocation: Mixed retail, office, commercial (including restaurants/cafes), community use (including health centre), transport infrastructure, public realm and residential.	<p>Stage 2a – the properties at 2-32 London Road are included and the following ‘Site deliverability’ statement is included: ‘Commencement within 5 years and delivery in phases within 10-15 years.’</p> <p>The main changes in the Stage 3 draft are:</p> <ul style="list-style-type: none"> - incremental development that assists with the delivery of comprehensive regeneration within the MRZ, is supported, - appropriate locations and heights for tall buildings will be established via a plan-led approach, and

			<p>- likely need for health infrastructure contribution added</p> <p>Proposed post-Stage 3 modifications are:</p> <ul style="list-style-type: none"> - Reference number swap between Mo4 and Mo1, to indicate the MRZ's priority within the Morden Neighbourhood, - Site deliverability changed: 'Commencement within 6-10 years and delivery in phases within the 6-10 and 11-15 year periods.', and - the introduction of the Strategic Heights Diagrams which shows the location and maximum heights of tall buildings and results in the removal of all reference to the WMTCA.
Mo2	Farm Road Church, Morden	Site allocation: Residential.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mo3	Imperial Sports Ground, Morden	Site allocation: Intensification of sporting activity on the wider Tooting and Mitcham Hub site may be supported by enabling development on this site subject to meeting planning policy, evidence and consultation. Any enabling development would be expected to directly fund long-term capital investment in sporting facilities on Tooting and Mitcham Hub.	<p>Stages 2 and 2a – amendments relating to updates on infrastructure including from Merton's Playing Pitch Strategy 2019 and Green Infrastructure study 2020; updates on planning application status</p> <p>Stage 3 – minor updates on infrastructure provision and factual matters.</p> <p>Proposed post-Stage 3 modification is for the site to be moved to the Mitcham Neighbourhood, in which it is located, but for ease of reference 'Mo3' is retained.</p>

Mo4 (formally Mo1)	Chaucer Centre, Morden	Site allocation: Mixed-use residential and community uses such as clinics, health centres, crèches, day nurseries, day centre or solely residential, subject to the existing training facility being provided on a suitable site elsewhere within the borough.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mo5	Morden Hall Medical Centre	Site allocation: Healthcare led mixed-use scheme with residential or solely residential if an NHS primary healthcare facility with similar or greater capacity is provided within Morden town centre.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mo6	York Close car park	Site allocation: Parking and residential or solely residential, if not needed for parking	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Mo7	Gifford House, Morden	Site allocation: Residential	Stage 2 - this site had not been submitted Stage 2a – site consulted on for the first time Stage 3 – minor amends from stage 2a on infrastructure provision
N6	Raynes Park	This policy retains Raynes Park as a local town centre, aims to improve the quality of the environment and make it easier for people to move around Raynes Park Local Centre and the wider neighbourhood.	Policy direction remained the same between stages 2, 2a and 3. Modifications between Stages 2 and 2a arising from representations and adding clarity to overall policy direction, particularly around retaining Raynes Park's character.

RP1	Amity Grove Clinic	Site allocation: Residential (former health services have now re-located to Nelson Medical Centre).	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
RP2	245-247 Burlington Road	Site allocation: Commercial, business, service and community use appropriate to a residential area.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
RP3	Burlington Road Tesco Raynes Park	Site allocation: Comprehensive redevelopment of the site to keep the supermarket with the same floorspace as exists in a new, purpose-built unit and to optimise the rest of the site for delivering new homes, landscaping and access.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure. Updates relating to the planning permission which was approved in June 2021.
RP4	80-86 Bushey Road	Site allocation: Residential-led mixed use development with potential for ground and lower floors commercial, business, services and local community uses appropriate to a residential area.	Stages 2 and 2a – amendments relating to updates on infrastructure (e.g. water, gas, flood risk) Stage 3 – minor updates on infrastructure provision and factual matters
RP5	AELTC, Grand Drive, Raynes Park	Site allocation: Tennis facilities connected with AELTC's operation of The Wimbledon Championships, the Wimbledon Junior Tennis Initiative, community tennis programmes with support for continued and long-term investment in the same. The site can be found in designated open space with	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.

		sport and recreation use that are compatible with open space designation.	
RP6	LESSA Sports Ground, Raynes Park	Site allocation: Sporting or community use of the entire site will have to be proven as undeliverable before any other uses can be considered	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
RP7	Rainbow Industrial Estate	Site allocation: Employment led regeneration in line Rainbow Industrial Estate planning brief, including public realm improvements close to Raynes Park station. Proposed allocation to clarify the existing planning approach.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure. Stage 3 – amendment to clarify extant planning application status of site
RP8	West Barnes Library	Site allocation: Library with residential on upper floors	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
N7	South Wimbledon	This policy recognises South Wimbledon as a new Local Centre and a distinctive neighbourhood in its own right and encourages well-designed shopfronts, public realm and air quality improvements.	At Stage 2 South Wimbledon was not a separate neighbourhood or policy, instead it was part of the Wimbledon neighbourhood. At Stage2a following consultation feedback from Stage 2 particularly from the Battle Area Residents Association, the council proposed South Wimbledon as a new Local Centre and developed its own policy to this effect, including proposing a Local Centre boundary in the Policies Map.

			Stage 3 (following Stage 2a consultation feedback) had minor amends to the new Local Centre boundary at South Wimbledon and also amendments to the indicative neighbourhood boundary arising from Borough Character Study 2021 feedback. There were also amendments to the policy relating to public realm, design and support for the local centre
N9	Wimbledon	This policy aims to ensure that Wimbledon continues to be the borough's only Major Centre thriving destination for businesses, local residents and visitors.	<p>Stage 2 consultation proposed Wimbledon town centre as moving from a Major Centre towards a Metropolitan Centre.</p> <p>At Stage 2a, following consultation feedback, the policy maintained Wimbledon as the borough's only Major Centre.</p>
Wi1	Battle Close, North Road, Wimbledon	Site allocation: Any of the following uses or suitable mix of community (including education), sport/leisure facilities and residential.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Wi2	Broadway Car Park, Wimbledon	Site allocation: a suitable mix of town centre type uses such as retail, café and restaurants, community, cultural, leisure and entertainment, offices and hotel.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Wi3	AELTC, Church Road, Wimbledon	Site allocation: World class sporting venue of national and international significance with support for continued	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure. Additional information was

		and long-term investment in all sites towards this end and to improve community access, particularly to Wimbledon Park Lake.	added on the former golf course part of the site arising from representations and to correct naming of conservation areas.
Wi4	27-39 Hartfield Road Wimbledon	Site allocation: Any of the following or an appropriate mix of town centre types use such as retail (A1 Use Class), cultural, leisure and entertainment (D2 Use Class), offices (B1 [a] Use Class) and hotel (C1 use class). This site may incorporate residential (C3 Use Class) on upper floors.	This site was removed between Stage 2 and Stage 2a because permission was granted for a hotel and the scheme started in 2020.
Wi5	Hartfield Road Car Park, Wimbledon	Site allocation: A mix of uses appropriate to a town centre including retail, offices, assembly and leisure and hotel. There may be some scope for residential on upper floors facing Hartfield Road where this improves viability.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Wi6	Highlands House, The Broadway	Site allocation: A suitable mix of retail, financial and professional services restaurants cafes, drinking establishments, offices, community (including health/day centre), sporting/leisure use, residential and hotel.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.

Wi7	Rufus Business Centre, Wimbledon	Site allocation: allocated as a mixed-use development consisting of both employment (business/light industrial and residential uses.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Wi8	South Wimbledon Station	Site allocation: Retaining the underground station and residential or residential mixed-use retail, financial services and professional, cafes and restaurants, public house and offices.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.
Wi9	28 St George's Road, Wimbledon	Site allocation: a suitable mix of town centre type uses such as community use, retail, financial and professional services, offices, hotel and residential.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure. Reference to site allocation Wi14 has been removed.
Wi10	Prospect House, St George's Road, Wimbledon	Site allocation: Offices or hotel	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure. Reference to site allocation Wi14 has been removed.
Wi11	Victoria Crescent, Wimbledon	Site allocation: A mix of uses including retail, pub or drinking establishment, financial and professional services, assembly and leisure, hotel with the re-provision of public realm. The priority for the site should be town centre uses. There may be some scope for residential on upper floors facing Hartfield Road where this improves viability.	Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.

Wi12	Wimbledon Stadium and Volante site	<p>Site allocation: Intensification of sporting activity with supporting enabling development. Developments that facilitate more sporting activity may be enabled by more viable uses, subject to meeting planning policy, evidence and consultation (same allocation as Merton's Sites and Policies Plan 2014 site 37.</p> <p>The Council proposes to continue with the site allocation to give certainty to the multiple landowners and surrounding business and residential occupiers that it continues to support the allocated use.</p>	<p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure.</p> <p>Updated details on the Stadium development which part completed in 2021.</p>
Wi13	8-20 Worple Road and 20-26 St George's Road	<p>Site allocation: A mix town centre types uses such as retail, financial and professional services, offices, hotel or Community (including health/day centre), residential on upper floors to enable commercial led development.</p>	<p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure. Reference to site allocation Wi14 has been removed.</p>
Wi14	22-24 Worple Road, Wimbledon	<p>Site allocation: Any of the appropriate mix town centre types uses such as Community (D1 Use Class), retail (A1 Use Class), financial and professional services (A2 Use Class), offices (B1[a] Use Class) hotel (C1 use class)</p>	<p>This site was removed from the Local Plan between Stage 2 and Stage 2a because an extension and refurbishment of the building was completed in 2020.</p>
Wi15	YMCA, The Broadway, Wimbledon	<p>Site allocation: A suitable mix of retail, financial and professional services, restaurants /cafes, drinking</p>	<p>Minor amendments between stages 2, 2a and 3 including more detail on design and accessibility, and infrastructure. Updates added as the planning</p>

		establishments, offices, community use and residential (including hostel or hotel).	permission on this site was approved and is being progressed.
Wi16	Centre Court Shopping Centre	Site allocation: A mixture of town centre types uses such as community (including health/day centre), retail, restaurants and take-away, financial and professional services, offices, hotel, residential.	<p>This site was put forward at the Stage 2 consultation by the owners.</p> <p>It was added to the Stage 2a consultation and the deliverability was changed from 5-10 years at Stage 2a to 0-5 years for Stage 3.</p> <p>The site was sold in 2020 and the new owners are progressing a planning application in 2021.</p>
	CLIMATE CHANGE		<p>At Stage 2 this chapter was part of a large chapter, Chapter 8 “Environment” incorporating open space, play space, leisure, biodiversity, climate change, flood risk, air quality and pollutants. Policies started 8.10, 8.11 etc.</p> <p>At Stage 2a, the climate change policies were updated following Merton's declaration of a Climate Emergency in July 2019, and in response to Stage 2 consultation feedback and the draft London Plan (Intend to Publish version). The policies were updated to reflect the standards required to deliver Merton's ambition of being net zero carbon by 2050 in line with Merton's emerging Climate Strategy and Action Plan, as</p>

			<p>well as updated regional and national carbon reduction targets.</p> <p>As a result, at stage 2a, the climate change policies were reordered and restructured, and were subject to a number of changes.</p> <p>Following consultation feedback about the importance of climate change in the stage 2a consultation the climate change policies were moved to chapter 2 at Stage 3.</p> <p>At stage 3, the climate adaptation policies (previously covered in policy CC8.14 at stage 2 and policy CC8.16 at stage 2a) were embedded within the relevant sections of the Local Plan. Overheating of buildings and subsidence are now addressed in the Design policies; flooding, water shortages and the urban heat island effect are covered in the Green & Blue Infrastructure policies; and water use from development is addressed in Policy CC2.6 Sustainable Design Standards.</p>
CC2.1	Promoting sustainable design to mitigate and adapt to climate change	This Strategic Policy sets out the overall aims of Merton’s climate change policies to make Merton a more environmentally sustainable place and net-zero carbon by 2050, by reducing greenhouse gas emissions and increasing local resilience	At stage 2a, following the Council's declaration of a Climate Emergency, all the climate change policies were updated to reflect the standards required to deliver Merton's ambition of being net zero carbon by 2050 in line with Merton's emerging Climate Strategy and Action Plan.

		<p>to the impacts of a changing climate through sustainable design.</p>	<p>The justification for this strategic policy was updated to highlight the gap between current national and regional policies and the standard required to achieve our carbon reduction targets. This highlighted the need for higher standards in local planning policy in order to minimise Merton's future retrofit burden.</p> <p>Previously numbered Strategic Policy CC8.10 at stage 2 and stage 2a, this became Strategic Policy CC2.1 at stage 3.</p> <p>At stage 3, clarification was added to the justification of this policy to clarify how the climate adaptation policies had been embedded across the Local Plan.</p>
<p>CC2.2</p>	<p>Minimising greenhouse gas emissions</p>	<p>This policy aims to minimise greenhouse gas emissions from development by maximising carbon savings on site.</p>	<p>Following the Council's declaration of a Climate Emergency, this policy was reviewed to drive further and carbon savings on site in order to deliver our carbon reduction targets and minimise Merton's future retrofit burden.</p> <p>At stage 2a previous policy CC8.11 Reducing energy use and carbon emissions was split in to two separate policies: CC8.11 (changed to CC2.2 at stage 3) Minimising greenhouse gas emissions and CC8.12 (changed to CC2.3 at stage 3) Minimising Energy Use, in order to put increased emphasis on taking a fabric first approach to development.</p>

			<p>Key changes to policy CC8.11 at stage 2a included:</p> <ul style="list-style-type: none"> - Incorporating the Mayor’s new Be Seen requirement in line with the draft London Plan. - Extending the Mayor’s zero carbon target to all minor new build residential development of one or more units and all non-residential development of 500sqm GIA or more. - Increasing Merton’s minimum on-site carbon reduction targets; and - Introducing a new approach to carbon offsetting in line with new evidence. <p>At stage 3, the policy wording was updated to require all schemes to demonstrate how carbon savings have been maximised towards the Mayor’s net-zero carbon target, but only requiring new build development resulting in the creation of 1 or more dwellings or 500 sqm or more non-residential GIA to demonstrate compliance with the Mayor’s net-zero carbon target and offset any carbon shortfall.</p>
CC2.3	Minimising energy use	This policy aims to minimise energy use in existing and new buildings through energy efficiency improvements including a fabric first approach.	This policy was added at stage 2a following Merton’s declaration of a climate emergency to put increased emphasis on a fabric first approach to development.

			<p>This policy aims to minimise energy use and carbon emissions through energy efficiency improvements and drive a fabric first approach, by:</p> <ul style="list-style-type: none"> - Applying the Mayor’s energy efficiency targets to all development resulting in the creation of 1 or more dwellings or 500sqm non-residential GIA. - Introducing fabric energy efficiency standards for new build development which will gradually increase over the next five years. - Introducing Energy Use Intensity as a new metric for measuring performance; and - Requiring increased disclosure of anticipated energy demand and post-occupancy monitoring for major schemes to better understand the performance gap between building design and operation. <p>Previously numbered policy CC8.12 at stage 2a, this became policy CC2.2 at stage 3.</p> <p>Minor amends at stage 3.</p>
CC2.4	Low carbon energy	This policy aims to drive the decarbonisation of heat and maximise renewable energy generation in the borough.	At stage 2a, this policy was reviewed in response to Stage 2 consultation feedback, the draft London Plan (Intend to Publish version) and

			<p>New evidence on sustainability standards required to deliver carbon reduction targets in line with Merton's Climate Strategy & Action Plan.</p> <p>Key changes at stage 2a included:</p> <ul style="list-style-type: none"> - Requiring developers to use efficient low carbon heat and to maximise renewable energy generation on site; and - Banning gas boilers in new build development from January 2023. <p>Previously numbered policy CC8.13 at stage 2 and stage 2a, this policy became policy CC2.4 at stage 3.</p> <p>Minor amendments to policy wording at stage 3 to clarify that there will be no gas boilers in new dwellings and new non-residential development in Merton from January 2023.</p>
CC2.5	Minimising waste and promoting a circular economy	This policy aims to minimise waste and embodied carbon, and promote a circular economy.	<p>At stage 2a, this policy was reviewed in response to Stage 2 Consultation feedback, the draft London Plan (Intend to Publish version) and new guidance including the Mayor's circular economy and whole life-cycle carbon guidance.</p> <p>Previously numbered policy CC8.15 at stage 2, this became policy CC8.14 at stage 2a and policy CC2.5 at stage 3.</p> <p>Key changes at stage 2a included:</p>

			<ul style="list-style-type: none"> - Policy was reviewed to avoid repetition with other policies as part of restructure of climate change policies. - Requiring all major developments and all proposals to demolish and rebuild to carry out a Whole-Life Cycle Carbon assessment. <p>At stage 3, the policy wording was reviewed to require Whole Life-Cycle Carbon assessments for all development resulting in the creation of 30 or more dwellings or 1000sqm or more non-residential GIA, and proposals proposing to demolish and rebuild a single dwelling to avoid being overly burdensome.</p>
CC2.6	Sustainable design standards	This policy aims to drive higher sustainability standards in existing and new buildings in Merton.	<p>At stage 2a, this policy was reviewed in response to Stage 2 consultation feedback, the draft London Plan (Intend to Publish version) and new evidence on sustainability standards required to deliver carbon reduction targets in line with Merton's Climate Strategy & Action Plan.</p> <p>Previously numbered policy CC8.12 at stage 2, this became policy CC8.15 at stage 2a, and policy CC2.6 at stage 3.</p> <p>Key changes at stage 2a included:</p> <ul style="list-style-type: none"> - Requiring BREEAM (Building Research Establishment Environmental Assessment

			<p>Method) 'Excellent' standards for conversions/ change of use resulting in the creation of one or more new dwellings, and all new build and change of use non-residential development of 500sqm GIA or more.</p> <p>At stage 3, the policy wording was reviewed to require BREEAM 'Excellent' standards for conversions or change of use resulting in the creation of 10 or more new dwellings, and all new build and change of use non-residential development of 1,000sqm GIA or more, to avoid being overly burdensome for smaller schemes.</p>
	ECONOMY		<i>At Stage 2 this chapter was Chapter 7 so all policies started 7.1, 7.2 etc.</i>
EC13.1	Promoting economic growth and successful high streets	This Strategic Policy sets out the overall aim to support economic recovery, business investment and jobs growth through encouraging developments that provide a greater number and range of jobs and services.	<p>Stage 2</p> <p>This policy was called 7.1 Economic Development (all economy policies were included as Chapter 7 at Stage 2</p>
EC13.2	Business locations in Merton	This policy aims to support businesses and retain employment in the borough, by protecting the areas designated as town centres, Strategic Industrial	<p>At Stage 2 this policy was called "employment areas in Merton"</p> <p>Stage 2 proposed Streatham Locally Significant Industrial Area estate to become a Strategic</p>

		Locations and Locally Significant Industrial Sites.	Industrial Location in this policy and the Policies Map. Following feedback, this was removed for Stage 2a and remained a LSIS from Stage 3. This is illustrated in Merton's policies map and in the list of SILs and LSIS in this policy.
EC7.3	Offices in town centres	This policy, which only existed independently at Stage 2, supported the retention of offices in all of Merton's town centres	This policy existed at Stage 2 as an independent policy but was subsumed into EC.13.2 "Business Locations in Merton" for Stage 2a and was amended to reflect the new changes in the Use Class Order and permitted development rights that allowed greater flexibility for offices in town centres outside Wimbledon (which is covered by an Article 4 Direction)
EC13.3	Protection of scattered employment sites	This policy aims to protect the scattered employment sites that sit outside the town centres and other designated employment areas.	At Stage 2 this policy proposed
EC13.4	Local employment opportunities	This policy aims to support local employment, business retention and inward investment opportunities, through maximising employment, business and other economic opportunities for our residents.	No substantial changes were made to this policy between Stages 2, 2a and Stage 3

<p>TC13.5</p>	<p>Merton's town centres and neighbourhood parades</p>	<p>This policy aims to maintain and improve the vitality of our town centres, by supporting new development in the town centres and neighbourhood parades, making sure that it improves the character and local environment.</p>	<p><u>Stage 2,</u> This policy was called "protection of shopping facilities within designated shopping frontages". It referred to the old Use Class Order (Use class A, B1 etc) and set out core and secondary shopping frontages for each of Merton's Major and District Centres (not South Wimbledon, see above) based on this. It also set out the designated neighbourhood parades. Core and secondary shopping frontages and neighbourhood parades units were listed in the policy and designated in the Policies Map</p> <p><u>Stage 2a,</u> The "core and secondary shopping frontages were removed as not being deliverable with permitted development changes. Primary shopping area boundaries were established in line with the NPPF. The policy was also updated to reflect permitted development flexibility and the presence of South Wimbledon as a proposed Local Centre.</p> <p><u>Stage 3</u> This contained updates to the number of units in specific neighbourhood parades to reflect site analysis (for example loss of shops to residential under permitted development). Minor amendments were made to primary shopping areas and South Wimbledon proposed local centre boundary</p>
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TC7.7	Protection of shopping facilities within designated shopping frontages	This policy related to allocating core and secondary shopping frontages designated in all of Merton's town centres for specific use classes (Use Class A1, A2, A3, A4 A5 etc.)	This policy was present at Stage 2 but was deleted at Stage 2a as undeliverable given the Use Class Order and permitted development changes which allowed greater land use flexibility outside the planning system
TC13.6	Development of town centre type uses outside town centres	This policy aims to support the NPPF's "town centre first" approach and protect our town centres by ensuring that only the right types of development can be built outside of the town centre areas. It sets the scope of the retail sequential test of over 280sqm	This policy had minor amends between Stages 2, 2a and 3 (such as updates relating to the Use Classes Order and permitted development)
TC13.7	Protecting corner / local shops	This policy aims to protect corner and local shops throughout Merton, to ensure residents have access to convenience shopping facilities within walking distance of their homes.	This policy had minor amends between Stages 2, 2a and 3 (such as updates relating to the Use Classes Order and permitted development)
TC13.8	Food and drink / leisure and entertainment	This policy aims to support the provision of food, drink, entertainment and leisure uses in different parts of the borough to ensure residents have access to a range of services and facilities.	Stage 2 This policy set the loss of a public house based on marketing of 2.5 years. Stages 2a and 3 This policy had minor amends between Stages 2, 2a and 3 (such as updates relating to the Use Classes Order and permitted development)

TC13.9	Culture, arts and tourism development	This policy aims to support and encourage cultural, arts and tourism uses.	
	GREEN & BLUE INFRASTRUCTURE		<i>At Stage 2 this chapter was part of a large chapter, Chapter 8 “Environment” incorporating open space, play space, leisure, biodiversity, climate change, flood risk, air quality and pollutants. Policies started 8.1, 8.2 etc. For Stage 2a onwards a separate chapter was created for green and blue infrastructure.</i>
O15.1	Open space, green infrastructure and nature conservation	This Strategic Policy sets out the overall aims for Merton's open spaces, green infrastructure and nature conservation to be protected and enhanced.	<p>Between Stage 2 and Stage 2a there were minor wording amendments to the policy and supporting text, to reflect the up to date evidence base documents.</p> <p>Between Stage 2a and Stage 3 the policy on access to open space and nature was strengthened and a policy on urban greening was introduced, following a review of the Stage 2a responses and the new London Plan.</p>
O15.2	Open space and green infrastructure	This policy aims to protect and enhance open spaces in Merton and to improve accessibility to open space.	Between Stage 2 and Stage 2a some elements of this policy were removed, to avoid duplication with the design policies. Minor wording amendments were made to the supporting text to reflect the updated evidence base documents.

			<p>Between Stage 2a and Stage 3 the policy relating to major development in areas that are deficient in access to open space as strengthened, in response to Stage 2a submissions. Minor changes to the supporting text were also made.</p>
O15.3	Biodiversity and access to nature	<p>This policy aims to protect and enhance biodiversity, particularly on sites of recognised nature conservation interest, and to improve accessibility to nature.</p>	<p>Between Stage 2 and Stage 2a some elements of the this policy were amended to ensure positive wording was used, to be in line with the London Plan and to reflect the updated evidence base documents. Some of the supporting text relating to the Wandle Valley Regional Park was moved to the more appropriate Policy O15.6.</p> <p>Between Stage 2a and Stage 3, Policy O15.3(c) was changed to be positively worded. There were minor wording amendments to the supporting text.</p>
O15.4	Protection of trees	<p>This policy aims to protect trees and enhance the natural environment.</p>	<p>Between Stage 2 and Stage 2a some changes were made to the policy and supporting text, to reflect the updated evidence base documents and the council's emerging Climate Action Plan.</p> <p>Between Stage 2a and Stage 3, some changes were made to the policy and supporting text following responses received and conversations with the council's tree officer. These changes were made for clarity and to ensure continuity with the London Plan.</p>

O15.5	Urban greening	This policy aims to help create healthier places, enhance biodiversity and address the urban heat island effect, through the use of urban greening on new developments.	<p>This policy did not exist in Stage 2 and was introduced in Stage 2a to reflect the London Plan requirements on urban greening.</p> <p>There were no changes made to the policy, and some minor wording amendments to the supporting text between Stage 2a and Stage 3.</p>
O15.6	Wandle Valley Regional Park	This policy aims to protect the Wandle Valley Regional Park and maintain it as a strategic, biodiverse and accessible corridor through the borough.	<p>In Stage 2, this policy was located within the Neighbourhoods chapter. After a review of the responses received, and the new London Plan, this was moved to the Green and Blue Infrastructure chapter, where it was more appropriate and relevant. Some changes were made to the policy and supporting text in response to submissions received and to reflect up to date information.</p> <p>Between Stage 2a and Stage 3, the policy was strengthened to require development within 400m of the WVRP to enhance accessibility to the park. The terminology throughout the policy was also amended for clarity and accuracy and to reflect the Policies Map.</p>
F15.7	Flood risk management and sustainable drainage	This strategic policy sets out how Merton plans to manage and reduce flood risk and help implement sustainable	Policy had minor amends between Stages 2, 2a and 3 (such as updates due to comments received from the Environment Agency, Thames

		drainage SuDS across the borough in partnership other risk management authorities.	Water and our evidence based study Strategic Flood Risk Assessment (SFRA Level 1 (2020) and Level 2 (2021)).
F15.8	Managing local flooding	This policy sets out how proposed development must ensure there is no increase in flood risk, through provision of appropriate flood risk assessments and mitigation measures. It also requires development to adapt to climate change effects through flood risk mitigation.	Policy had minor amends between Stages 2, 2a and 3 (such as updates due to comments received from the Environment Agency, Thames Water and our evidence based study Strategic Flood Risk Assessment (SFRA Level 1 (2020) and Level 2 (2021))).
F15.9	Sustainable drainage systems (SUDS)	This policy aims to ensure that development includes water efficiency measures to minimise water consumption and SuDS to manage surface water runoff, provide biodiversity, amenity and water quality benefits.	Policy had minor amends between Stages 2, 2a and 3 (such as updates due to comments received from the Environment Agency, Thames Water and our evidence based study Strategic Flood Risk Assessment (SFRA Level 1 (2020) and Level 2 (2021))).The minor changes included stronger links to the other Green Infrastructure Policies.
P15.10	Improving air quality and pollution	This policy aims to reduce or mitigate environmental impacts and pollution levels (such as air, noise, light, odour, fumes water and soil) and encourage improvements in air quality, particularly during construction and areas that already exceed acceptable air quality standards.	Between Stage 2 and Stage 2a, minor changes made the policy with the aim to strengthening the air quality polices and improve the links with other policies such as green infrastructure, flooding and transport. The changes do not change the policy direction or objectives.

	HEALTH AND WELLBEING		<i>At Stage 2 this chapter was Chapter 2 and policies were numbered 2.1, 2.2 etc. Following consultation feedback and the breakup of the large chapter 8 Environment into separate chapters, at stage 2a this chapter was numbered 10</i>
HW10.1	Health and Wellbeing	This strategic policy sets out how we will improve and promote more active and healthier lifestyle of our residents, tackle the causes of ill health and health inequalities in Merton.	Between Stage 2 and Stage 2a, minor changes made following comments from NHS, HUDU and community groups and special interest groups; where appropriate. The changes strengthen the policy but not change the policy direction or objectives.
HW10.2	Delivering Healthy Places	This policy sets out how we will deliver healthy places	Between Stage 2 and Stage 2a, minor changes made following comments from NHS, HUDU and community groups and special interest groups; where appropriate. The changes strengthen the policy but not change the policy direction or objectives.
	HOUSING PROVISION		<i>At Stage 2 and Stage 2a this chapter was Chapter 4 and policies were numbered accordingly i.e., 4.1, 4.2 etc. Following consultation feedback this chapter was numbered 11</i>
H11.1	Housing choice	This policy aims to ensure existing and future residents have a choice of	Between Stage 2,2a and 3 minor changes made informed and supported by Merton's Housing Policies Viability Study (2019) and also in

		<p>different types, sizes and costs of homes.</p>	<p>response to feedback from consultees e.g., including the GLA.</p> <p>Between stage 2 and 2a minor policy change made concerning threshold requirements concerning sites where the affordable housing provision requirement is for 20% cash in lieu equivalent.</p> <p>Between Stage 2a and 3 minor changes made by additional of policy wording to improve clarification on: affordable housing requirement for industrial land; fast track route threshold requirement; individual site affordable housing provision requirement as gross level and correction of plan period to ensure consistency with the rest of the Local Plan. For the policy supporting text guidance on the method of calculating the affordable housing cash in lieu provision requirement for individual sites added.</p>
H11.2	Housing provision	<p>This policy aims to set out how the delivery of additional homes for the plan period will be achieved.</p>	<p>Minor policy amendments made between stages 2, 2a and 3 to reflect comments received including from those from the GLA and Clarion Housing Group and updates to the council's housing target and latest housing delivery position, including updated housing trajectory. Minor correction made to policy's reference of plan period to ensure consistency with the rest of the Local Plan. The changes strengthen the policy's clarity and conformity with the London</p>

			Plan without altering the policy direction or objectives.
H11.3	Housing mix	This policy requires proposals to contribute to meeting the needs of different households and sets out the borough level housing mix that development proposals will need to take account of.	Minor policy amendments between stage 2 and 2a with removal of low cost rent housing mix and addition of clarification concerning policy application.
H11.4	Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system	This policy sets out the requirements for proposals for supported care housing.	Minor update change to supporting policy justification section between stage 2a and 3.
H11.5	Student housing, other housing with shared facilities and bedsits	This policy sets out the requirements for proposals for student housing, other housing with shared facilities and / or bedsits.	Minor update changes to policy (including to bullet points xiv and xv) between stage 2 and 2a.
H11.6	Accommodation for Gypsies and Travellers	This policy sets out the criteria against which proposals for additional or alternative Gypsy and Traveller accommodation will be considered against.	Minor update change to supporting policy justification section between stage 2 and 2a. Between stage 2a and 3 supporting paragraphs added providing reference to the findings on future needs over the Local Plan period identified in Merton's 2019 Gypsy and Traveller Accommodation Assessment.
H11.7	Build to Rent	This policy sets out the requirements concerning Build to Rent proposals.	Changes made to policy to improve conformity with the London Plan made between stage 2 and

			2a. Further changes made to policy resulting in a formal confirmation from the GLA to the council that this policy is now in conformity with the London Plan.
	INFRASTRUCTURE		<i>At Stage 2 this chapter was Chapter 6 (with transport) and policies were numbered 6.1, 6.2 etc. With reformatting between stages 2 and 2a, partly as a result of consultation feedback, at stage 2a this chapter was numbered 14</i>
IN14.1	Infrastructure	This Strategic Policy sets out the overall aims for ensuring that the necessary infrastructure is secured to support growth in the borough over the Local Plan period.	<p>Between Stage 2 and Stage 2a, following a review of the Stage 2 consultation responses and the draft London Plan (Intend to Publish version), this policy was updated to reflect up to date information. Information was added on digital technology, utilities and emergency services and to align with the emerging Infrastructure Delivery Plan. The policy was renamed to IN6.1 Infrastructure.</p> <p>Between Stage 2a and Stage 3, Policy IN14.1(f) was added to include a reference to sport, recreation and play facilities. Minor changes were made to the supporting text following responses from Thames Water and National Grid.</p>

IN14.2	Social and Community Infrastructure	This policy aims to ensure the provision and improvement of social and community infrastructure.	<p>Between Stage 2 and Stage 2a, minor changes were made to reflect up to date information in line with the London Plan and local evidence on health and education. The policy was also reviewed in line with the new Use Class Order 2020.</p> <p>Between Stage 2a and Stage 3, minor changes were made to the policy and supporting text following responses from HUDU and NHSPS. Supporting text to reference the impact of Covid-19 on health was also added.</p>
IN14.3	Sport and Recreation	This policy aims to help residents lead healthy and active lifestyles and improve mental well-being, through sport and recreation.	<p>Between Stage 2 and Stage 2a, officers amended this policy to make it clear that the policy supports proposals for new, refurbishment and replacement of existing, sport and recreation facilities on designated Open Space sites. Specific reference was also added to recognise the AELTC as a site of international sporting significance, in line with the London Plan. References to cultural facilities were removed to avoid duplication with other policies.</p> <p>In Stages 2 and 2a, this policy was located in the Green and Blue Infrastructure chapter (Policy O8.5). After the Stage 2a consultation, officers moved this policy to the Infrastructure chapter, as this was agreed to be a more appropriate location and in line with the London Plan. No other</p>

			changes were made between Stage 2a and Stage 3.
W14.4	Waste management	<p>This Strategic Policy aims to ensure that Merton, in collaboration with the partner boroughs in the South London Waste Plan area, has sufficient waste management capacity to be net self-sufficient and to meet the objectives of sustainable waste management as set out by the government in the National Planning Policy for Waste and the Mayor's London Plan.</p> <p>The policy clarifies that related matters are set out in the adopted South London Waste Plan.</p>	No changes were made.
	PLACES AND SPACES IN A GROWING BOROUGH		<p><i>At Stage 2 this chapter was Chapter 5 and policies were numbered 5.1, 5.2 etc. With reformatting between stages 2 and 2a, partly as a result of consultation feedback, at stage 2a this chapter was numbered 12.</i></p> <p><i>The policies were substantially re-written as design was featured heavily in consultation responses.</i></p>

D12.1	Delivering well designed and resilient neighbourhoods	This is a strategic policy that sets out the key components of good design, including building design, site layout, tall buildings and the public realm.	<p>Between Stage 2 and 2a, major amendments were made and policies were relocated to restructure this chapter and provide further clarity.</p> <p>Between Stages 2a and 3 minor amendments were made to provide further clarity to policies.</p>
D12.2	Urban design	This policy aims to ensure the creation of sustainable, efficient and high quality design and layout of the urban environment, providing more detail than the strategic policy D12.1.	<p>Between Stage 2 and 2a, major amendments were made with additional design policy added to reflect current and emerging national and local policy and guidance.</p> <p>The Policy has been separated into 3 sections, shaping places, public realm and sustainable neighbourhoods.</p> <p>Between Stages 2a and 3 minor amendments were made to provide further clarity to policies.</p>
D12.3	Ensuring high quality design for all developments	This policy aims to achieve high quality design and protection of amenity within the borough for new buildings, going into more detail about how to achieve this and the areas of design that need to be addressed.	<p>Between Stage 2 and 2a, major amendments were made with additional design policy added to reflect current and emerging national and local policy and guidance.</p> <p>The Policy has been separated into 4 sections, responding to context, people focussed, fit for purpose and tackling the climate emergency.</p> <p>Between Stages 2a and 3 minor amendments were made to provide further clarity to policies.</p>
D12.4	Alterations and extensions to existing buildings	This policy aims to achieve high quality design and protection of amenity within	Between Stage 2 and 2a, major amendments were made with additional design policy added to

		the borough for alterations and extensions to existing buildings.	reflect current and emerging national and local policy and guidance. Between Stages 2a and 3 no changes were made.
D12.5	Managing heritage assets	This policy aims to conserve and, where appropriate, enhance Merton's heritage assets and distinctive character.	This policy had minor amendments between Stages 2, 2a and 3 to reflect current national policy (NPPF).
D.12.6	Tall buildings	This policy sets the design parameters and locations for tall buildings in Merton	This policy section was added between Stage 2 and 2a to reflect current London Plan policy and to provide further design specific policy to inform future tall buildings in the borough. This policy was originally located in D5.1. Between stages 2a and 3, Strategic Height diagrams were added in response to comments from the GLA and to be in conformity with the London Plan.
D12.7	Advertisements	This policy aims to achieve high quality design and protection of amenity within the borough through appropriate control of advertisements.	This policy had minor amendments between Stages 2, 2a and 3.
D12.8	Digital infrastructure	This policy aims to encourage high quality design and protection of amenities within the borough through appropriate design of telecommunications equipment and digital infrastructure.	This policy was renamed between Stage 2 and 2a from Telecommunications to Digital Infrastructure and amendments were made to the policy to reflect current international and national guidelines.

			Between Stages 2a and 3 no changes were made.
D12.9	Shop front design and signage	This policy aims to achieve high quality design and protection of amenities within the borough through good quality shop front design and signage.	This policy had minor amendments between Stages 2, 2a and 3.
D12.10	Dwelling conversions	This policy aims to protect the number of family-size dwellings in the borough whilst allowing appropriate dwelling conversions.	Between Stage 2 and 2a, policies were added to reflect the latest Climate Change policies. Between Stages 2a and 3 minor grammatical amendments were made.
D12.11	Basements and subterranean design	This policy aims to ensure that basement and subterranean developments do not cause harm to the built and natural environment, local amenity and do not result in increasing flooding or ground instability issues.	This policy had minor amends between Stages 2, 2a and 3.
	TRANSPORT		<i>At Stage 2 this chapter was Chapter 6 (with infrastructure) and policies were numbered 6.4, 6.5 etc. With reformatting between stages 2 and 2a, partly as a result of consultation feedback, at stage 2a this chapter was numbered 16</i>

T16.1	Sustainable travel	This strategic policy seeks to make Merton a healthier, cleaner and inclusive place by making it easier for people to move about in a safe environment, whilst supporting the Council’s climate change objective of becoming net-zero carbon by 2050.	At Stage 2 this policy was T6.4 “supporting an inclusive and better connected transport network”
T16.2	Prioritising active travel choices	This policy aims to create a healthier borough by improving the walking environment, help people of all abilities to cycle, by encouraging the provision of better cycle facilities and infrastructure and helping everyone to walk and cycle more as part of their daily lives.	At Stage 2 this policy was T6.5 “sustainable and active travel”
T16.3	Managing the transport impacts of development	This policy seeks to ensure that the impacts of development on the transport network, environment and health are considered and appropriately mitigated during construction and the lifetime of the development. This includes deliveries and servicing.	At Stage 2 this policy was T6.6. “transport impacts of development”
T16.4	Parking and low emissions vehicles	This policy aims to manage the impacts of parking and servicing on nearby streets and the wider road network, to ensure that infrastructure is provided to support a shift to cleaner vehicles.	At stage 2 this policy was T6.7 “car parking and servicing”

T16.5	Supporting transport infrastructure	This policy aims to protect existing transport facilities and to assist the provision of new capacity to serve future transport needs.	At stage 2 this policy was T6.8 Supporting transport infrastructure. Stage 2a – this policy includes indicative transport projects, refined from a list of potential transport projects found at Stage 2 appendices. The project list is shorter and based on consultation feedback and a more up to date assessment of delivery likelihood within the Plan period. Stage 3 – further edits to Crossrail2 and Sutton link to establish their lack of funding and no deliverability within the plan period.
	APPENDIX		<i>The Appendices were published as part of the Stage 2a and Stage 3 consultations.</i>
	Transport Proposals	These tables list the different types of transport proposals, including public transport, rail/tube improvements, tram network, road network, road junction, cycle network and pedestrian/cycle routes.	These tables were refined after the Stage 2a consultation following a review of all the projects and their deliverability with infrastructure providers. The remaining projects are included in T16.5 “supporting transport infrastructure”
	Table of Open Spaces – Policies Map	These tables list all of the Metropolitan Open Land and Open Space sites that are identified on the Policies Map.	After the Stage 2a consultation, these tables were updated to remove the columns that set out the proposed boundary changes and references for each boundary change. These were required only

			for Stage 2a to highlight where changes had been made.
	Table of Nature Conservation – Policies Map	These tables list all of the Sites of Special Scientific Interest (SSSI), Sites of Metropolitan Importance for Nature Conservation, Sites of Borough Importance for Nature Conservation, Sites of Local Importance for Nature Conservation (SINC), Local Nature Reserves (LNR) and Green Corridors, that are identified on the Policies Map.	After the Stage 2a consultation, these tables were updated to remove the columns that set out the proposed boundary changes and references for each boundary change. These were required only for Stage 2a to highlight where changes had been made.
	Table of Conservation Areas, Historic Parks and Gardens and Listed Buildings – Policies Map		No changes from Stage 2/2a/3. After Stage 3 the listed building table was updated to reflect the addition of new buildings to the statutory list.
	Archaeological Priority Zones and Ancient Monuments		No changes from Stage 2/2a/3. After Stage 3 the Archaeological Priority Zones have been removed since they were superseded by the Archaeological Priority Areas.
	Flooding and retail: Sequential Test and Impact Assessment		Amendments recommended following stage 3 to remove amalgamation between the two sequential test

	Employment Opportunities for Merton		No changes from Stage 2/2a/3.
	Marketing and Vacancy Criteria	This provides details that will be used to assess information submitted with planning applications, where marketing and vacancy evidence is required to be submitted.	No changes made.
	Glossary	This contains a list of terms defined in the Local Plan, for guidance purposes.	Amendments to the glossary to update in line with evidence or change to policy (London Plan 2021, NPPF 2021)
	POLICIES MAP		<i>Changes to the Policies Maps were published as part of the Stage 2a and Stage 3 Local Plan consultations.</i>

	Site Allocations	All site allocations	The Site Allocations map was updated through the different stages to reflect new sites being added and some sites being removed from the plan. Some of the site allocation boundaries have also been updated following consultation.
	Economy	These include Town Centres, Neighbourhood Parades, Primary Shopping Areas, Strategic Industrial Locations, Locally Significant Industrial Sites, Opportunity Area, South London Waste Plan sites and Draft South London Waste Plan sites.	Between Stage 2a and Stage 3 the neighbourhood parades were reviewed and those where there had been loss of commercial premises for residential were removed.
	Transport	These include Controlled Parking Zones, Cycle Hubs, Cycle Network, Wandle Cycle Route, Public Transport, Potential future public transport, and 20 minute neighbourhoods.	Between Stage 2a and Stage 3 the cycle network map was updated. In response to Stage 3 consultation a new map showing the Wandle cycle route was added.
	Environment	These include Metropolitan Open Land (MOL), Open Space, Sites of Importance for Nature Conservation (SINCs) and Green Corridors.	Following Stage 2a – These Policy Maps were updated following the completion of the Green Infrastructure Study and in response to responses received, further site reviews were undertaken by officers.
	Heritage	These include Conservation Areas, Historic Parks and Gardens, Listed Buildings, Locally Listed Buildings,	Following Stage 3 consultation the Locally Listed Buildings and Statutory Listed Buildings layers were updated to include the most up to date

		Scheduled Ancient Monuments, Archaeological Priority Areas.	information from November 2021 from Historic England and Merton Council.
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5 Summary of main issues raised by the Regulation 20 representations and Merton Council’s response

A summary of the issues raised at Stage 3 (Regulation 19) is set out below:

- Comments and concerns from community groups and local residents about Site allocation Wi3 All England Club Church Road – relating to the green space and heritage designations and the proposed allocation for sporting uses, relating to the details of development proposals within the site’s planning application (21/P2900, submitted in August 2021 during Stage 3) and the proposed allocation, relating to impact on neighbours
- Comments and concerns on green infrastructure and its protection (specific policies map boundaries, specific sites and the general approach to protection of green space)
- Seeking additions of new sites first proposed in February 2021 (at stage 2a) and criticism of whether the council has a five year land supply or can deliver homes over the lifetime of the local plan
- Comments and concerns where landowners had already submitted
- Comments from landowners either supporting or requesting further amendments to their site allocations
- Comments and concerns relating to Wimbledon town centre and the wider neighbourhood, relating to the role of the town centre as a major centre, protection of residential amenity, heritage
- Concerns about the impact of taller buildings, their locations. The GLA raised an issue of general conformity which was resolved by providing diagrams and specific text on the locations of taller buildings (the locations remained the same)

OD6 Schedule of Regulation 19 representations to Merton’s Local Plan stage 3 contains the full list of representations received and the council’s proposed response to them. It also indicates where the council is recommending main or additional modifications to address issues raised in the representations.