



# 2022/23 Authority Monitoring Report

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# 1. INTRODUCTION

- 1.1. Every local planning authority is required to publish an Authority Monitoring Report (AMR) each year containing information on the implementation of the Local Development Scheme (LDS), and the extent to which the planning policies set out in the Local Plan documents are being achieved including the five-year supply of housing developments.
- 1.2. This monitoring report covers the financial year 2022/23 (1st April 2022 to 31st March 2023) Events that take place outside this time period may be referred to but will be monitored in previous or subsequent reports.
- 1.3. This report is produced with regard to the following legislation:
  - National Planning Policy Framework (NPPF)
  - National Planning Practice Guidance (regularly updated and web-based)
  - Localism Act 2011 and Part 6, section 113 amended the Planning and Compulsory Purchase Act 2004 in respect of the requirements for producing Annual Monitoring Reports and;
  - Part 8 of the Town and Country Planning Regulations 2012.
- 1.4. To collate information covering the range of topics in Merton's Local Plan the monitoring report relies on a variety of data sources. Some of them are listed below (please note this is not an exhaustive list):
  - Merton's Monitoring Datastore (including housing monitoring database, commercial monitoring database, conversions monitoring database, appeals database);
  - Planning London Datahub;
  - Office for National Statistics (ONS);
  - Merton reports and strategies/plans from other departments (Joint Strategic Needs Assessment - JSNA, draft Schools Places Strategy, Housing Strategy);
  - NOMIS
  - Housing Register and;
  - Department for Levelling Up, Housing and Communities Statistics.

## 2. PLANNING POLICY UPDATES AND LOCAL DEVELOPMENT SCHEME

### Headlines

- New Local Plan - Inspectors chaired five weeks of public examination hearings during June 2022 and October 2022
- South London Waste Plan was adopted in December 2022
- Morden town centre regeneration: the council and Transport for London (TfL) are working together to bring forward the regeneration of Morden town centre

- 2.1. This section presents the progress towards the timetables and milestones of Merton's statutory Development Plan and other planning policy documents and reports. The **Figure 2.1** presents the relationships between all the planning frameworks.
- 2.2. Local Development Scheme is the project plan that sets out what documents are going to be produced in the Local Plan, when they are going to be produced - including the stages of community consultation - and some information on what they are likely to contain.
- 2.3. Statement of Community Involvement SCI: sets out how the council will involve communities, businesses, and stakeholders in the preparation of development planning documents such as the Local Plans and planning applications. In October 2020, the council amended the SCI due to Covid-19 Restrictions in accordance with the updated National Planning Guidance. The amendments are to protect the health of our communities and staff, while still ensuring that the council can conduct its planning functions in a manner underpinned by extensive and effective engagement.
- 2.4. Core Planning Strategy: sets out the strategic planning framework for the borough including the guiding principles and objectives as well as the policies for delivering the spatial strategy and vision in Merton, for 15-year period following its adoption on 13<sup>th</sup> July 2011.
- 2.5. Sites and Policies Plan and; Policies Map: sets out the general approach to development, the use of land and buildings in the borough and provides guidance for development control to support the effective delivery of planning decisions in Merton. It also allocates sites for specific future land uses or developments. Sites and Policies Plan was adopted on 9th July 2014.
- 2.6. Estates Plan: The outline planning applications for Merton's Estate Regeneration Projects for High Path, Eastfields and Ravensbury Estates were granted permission with s106 signed and completed on 29th April 2019.
- 2.7. A new revised Outline Planning Application was submitted in January 2023 (ref 22/P3686); the scheme was referred to planning applications committee in June 2023. This would result in a net uplift of up to 568 homes above the extant permission, meaning the overall masterplan will deliver 1,664 additional homes following replacement of the existing 608 homes on the estate leading to a further uplift of 227 new affordable homes. The scheme was resolved for approval by members of Planning Applications Committee subject to conditions and deed of variation to the s106 legal agreement.
- 2.8. The reserved matters application for High Path Estate Regeneration Phase 2 was granted permission at Planning Applications Committee on 26th September 2019, comprising of 113 new homes, of which 93 units would be affordable homes and 20 market units.
- 2.9. The reserved Matters Applications for Eastfields Estate Regeneration for Phases 1A, 1B, 1C, 1D & 1E was submitted on 04-01-2022 following Outline Planning Permission 17/P1717 (and as amended by Section 73 application reference 21/P4078). The reserved matters application was approved in

September 2022, which will provide 201 new units across all of Phase 1, of which 143 will be affordable homes and 58 will be market homes.

- 2.10. The reserved matters application for Ravensbury Estate Regeneration Phases 2 – 4 was also granted permission at Planning Applications Committee on 14th November 2019. Phase 1 of High Path and Ravensbury was completed in 2020/21 and existing residents have already moved in and occupied their new homes. Phase 2 of Ravensbury Estate has already commenced but a completion date has not been confirmed.
- 2.11. Further phased applications for High Path and Eastfields Estate will be submitted once detailed designs have been progressed and discussed at pre-planning application meetings with the Local Planning Department and independent design experts (Design Review Panel).
- 2.12. Community Infrastructure Levy charges '£ per sqm' for new residential and retail warehouse/superstore floorspace. It is a levy on development that local councils across the country including Merton, and the Mayor of London are implementing to help pay for infrastructure. Merton's CIL Charge applies to new development granted permission from 1 April 2014, in addition to the Mayor of London's CIL which has been applicable to new development since April 2012.
- 2.13. South London Waste Plan sets out the issues and objectives to be met in waste management for the next ten years. It is a joint DPD and covers the geographical area comprising the London Borough of Croydon, the Royal Borough of Kingston upon Thames, the London Borough of Merton and the London Borough of Sutton. It contains policies to guide the determination of planning applications for waste facilities and identifies existing waste sites to be safeguarded and areas where waste facility development may be suitable. The South London Waste Plan was adopted in 14 December 2022.
- 2.14. Supplementary planning documents (SPDs) add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular planning issues, such as design, shop fronts and basement development. SPDs do not create new policies but provide additional guidance on adopted policies. SPDs are a material planning consideration when determining submitted planning applications.
- 2.15. Authority Monitoring Reports: monitors the performance of Merton's planning policies and the extent to which the council meets targets set out in the Local Development Scheme. Visit the website for the most recent updates.
- 2.16. Morden town centre regeneration: Morden town centre regeneration is one of the key priorities for the borough, with the provision of a revitalised town centre, new housing and significant public realm improvements. Morden has been identified by both the council and Transport for London (TfL) as a strategic priority and will meet a number of objectives in the London Plan, Merton's Local Plan and the Mayor's Transport Strategy. The council and TfL are working together to bring forward the regeneration of Morden.
- 2.17. New Local Plan: We are creating a new Local Plan to provide a sound basis for planning decisions. The Local Plan seeks to ensure that Merton's future growth is planned in a sustainable way in accordance with the London Plan Good Growth principles. This includes maintaining a good balance between economic, social and environmental objectives, creating liveable attractive places for people to live, study, work and visit, as well as delivering our ambition of becoming a net-zero carbon borough by 2050, and creating resilient and adaptive environments, in response to the Climate Emergency for the benefit of all in Merton. Upon its adoption it will supersede the Sites and Policies Plan (2014) and the Core Strategy (2011).

**Figure 2.1** Merton's Planning Policy Framework

### 3. MERTON IN NUMBERS

- 3.1. This chapter presents some key data that enhance the readers' understanding of the borough. For more data on Merton, please visit the [Merton Data Hub](#).

#### Population

- 3.2. Merton's population at the 2021 census was 215,187 persons, an increase of 7.8% from the 2011 census. The 2021 census population figure is higher than the 2020-based housing-led population projections produced by GLA demography. The GLA projection estimated there would be 204,399 persons living in Merton in 2021. In January 2023 the GLA released new population projections using the 2021 mid-year estimate, the first using the 2021 census. The housing-led population projection using the 2017 Strategic Housing and Land Availability Assessment (SHLAA) projects a population increase of 22,785 persons between 2021 and 2041 in Merton. Below is a summary of the 2021 census for Merton:

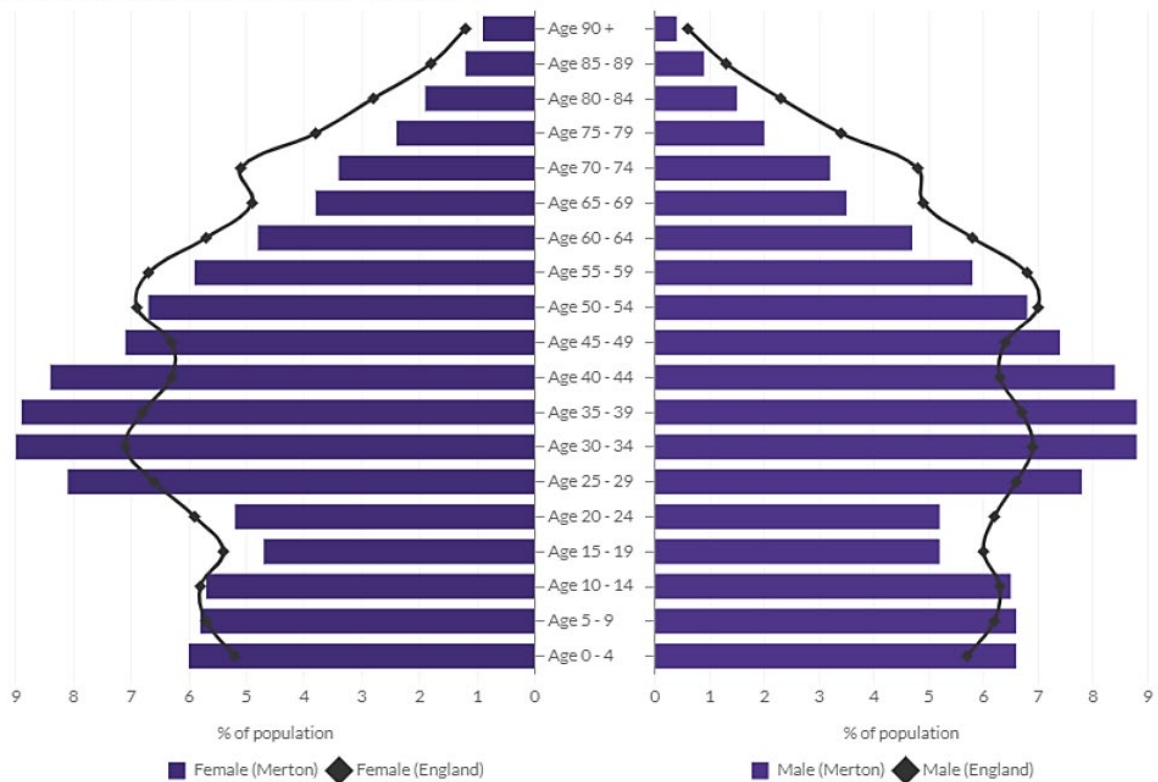
Population by sex for Merton (2021)



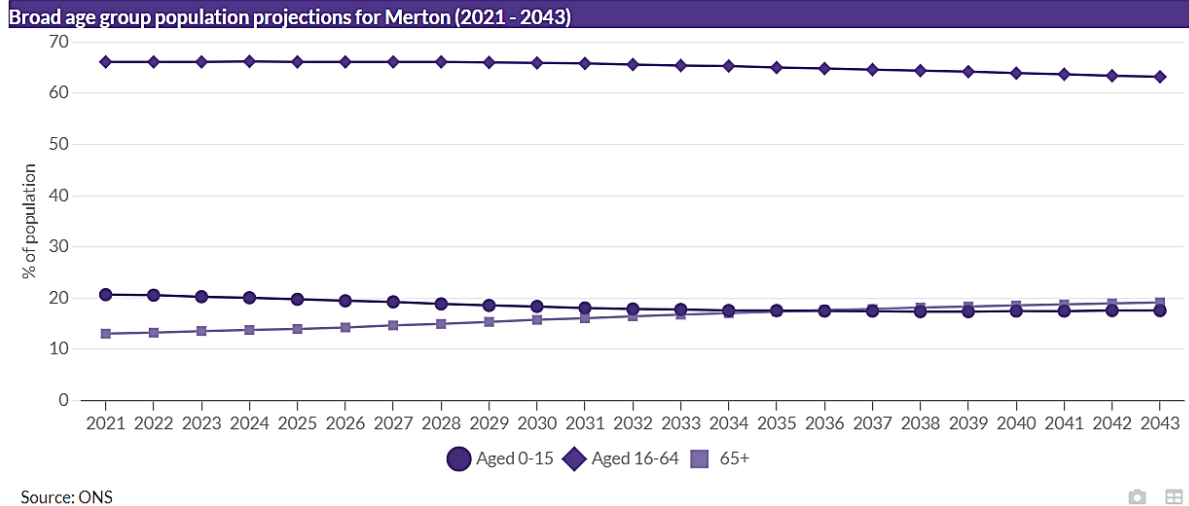
Population by broad age group for Merton (2021)



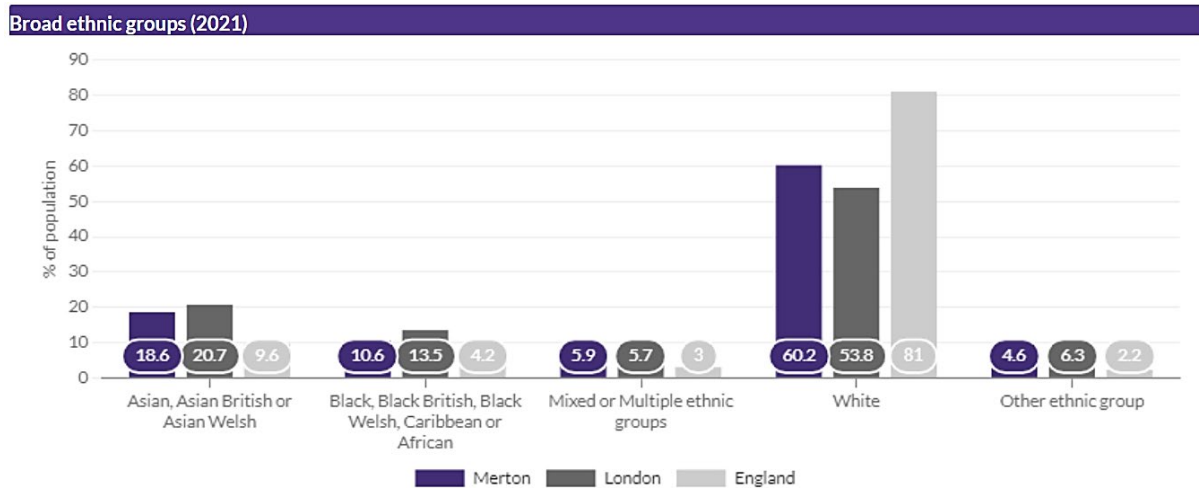
Percentage of population by 5-year age groups (2021)



Source: ONS, Census 2021



3.3. Merton has a rich mix of ethnicity, culture, and languages. The 2021 census records Merton’s Black, Asian and other Minority Ethnic population as 85,570, which is 39.7% of the population.

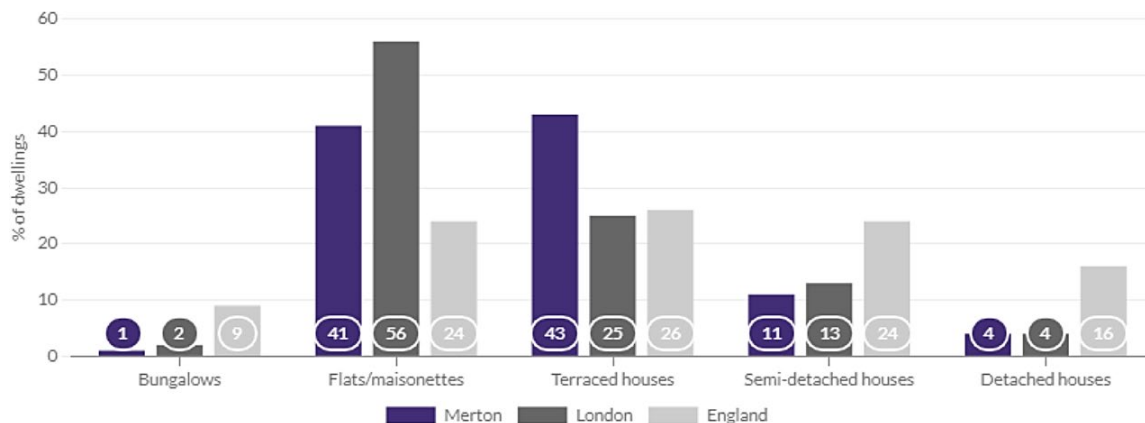


## Housing

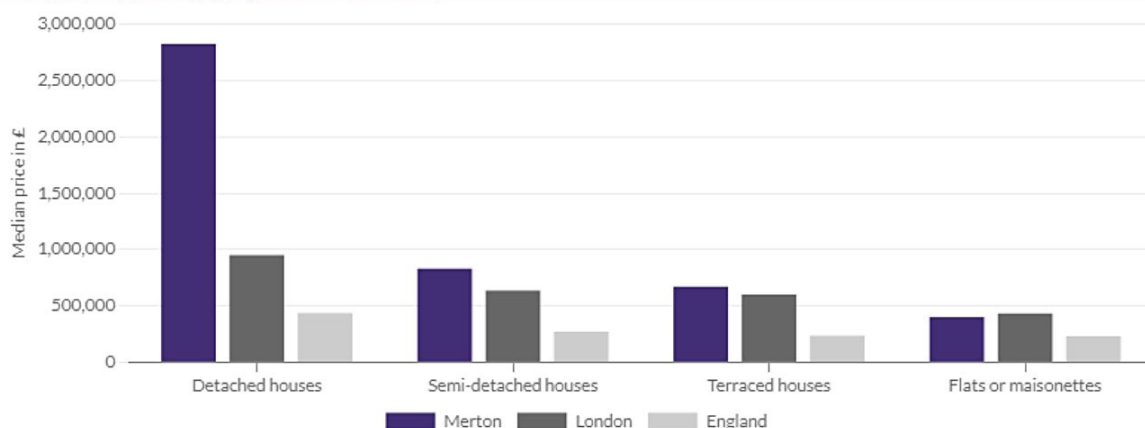
3.4. In 2021, there were 85,940 households in Merton. The median house price in Merton in 2022 is £560,000, for London it is £530,000. 1% of properties in Merton are bungalows, 41% are flats/maisonettes, 43% are terraced houses, 11% are semi-detached houses and 4% are detached houses.



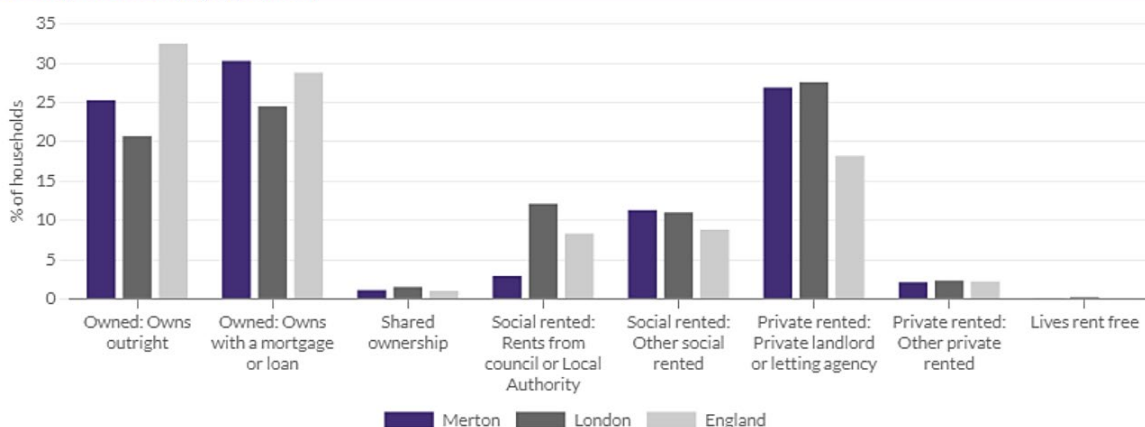
Dwelling counts by type (2021)



Median property price by type (Jan 2022 - Dec 2022)



Ownership and tenancy by type (2021)



Source: ONS



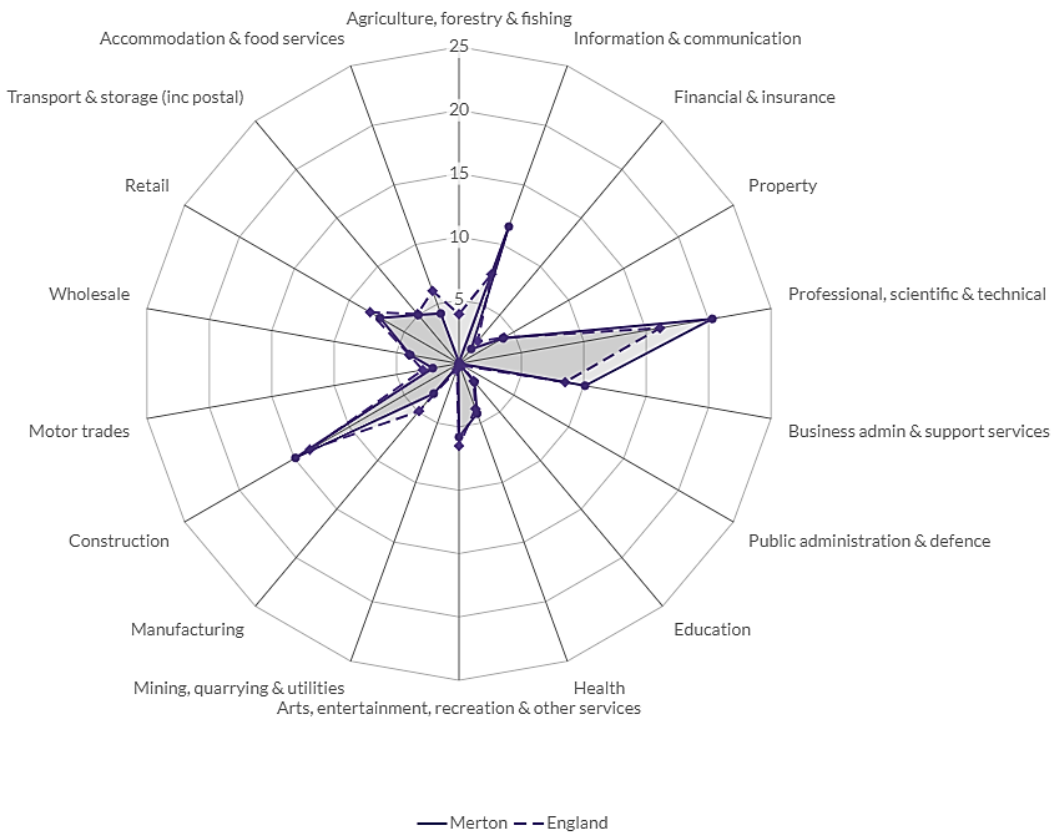
3.5. 55.6% of households in the borough are owner occupied, either owned outright or with a mortgage. This is higher than the London average of 45.2%. In Merton 1.1% of residents are living in shared ownership properties, and 29% are privately rented through a private landlord or letting agency. In Merton 14.2% of households are social rented, with 2.9% rented from the council.

## Economy

3.6. Served by 12,770 (2021) active businesses, the borough's main commercial centres are Mitcham, Morden and Wimbledon, of which Wimbledon is the largest. Other smaller centres include Raynes Park, Colliers Wood, South Wimbledon, Wimbledon Park and Pollards Hill, each with well-developed characters of their own. The borough is predominantly suburban in character, with high levels of commuter flows in and out of central London.



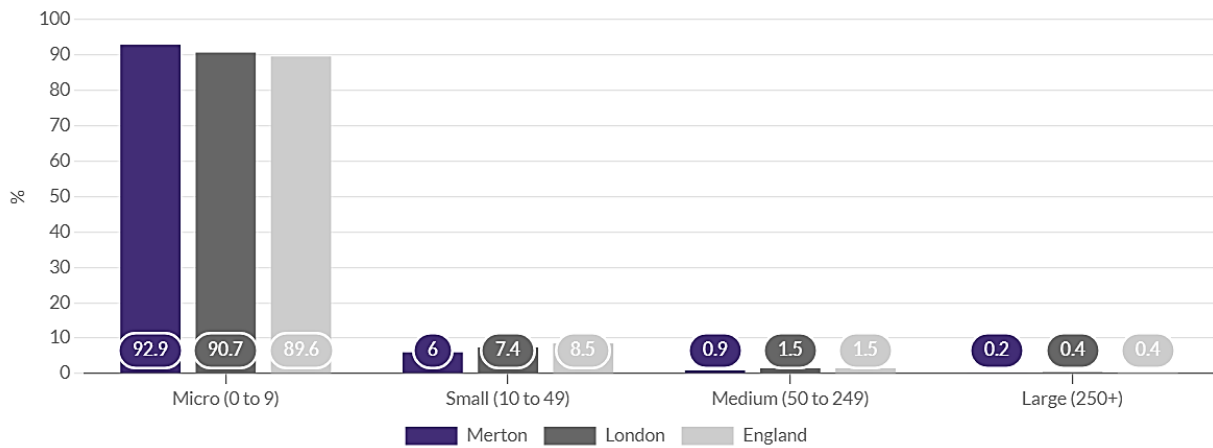
Percentage of enterprises by industry (2022)



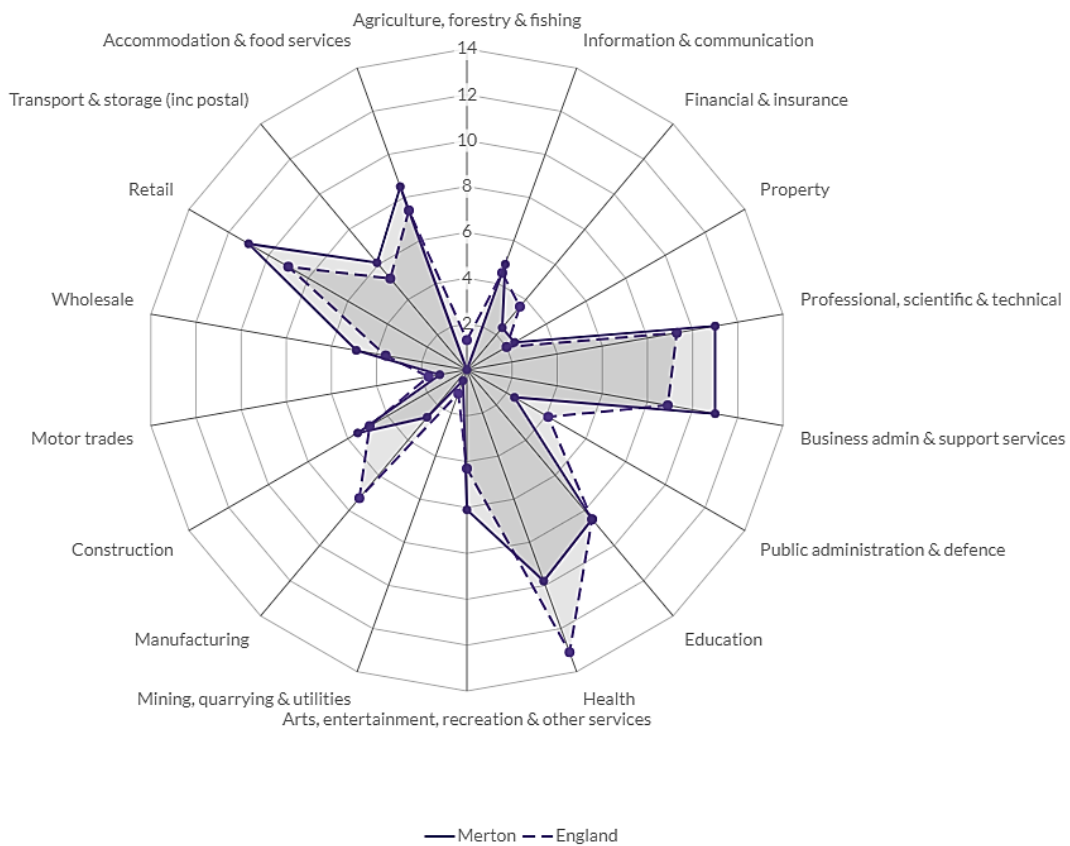
Source: IDBR



Enterprises by employment size band (2022)



Employment rate by industry for Merton (2021)

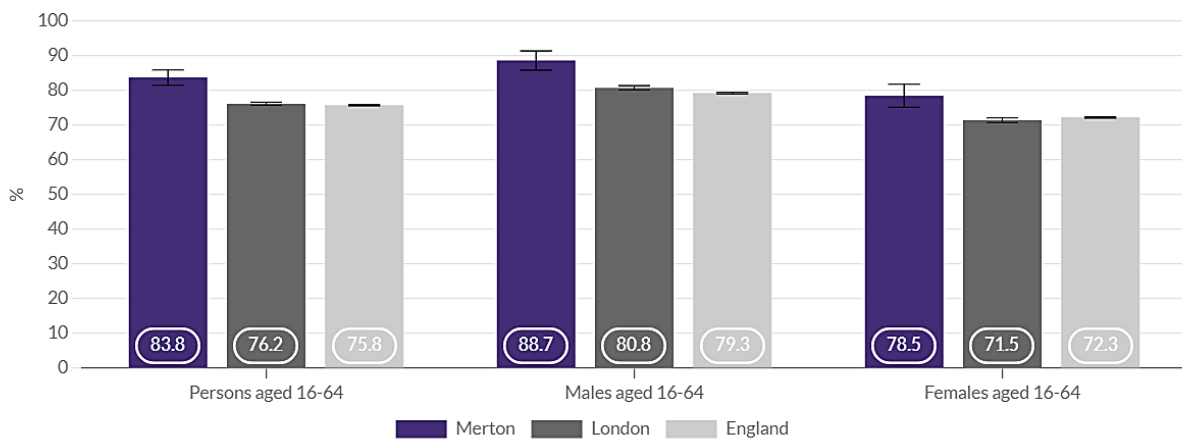


Source: IDBR



3.7. The employment rate for as at December 2022 is 83.8%, higher than the London average of 76.2%. Unemployment in the borough was 3.2% between April 2022 and March 2023, below the London average of 4.3%. The median gross annual pay for male full-time workers in Merton as at 2022 is £41,802, above the England average of £35,658. For female full-time workers in Merton it is £32,737, above the England average of £29,699.

Employment rate by gender (2022-12)

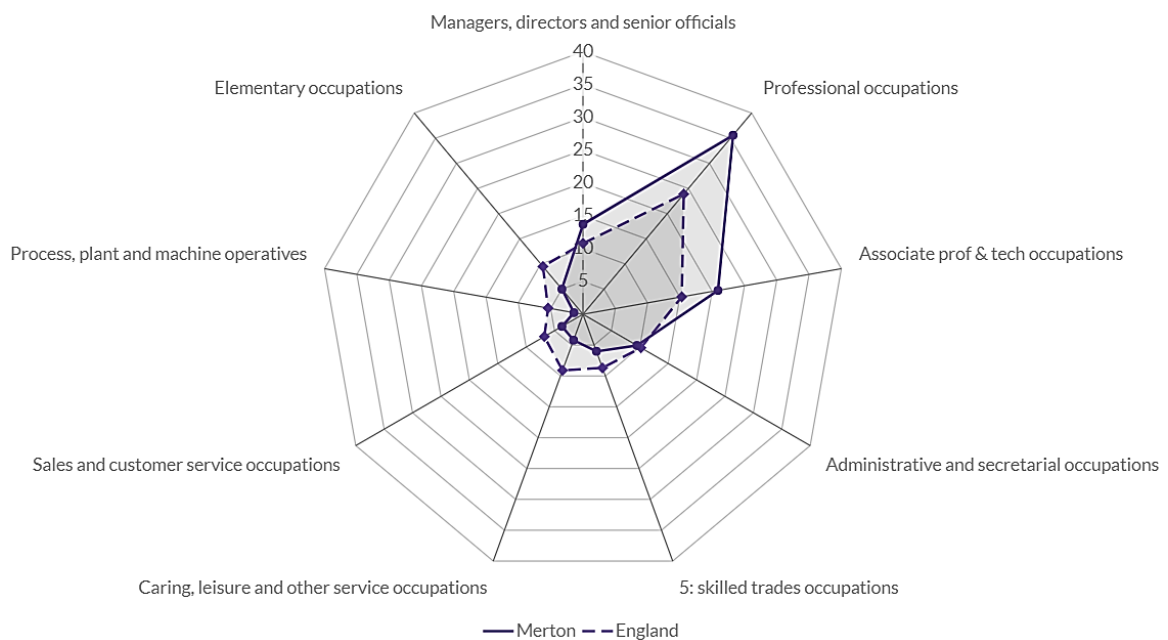


Source: APS



3.8. The percentage of persons in full time employment in Merton is 85.7%, above the London average of 79.6%. Merton has fewer residents who are self-employed (9.2%) compared to the London average of 10.6% in December 2022. The occupation type of Merton residents is shown below for December 2021. The greatest proportion is 35.6% professional occupations and 20.9% associate professional and tech occupations.

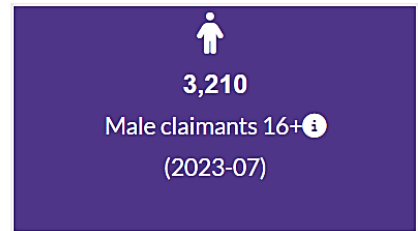
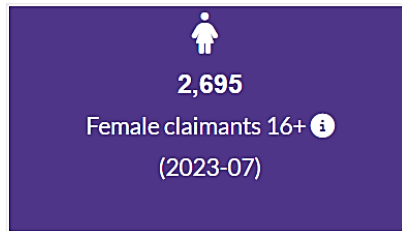
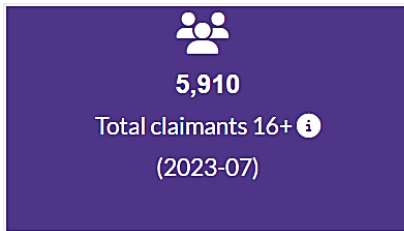
Percentage employment by major group (2021-12)



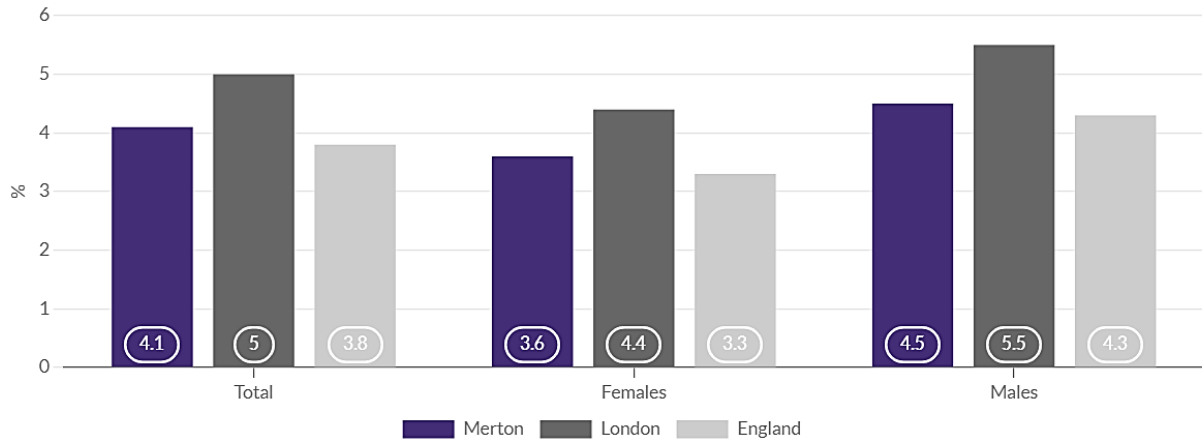
Source: APS



3.9. As at July 2023, the total claimants aged over 16 years was 5,910 persons. The claimant rate in Merton was 4.1, lower than the London rate of 5. The overall economic inactivity rate for persons aged 16-64 in Merton is 14% (September 2020).

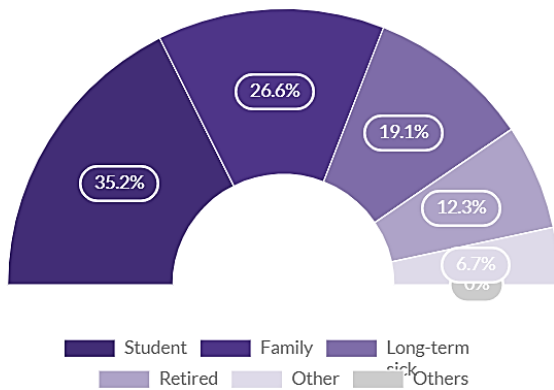


Claimants by gender (2023-07)



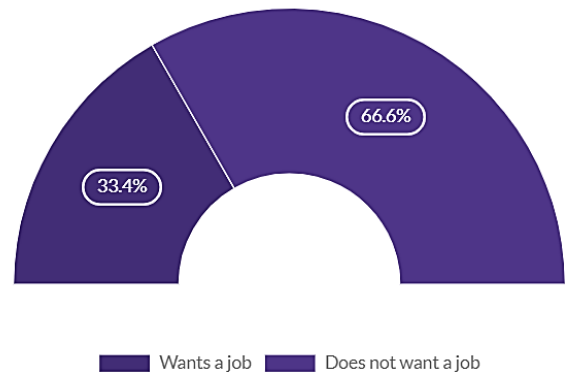
Source: ONS

Reason for economic inactivity for Merton (2022-12)



Source: APS

Economically inactive who want a job for Merton (2022-12)



Source: APS

## Deprivation

3.10. The Index of Multiple Deprivation (IMD) 2019 is the official measure of deprivation for small areas (or neighbourhoods) in England. The IMD ranks every small area (Lower Super Output Area) in England from 1 (most deprived) to 32,844 (least deprived). It is typical an areas of minimum population size of 1,000 persons (1,500 average)

The IMD combines information from the seven domains to produce an overall relative measure of deprivation. The domains are combined using the following weights:

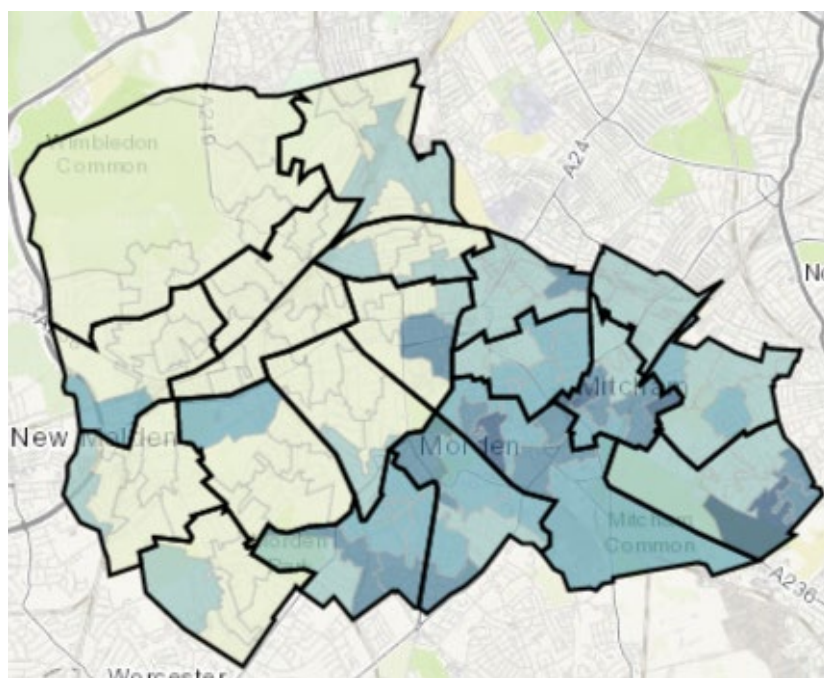
- Income Deprivation (22.5%)
- Employment Deprivation (22.5%)
- Education, Skills and Training Deprivation (13.5%)
- Health Deprivation and Disability (13.5%) Crime (9.3%)
- Barriers to Housing and Services (9.3%)
- Living Environment Deprivation (9.3%)

3.11. Deprivation deciles are based on IMD, which is the official measure of relative deprivation. Decile 1 represents the most deprived 10% of LSOAs in England while decile 10 shows the least deprived 10% of LSOAs.

3.12. Merton ranks as 'very low' in terms of overall social deprivation compared to other London boroughs and nationally in the UK. It is the sixth least deprived of the 33 London boroughs and ranks 114th out of 326 authorities (where 1 is the most deprived) in England. However, if we look closer, we can see the rankings hide a number of inequalities in the borough.

3.13. The extremes differences in the borough between deprived wards in the east of the borough that are some of the top 15% most income-deprived in the country, and the more affluent wards in the west that are amongst the top 5% most affluent. Three wards are 'more deprived' than the average for London: Cricket Green, Figge's Marsh and Pollards Hill.

3.14. The pandemic has widened the gap between east and west of the borough seeing an increase of children living in poverty, more older people living in fuel and food poverty.



### Index of Multiple Deprivation score 2019

[Legend](#)

Ward



LSOA

Index of Multiple Deprivation

- > 33 – 40
- > 25.7 – 33
- > 18.3 – 25.7
- > 11 – 18.3
- 3.7 – 11
- Other

## 4. HOUSING

### Headlines

- 502 additional new homes were built during the monitoring period
- 126 new affordable homes delivered on site.
- Affordable housing was 25% of total housing delivery during the financial year 2022/23

### Starts, completions, five-year supply and trajectory

<b>Core Strategy: Strategic Objective 3</b>	To provide new homes and infrastructure within Merton's town centres and residential areas, through physical regeneration and effective use of space.		
<b>Core Strategy Policies</b>	CS8, CS9		
<b>Sites and Policies Plan Policies</b>	DM H1, DM H2, DM H3, DM H5		
Indicator	Borough Target	Progress	Source of Information
<b>NET ADDITIONAL HOUSING</b>	For the 10-year period 2019/20-2028/29 Merton's minimum housing target (London Plan 2021) is <b>9,180</b> new homes	Merton's housing trajectory for the period 2019/20-2028/29 has a provision of <b>7,597</b> (delivered and projected), <b>83%</b> of the target.	Merton's Monitoring Datastore
<b>PRIOR APPROVALS</b>		In 2022/23 <b>45</b> new homes were the result of Prior Approvals from Office, Retail, Storage and Class E uses to Residential.	Merton's Monitoring Datastore
<b>SELF-BUILD AND CUSTOM HOUSE BUILDING ACT 2015</b>		During the financial year 2022/23 the following number of individuals and groups joined Merton's register:  <b>Self-Build Register Part 1 (meets Local Connection criteria):</b> 3 individuals  <b>22 homes</b> were granted self-build exemption from Community Infrastructure Levy (CIL) in the financial year 2022/23	Merton's Monitoring Datastore

<b>BROWNFIELD LAND REGISTER</b>	<p>The Act places a duty on certain public authorities to keep a register of individuals and associations who wish to acquire serviced plots of land for self-build and custom housebuilding projects. The Act also places duty on certain public authorities to have regard to those registers in carrying out planning and other functions.</p> <p>Brownfield land registers will provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.</p>	<p><b>107</b> sites have been added to Merton's Brownfield Land Register. These include sites larger than 0.25 hectares or capable of supporting more than 5 homes, with valid planning permission that have not commenced, sites where planning permission has lapsed, and allocations in Merton's Sites and Policies Plan (2014) and Merton's New Local Plan.</p> <p>The Brownfield Land Register can be found at <a href="https://www.merton.gov.uk/planning-and-buildings/planning/brownfield-land-register">https://www.merton.gov.uk/planning-and-buildings/planning/brownfield-land-register</a></p>	Merton's Monitoring Datastore
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**Table 4.1 – Home Completions 2011/12 – 2022/23**

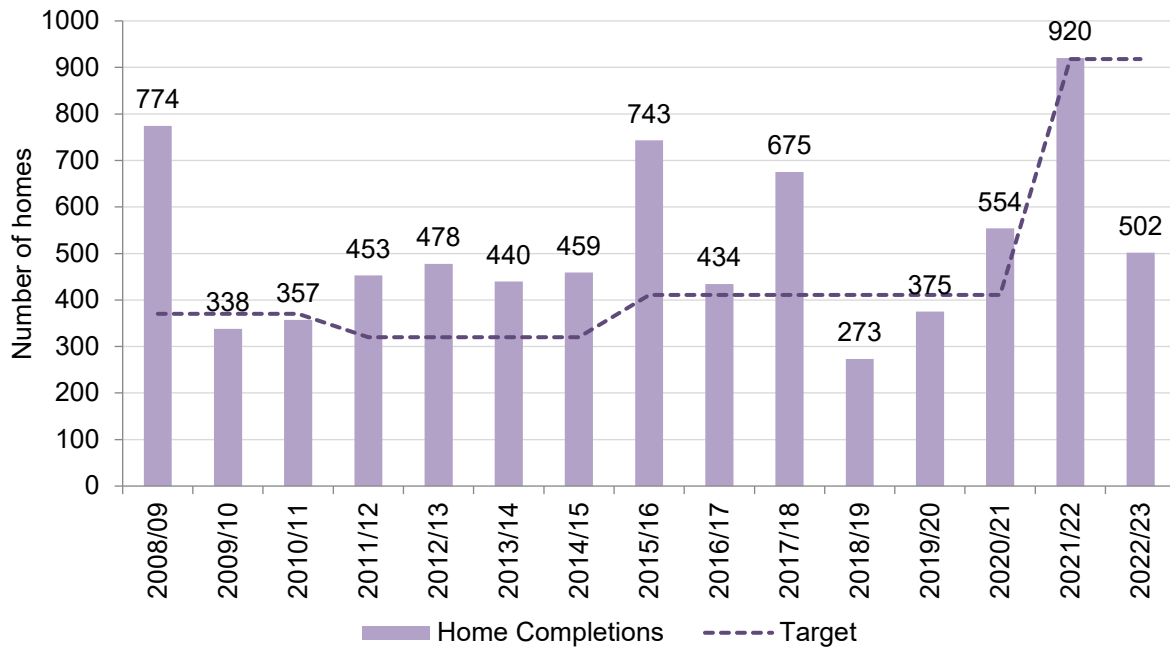
Financial Year	No. of homes	Target (London Plan)	% of target achieved
2011/12	453	320	142%
2012/13	478	320	149%
2013/14	440	320	138%
2014/15	459	320	143%
2015/16	743	411	181%
2016/17	434	411	106%
2017/18	675	411	164%
2018/19	273	411	-34%
2019/20	375	411	-9%
2020/21	554	411	135%
2021/22	920	918	100%
2022/23	502	918	55%
<b>Total</b>	<b>6,306</b>	<b>5,262</b>	<b>120%</b>

- 4.1. Merton's current housing target to meet its housing need is set by the adopted London Plan (2021) which identifies Merton's housing target of 918 homes per annum.
- 4.2. During the monitoring year 157 schemes have been completed resulting in 495 new homes (**Graph 4.1**). 108 schemes were started during the monitoring year, which will deliver 771 new homes. Over the past 15 years over 1,000 additional homes have been built above the

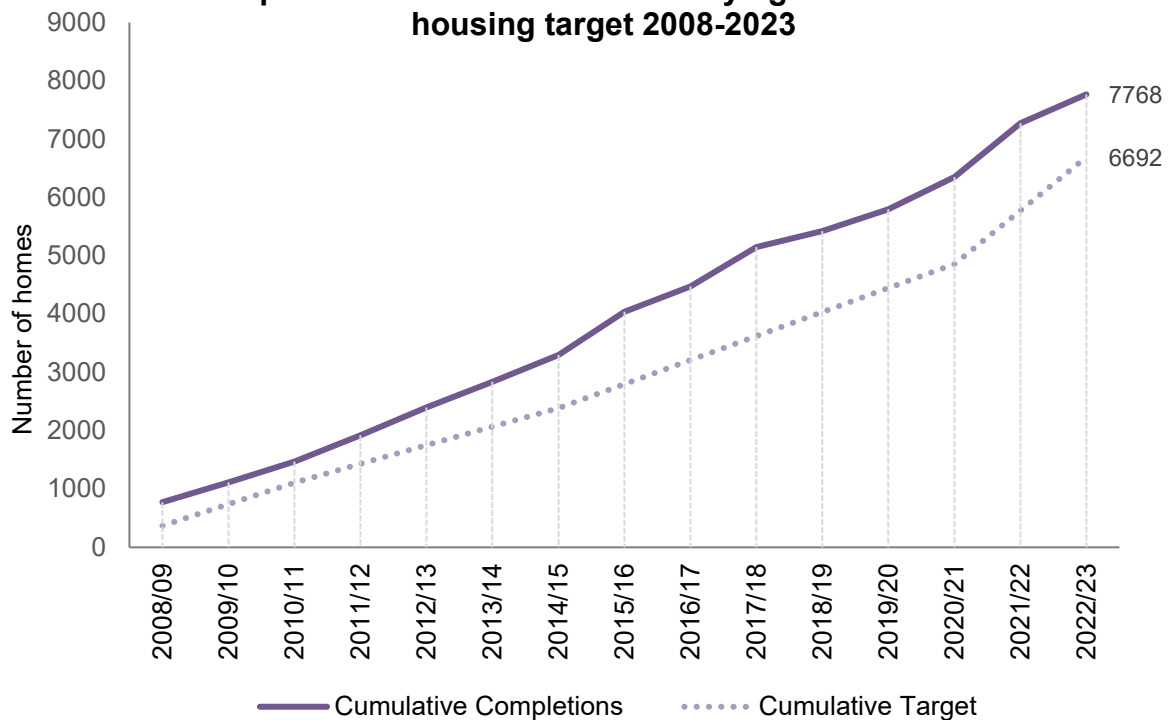


London Plan housing targets during that period (**Graph 4.2**). Moreover 164 schemes that will provide 673 new homes have been approved during 2022/23 (**Graph 4.3**).

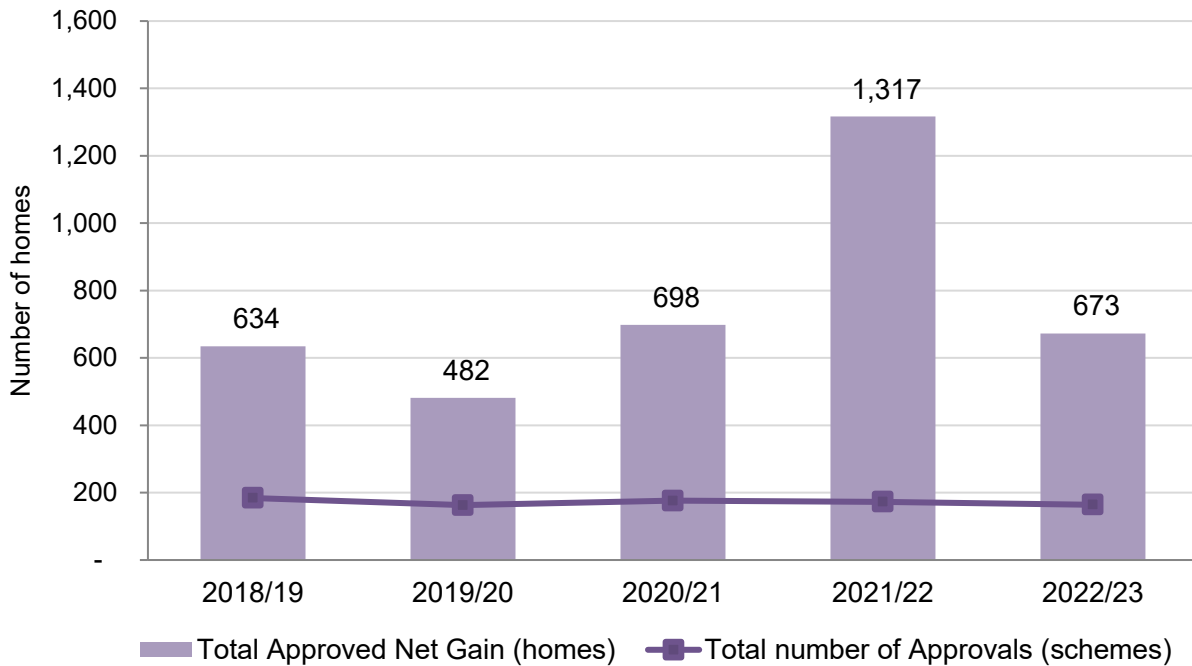
**Graph 4.1 Home Completions 2008 - 2023**



**Graph 4.2 Cumulative over-delivery against Merton's housing target 2008-2023**

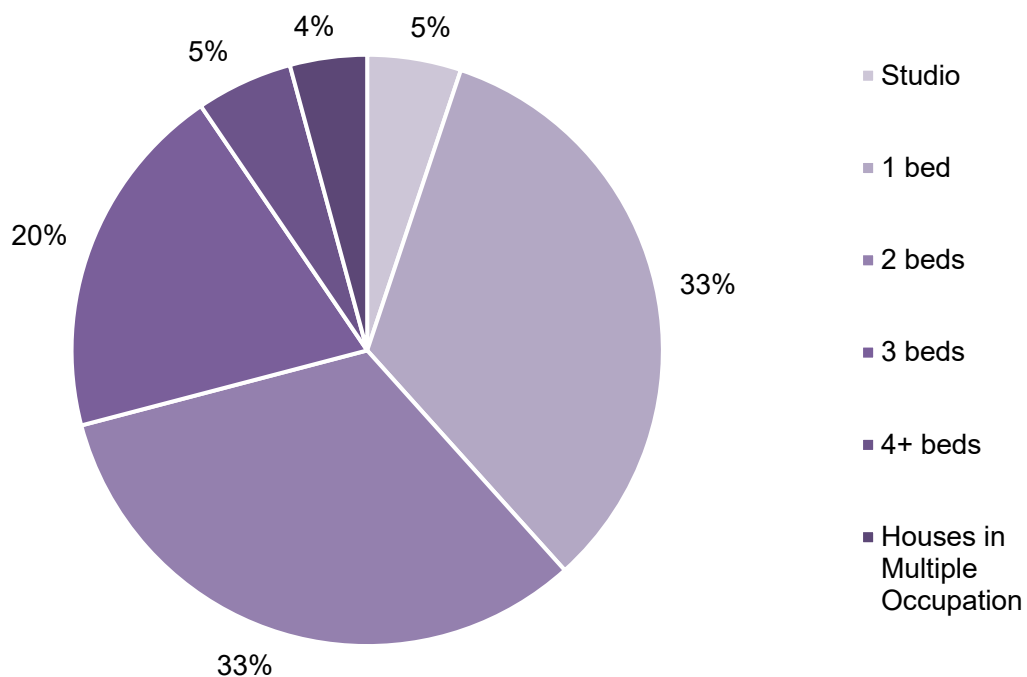


**Approved schemes and total new homes 2018/19-2022/23**



4.3. Policy DM H2 Housing Mix indicates the proportion of different sized homes required in the borough as follows: 1-bed 33%, 2-bed 32% and 3-bed 35%. Of the homes delivered in 2022/23, 25% were family sized (3+ beds), 33% were 2-bed properties, 33% were 1-bed properties and 4% were rooms in houses in multiple occupation (HMOs). The data is shown below in **Graph 4.4**.

**Graph 4.4 - Size of new homes built in 2022/23**



4.4. A detailed housing sites list of completions in 2022/23 is presented in **Appendix A**

## Housing Delivery Test

- 4.5. In February 2017 the Government published the Housing White Paper “Fixing our broken housing market”, which proposed a new initiative to measure the performance of local authorities via a Housing Delivery Test. This has been taken forward as part of the revised National Planning Policy Framework (NPPF) that was published in July 2018.
- 4.6. Full details of the method for calculating the HDT are specified within the “Housing Delivery Test Rule Book” and Planning Practice Guidance. The data used to assess delivery is Department for Levelling Up, Housing and Communities (DLUHC) statistics for the total net housing completions in a local planning authority area over a rolling three-year period. This includes student accommodation and other communal accommodation, using a ratio to adjust for occupancy.
- 4.7. The HDT measurement for 2019/20 and 2020/21 was adjusted to take into account the impact of Covid-19 on housing delivery. For 2019/20 8 months of the 411 London Plan housing target applies. For 2020/21 8 months of the 918 London Plan housing target applies.
- 4.8. The Government published the [Housing Delivery Test \(HDT\) measurement 2022](#) on 19<sup>th</sup> December 2023 for the period 2019/20, 2020/21 and 2021/22. However, the reported figure for new homes delivered in Merton in 2021/22 was incorrect by over 400 homes. This error resulted in a measurement of 71%, the consequence of which placed Merton in presumption in favour of sustainable development in accordance with the NPPF.
- 4.9. On 21<sup>st</sup> December 2023 the London Borough of Merton requested Government correct the data and received a response from the Department for Levelling Up, Housing and Communities (DLUHC) 5 March 2024, which is was published on the [website](#). The updated measurement for Merton’s Housing Delivery Test 2022 is 91%. According to the NPPF this means Merton should produce a Housing Delivery Action Plan, which was published on the council’s [website](#) in January 2024.
- 4.10. **Table 4.2: Housing Delivery Test measurement 2022 (Published December 2023)**

	2019/20	2020/21	2021/22	Total	Result
<b>Target</b>	526	611	918	2,055	
<b>Delivery</b>	346	604	920	1,870	<b>91% Action Plan</b>

## Merton’s Annual Position Statement

### Merton’s Housing Requirement

- 4.11. The National Planning Policy Framework requires Councils to identify a supply of specific ‘deliverable’ sites sufficient to provide five years’ worth of housing with an additional buffer of 5% to provide choice and competition.
- 4.12. All of the sites included in Merton’s five-year land supply are considered to be deliverable under the NPPF definition:

*To be considered deliverable, sites for housing should be available now, offer a suitable*

*location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

- 4.13. Merton's housing target, which is set out in the London Plan 2021, is 9,180 homes for the ten-year period 2019/20 to 2028/29 or 918 homes per annum. This is based on a detailed analysis of land availability and capacity across London that Merton worked with the GLA and all other London boroughs. The London Plan expects 261 homes of the 918 homes per annum to come forward on Small Sites.
- 4.14. In recognition of the significant increase in housing delivery required by these targets, the London Plan states at paragraph 4.1.10, that these may be achieved gradually and encourages boroughs to set a realistic and where appropriate, stepped housing delivery target over a ten-year period. London Plan paragraph 4.1.11 states that if a target is needed beyond the 10-year period (2019/20 to 2028/29), boroughs should draw on the 2017 SHLAA findings which cover the period to 2041 and any local evidence of identified capacity, in consultation with the GLA, and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements, and roll forward the housing capacity assumptions applied in the London Plan for small sites.
- 4.15. In accordance with the London Plan requirements **Graph 4.11** demonstrates how Merton's housing target will be met for the Local Plan period 2021/22 – 2035/36 using a stepped housing delivery target (**Table 4.6**). Merton's housing trajectory is considered an appropriate approach for Merton as it sets out a realistic picture of housing delivery over the Local Plan period. A stepped housing delivery target is appropriate in Merton as there is a significant uplift in the level of housing target between emerging and previous policies, and several large sites will be delivered in phases.
- 4.16. Merton's New Local Plan proposes a stepped housing target set out in **Table 4.6** below. This is the proposed stepped target as at September 2023 and is subject to change until the Inspectors have published their final report.

**Table 4.6 – Proposed Merton stepped housing target**

Year	Merton stepped housing target
2021/22	918
2022/23	500
2023/24	450
2024/25	750
2025/26	750
2026/27	775
2027/28	775
2028/29	820

2029/30	1100
2030/31	1100
2031/32	780
2032/33	700
2033/34	474
2034/35	548
2035/36	548
2036/37	548
2037/38	548
<b>Total</b>	<b>12,084</b>

4.17. As at January 2024, Merton's Local Plan production is at examination stage. It was submitted to the Secretary of State in December 2021 and the appointed Planning Inspectors chaired five weeks of public hearings during June 2022 and October 2022. The proposed stepped trajectory approach was at the public hearings, which is required to confirm a five-year land supply in accordance with the NPPF and NPPG. As at January 2024, for monitoring purposes and decision making at this time the New London Plan target of 918 new homes will be used for 5-year land supply period 2023/24 to 2027/28 pending the Inspectors finishing the new Local Plan examination and publishing their final report.

### Merton's Housing Trajectory

4.18. The Methodology and phasing assumptions made in the trajectory are based on evidence gathered during site visits and assumptions of completion timescales based on the size of each site, and the estimated start and completion dates on each planning application. For all sites their history from case officers and evidence from site visits precedes all assumptions. The development plan sites, (those identified in the local plan but without a planning application), have been phased according to the knowledge of case officers, developers, planning agents and the phasing of schemes of a similar size. The estates that are part of the Estates Regeneration follow phasing plans submitted by Clarion Housing Group.

4.19. To calculate the five-year supply of homes in Merton, the following sources of land supply have been included:

#### Large identified sites (>0.25ha)

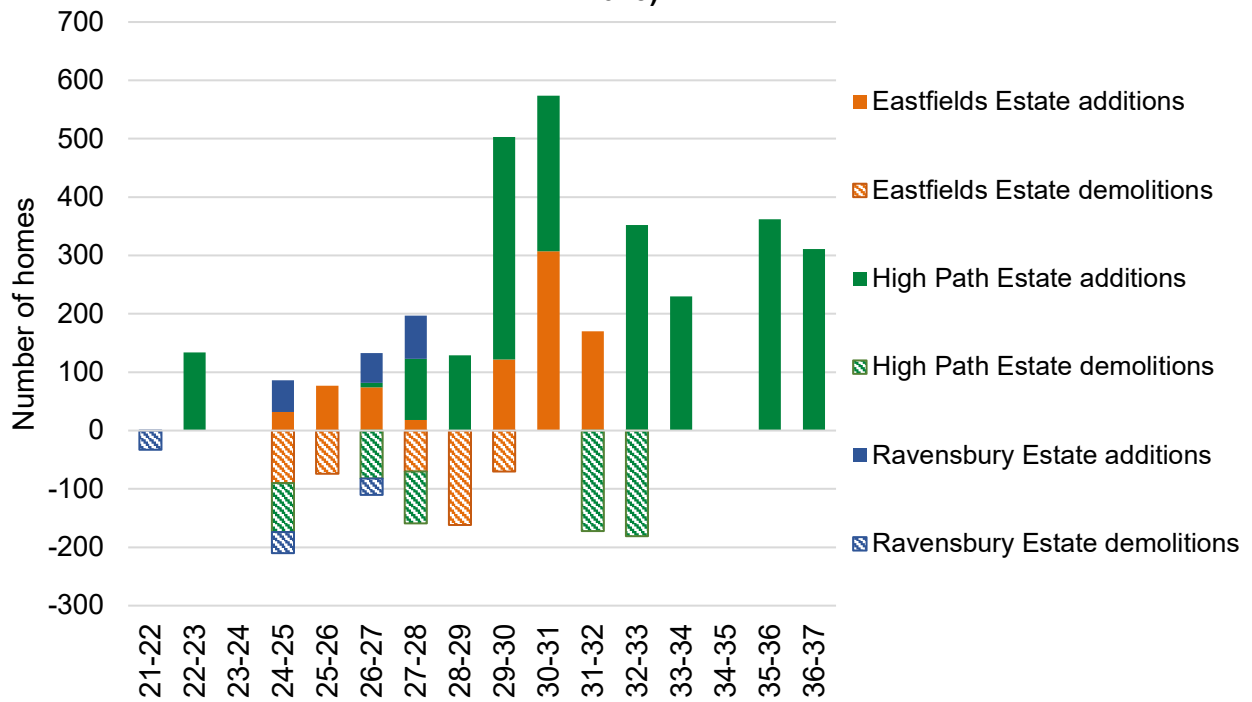
- Sites with planning permission;
- Sites where the principle of residential use has been established through previous planning permissions or refusals that have registered new applications or lodged an appeal;
- Suitable sites undergoing pre-application discussion and there is clear evidence that housing completions will begin on site within five years;
- Council-owned sites with redevelopment potential within five years.

#### Small identified sites (<0.25ha)

- Sites with planning permission;
- Sites where the principle of residential use has been established through previous planning permissions or refusals that have registered new applications or lodged an appeal;
- Suitable sites undergoing pre-application discussion and there is clear evidence that housing completions will begin on site within five years;

- Council-owned sites with redevelopment potential within five years.
- 4.20. A modelled small site assumption of 261 new homes per year has been added to the identified sites in Merton's Housing Trajectory from 2025/2026 in accordance with the implementation of the new London Plan target. Sites with permission where the site area is <0.25ha have been removed from the 261 annual assumption to avoid double counting.
- 4.21. Merton's 15-year Housing Trajectory is made up of a huge range of different types of development on brownfield land. The larger sites include:
- Morden town centre regeneration, where over 1,800 new homes will be built in the area in addition to the public realm improvements and TfL's plan for new bus standing facilities in Morden;
  - The Estates Regeneration of Eastfields, High Path and Ravensbury, which will result in an uplift of over 2,000 new homes;
  - The redevelopment of Mitcham Gasworks and part of the Tesco car park on Burlington Road (456 new homes).
- 4.22. **Graph 4.11** shows Merton's 15-year Housing Trajectory. A detailed list of housing sites for the 15-year housing trajectory is presented in **Appendix A**. The list includes all the sites that currently informed the Merton's housing pipeline and the number of homes in the five-year supply.
- 4.23. There are over 600 sites in Merton's housing trajectory which will deliver circa 14,300 new homes in the next 15 years (2023/24 to 2037/38), this exceeds the SHLAA requirement of almost 12,000 homes.
- 4.24. For the London Plan 2021 period (2021/22 to 2028/29) Merton is proposing a total housing target of 6,018 new homes between, which is lower than the London Plan SHLAA requirement for 7,344 new homes.
- 4.25. Merton's Local Plan identified approximately 8,400 new homes for delivery from 2019/20 to 2028/29. However, the demolition of 748 homes for the estates regeneration before 2029 means that Merton cannot deliver the required 9,180 new homes between 2019/20 and 2028/29. **Graph 4.7** shows the phasing of the Clarion Estates Regeneration as at August 2023. In addition, other large sites in Merton's housing trajectory will be delivered later than was assumed during the SHLAA consultation in 2017.
- 4.26. From 2029/30 to 2032/33 Merton is proposing a total housing target of 3,400 new homes, which is higher than the London Plan SHLAA requirement for 1,896 new homes.

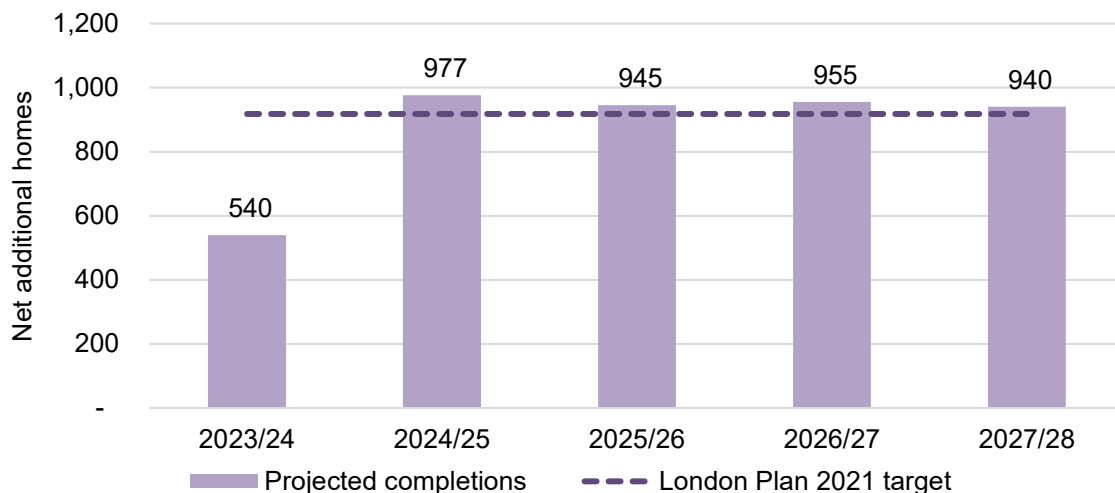
**Graph 4.7 Clarion Estate Regeneration phasing (updated August 2023)**



**Merton’s Five-year Supply**

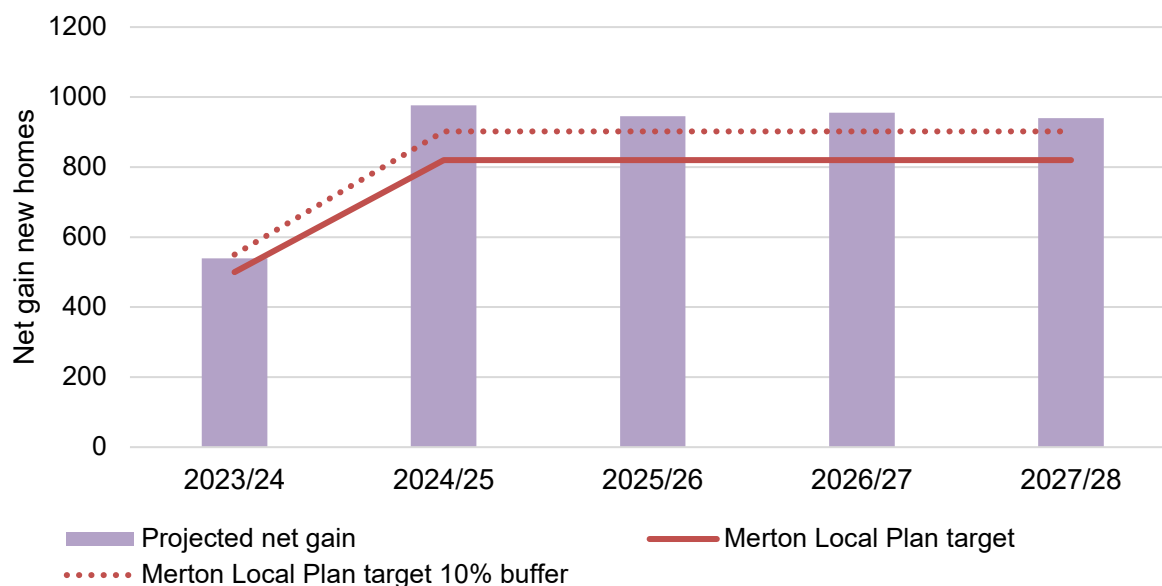
4.27. The **five-year supply** covers the period from the financial years **2023/24 to 2027/28**. The London Plan 2021 target for the total number of new homes over this period is **4,590 homes**. Merton can demonstrate a supply of **4,357 new homes** that will be built within the next five years against the London Plan target. Therefore, Merton has **85% supply**, equivalent of **4.3 years**. The projected completions against the London Plan target are shown in **Graph 4.8**.

**Graph 4.8 - Five-year supply 2023-2028 (London Plan target)**



4.28. The Merton Local Plan proposed stepped target for the total number of new homes over the five-year period is **3,780 homes**. Merton can demonstrate a supply of **4,357 new homes** that will be built within the next five years against the London Plan target. Therefore, Merton has **115% supply**, equivalent of **5.8 years**. The projected completions against the Merton Local Plan proposed stepped target are shown on an annual basis in **Graph 4.9**.

**Graph 4.9: five-year supply 2023-2028 (Merton Local Plan target)**



4.29. A summary of the types of sites and the proposed net gain of new homes in Merton's five-year supply is shown in **Table 4.10** below. This states that:

- 54% of the supply is on permissioned sites;
- 12% on sites which have been through the pre-application process and are now submitted;
- 8% on sites currently going through the pre-application process and with evidence they will complete within the five-year period;
- 8% on sites that are site allocations that are part of Merton Council's disposal strategy or where there have been early discussions with landowners soon to start the pre-application process;
- 0.1% on sites that are allocated for housing development in the SHLAA;
- 18% remaining small sites windfall.

**Table 4.10: Sources of Merton's five-year supply**

Site status	Net gain new homes	% of supply
Permissioned and Completed	184	4%
Permissioned and Started	1,346	31%
Permissioned and Not Started	768	18%



Submitted	489	11%
Pre-application	461	11%
Site allocation	320	7%
SHLAA site	6	0.1%
Small Sites assumption	783	18%
<b>Total</b>	<b>5,027</b>	<b>100%</b>

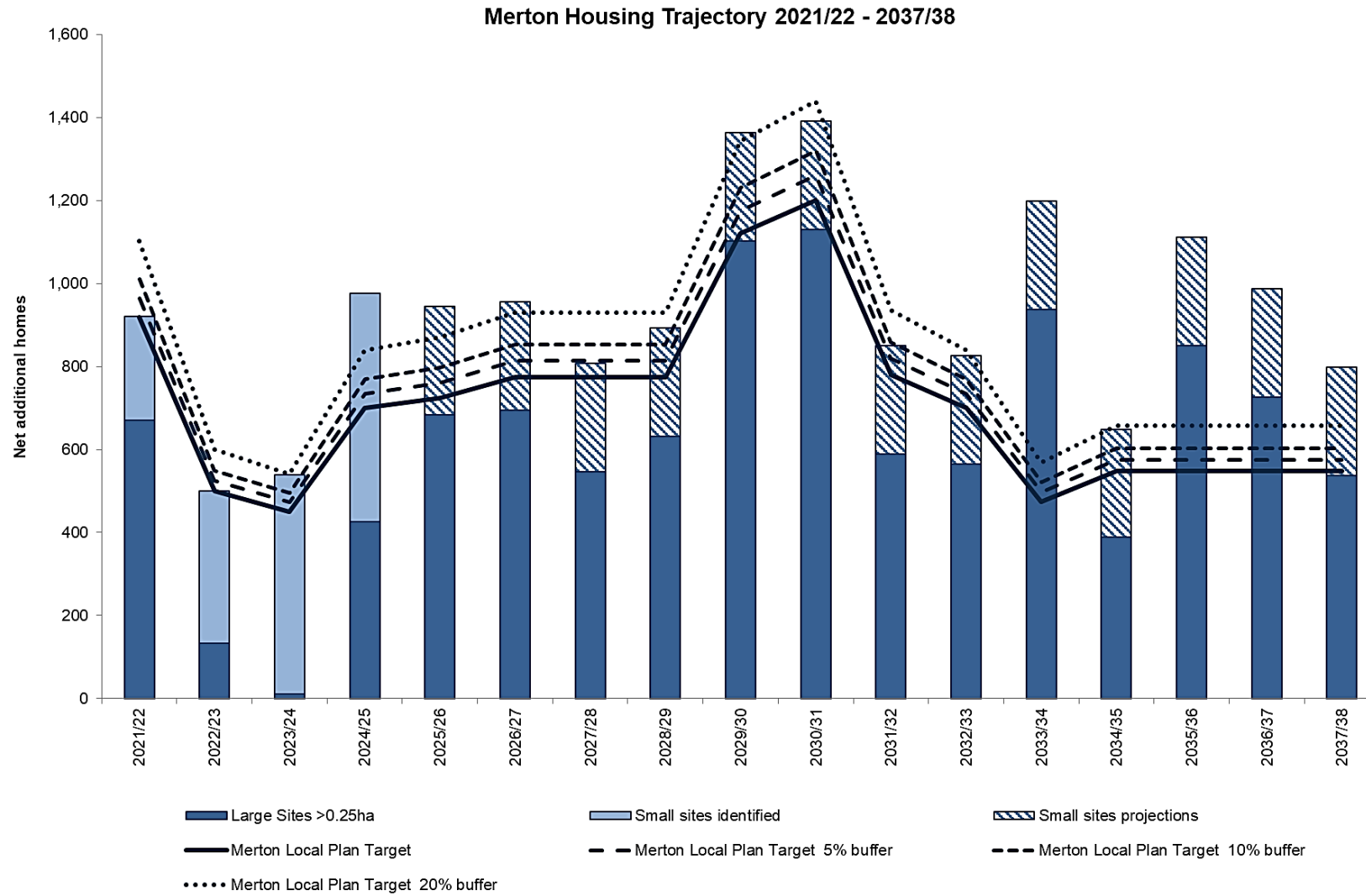
### Delivering new homes in Merton

- 4.30. Merton is a pro-growth borough and has substantial experience in delivering small sites over a long timeframe and throughout different economic and political cycles. Every year, between 85%-95% of Merton's planning applications for new homes are for small sites (sites of 10 homes or less). However, as each small site delivers fewer than 10 homes, small sites contribute about 50% of the overall number of homes built each year in Merton, with large sites (which make up usually less than 10% of the planning applications received) contributing the other 50% of homes built.
- 4.31. Merton's housing trajectory is supported by Merton's [Housing Delivery Test Action Plan](#) which includes details on the actions the council can take to increase the rate and number of homes built in Merton. The delivery of sites will be monitored in Merton's Authority Monitoring Report (AMR) and Merton's Housing Delivery Test Action Plan.
- 4.32. The London Plan envisages that key town centres in the borough – Wimbledon, Mitcham, Morden and Colliers Wood – offer 'high' potential for residential growth (Table A1.1), with Wimbledon, Colliers Wood and South Wimbledon identified as an Opportunity Area which indicatively is expected to contribute 5,000 new homes and 6,000 jobs. The Opportunity Area homes figure is based on the 2017 SHLAA capacity from 2019 to 2041.
- 4.33. Merton's Local Plan and accompanying proactive strategies that support future housing delivery, such as Merton's Character Study and Small Sites Toolkit, are pro-growth and geared towards optimising the provision of good quality and design-led housing to meet this ambition. For a decade Merton have been allocating sites of any size i.e. no minimum small sites threshold and has taken forward initiatives including town centre regeneration, estate regeneration and modular construction of affordable homes. Merton will continue to bring forward and support these initiatives.
- 4.34. Merton's Character Study SPD (2021) identifies appropriate areas where there is potential for a range of sensitive and extensive character-led growth. At the heart of the study is to ensure that future shaping of the borough is informed by Merton's existing and unique character.
- 4.35. The Small Sites Toolkit SPD (2021) is designed to give designers and developers a clearer picture of what would be considered acceptable development on sites up to 0.25 hectares in the Borough. The toolkit will comprise of guidance notes, case studies and a design and access statement template. The guidance in the toolkit builds on the findings of the Character Study in providing contextual advice to applicants and their design teams. The

guidance aims to encourage more development by giving a greater certainty of approval in addition to improving overall design quality.

- 4.36. There are a number of factors outside of local planning authority control that influence housing delivery including macroeconomics, economic effects of Covid-19, inflation and increased borrowing costs, house prices, land values, investment confidence and finance availability and unsecured funding for Crossrail 2. However, it is considered that the council's proactive strategies will contribute to support future housing delivery despite these factors.
- 4.37. We will encourage housing in sustainable brownfield locations. The London Plan need for 12,084 additional homes for the period 2021/22 – 2037/38 will come forward in Merton by:
- Bringing forward new housing through regeneration, including Morden town centre and the Merton Opportunity Area.
  - Prioritising the development of previously developed land and ensuring it is used efficiently.
  - Development of sites identified in Merton's Housing Trajectory.
  - Development of windfall sites.
  - Intensification of housing as part of estate regeneration proposals.
  - Enabling mixed use development within the town centres.
  - Bringing vacant properties back into use through the council's empty homes strategy.
  - Resisting the loss of housing to other uses.
  - Preparing masterplans, development briefs and design guidance for larger housing sites.
  - Demonstrating a continuous delivery of housing for at least 15 years as the Housing Trajectory sets out below.
  - Setting out a 5-year supply of identified sites as shown in the Authority Monitoring Report.
  - Monitoring housing provision levels through the Housing Trajectory within the Authority Monitoring Report.

Graph 4.11 Merton 15-year housing trajectory

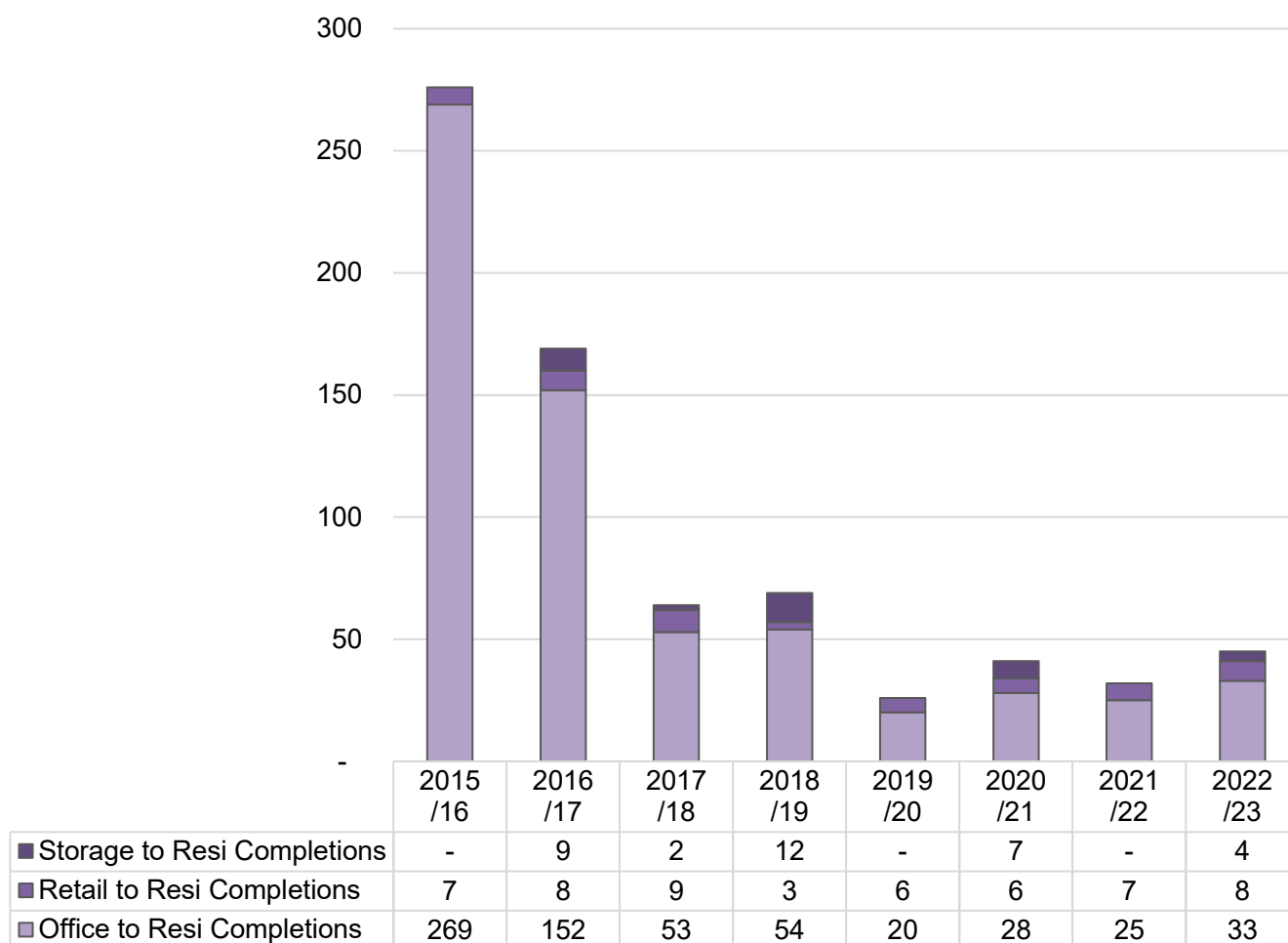


### Prior approvals for change of use from commercial premises to homes

4.38. In May 2013 amendments to the Town and Country Planning Act 1995 allowed change of use from office to residential via a process known as “prior approval”. This means that between May 2013 and May 2016 (with potentials to be extended) offices (use class B1a) can change to residential use (use class C3) without seeking planning permission. 19 schemes were submitted and assessed in the financial year 2017-2018. Permitted development rights were also temporarily applied to B8 premises under 500sqm where the prior approval was permitted before 10<sup>th</sup> June 2019.

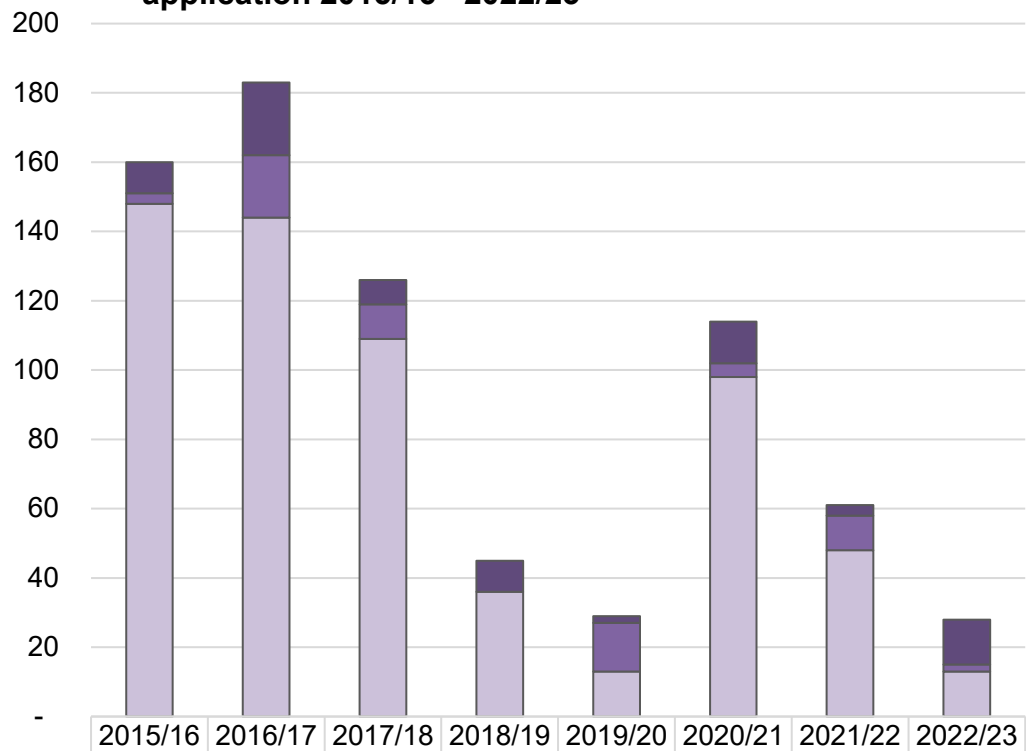
4.39. **Graph 4.14** summarises the number of new homes completed in 2022/23 by type of prior approval permission. It shows that the majority of new homes were completed under prior approval for office to residential conversion (33 new homes). The total number of new homes completed under prior approval applications has fallen greatly over recent years, from its peak of 276 new homes in 2015/16.

**Graph 4.14 - Completed new homes by type of prior approval application 2015/16 - 2022/23**



4.40. The number of permissioned homes through prior approval continues to remain much lower than the peak in 2016/17 of 183 homes. In 2022/23 28 new homes were approved under prior approval applications. **Graph 4.15** shows all prior approval applications since 2015/16.

**Graph 4.15 - Approved new homes by type of prior approval application 2015/16 - 2022/23**



	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
■ Retail to Resi Approvals	9	21	7	9	2	12	3	13
■ Storage to Resi Approvals	3	18	10	-	14	4	10	2
■ Office to Resi Approvals	148	144	109	36	13	98	48	13

## Affordable housing

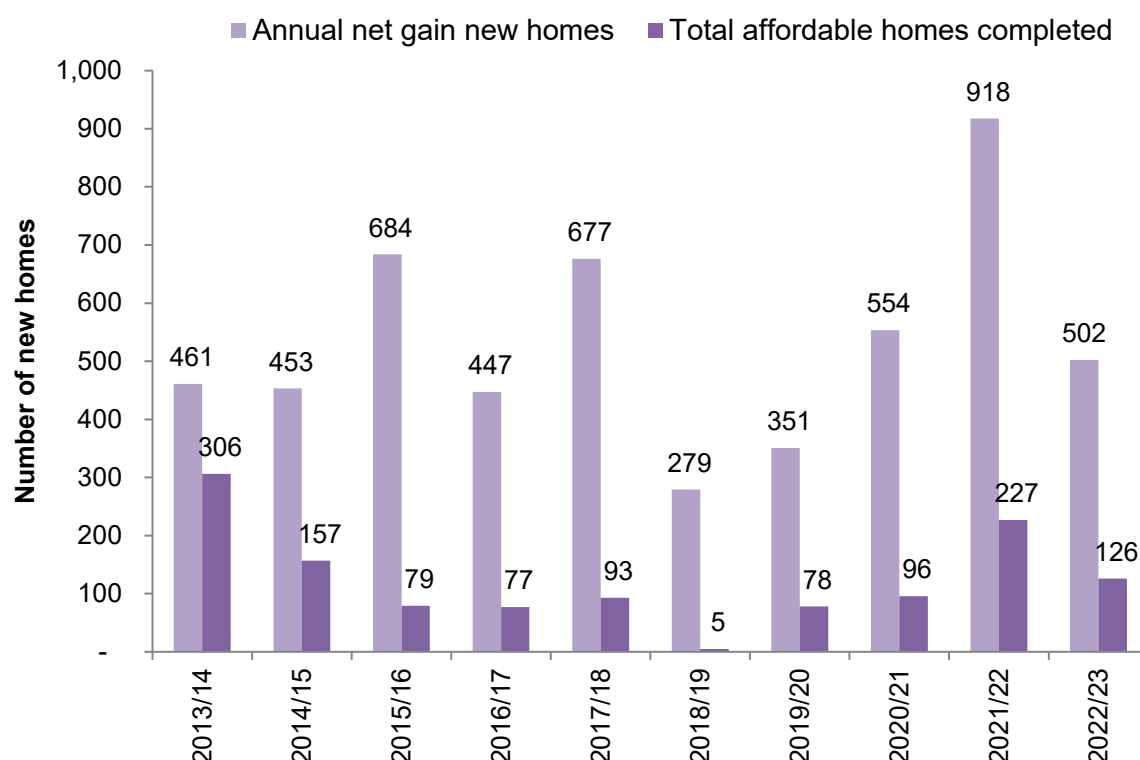
Indicator	Borough Target	Progress	Source of Information
<b>NUMBER AND PROMOTION OF NEW DWELLINGS THAT ARE AFFORDABLE ON SITES WITH A THRESHOLD OF 10 HOMES OR MORE</b>	Aim for the borough-wide affordable housing target of 40%	<ul style="list-style-type: none"> <li>5 schemes completed in 2022/23 that provided 126 new affordable homes on site. This is equivalent to 25% of completions</li> </ul>	Merton's Monitoring Datastore, LB Merton Housing Department
<b>PROPORTION OF AFFORDABLE DWELLINGS: SOCIAL RENTED AND INTERMEDIATE.</b>	<p>New affordable dwellings to consist of:</p> <p>60% social/affordable rented</p> <p>40% of intermediate provision.</p>	<ul style="list-style-type: none"> <li>8% Affordable rented</li> <li>92% Intermediate</li> </ul>	LDD and LB Merton Housing Department
<b>PROVISION OF AFFORDABLE HOUSING REQUIRED ON SITE; WHERE THIS IS NOT POSSIBLE A FINANCIAL CONTRIBUTION IN LIEU MUST BE MADE.</b>	Development Plan policy requires the provision of affordable housing on-site as part of housing development schemes. In exceptional circumstances where it is not possible to secure on-site homes, payment of a financial contribution in-lieu of onsite provision for the provision of off-site affordable housing is made.	<ul style="list-style-type: none"> <li>£78,300 in Affordable housing financial contributions was received in 2022/23</li> </ul>	Merton's S106 Monitoring Datastore

4.41. **Table 4.16** shows the contribution of affordable homes and S106 money received this year.

**Table 4.16 – Affordable Home Completions 2022/23**

Application Number	Site	Total Homes	Total Affordable Homes	% Affordable Homes	S106 Contribution
16/P3738	High Path Phase 1	134	80	60%	-
18/P2619	32-34 Bushey Road	32	10	31%	-
20/P2729	123-125 Merton Road	23	9	41%	-
19/P3178	96 Church Road	20	20	100%	-
19/P2120	64-76 Kingston Road	26	7	27%	-
<b>Total</b>		<b>235</b>	<b>126</b>		<b>£0</b>

4.42. Current planning policy in Merton, like most of the country, seeks a percentage of new homes from large sites as affordable homes. Merton's Core Planning Strategy 2011 sets a borough wide housing target of 40% of new homes. **Graph 4.17** below summarises housing delivery over the past 10 years. It shows that over that period 5,325 new homes were completed, of which 1,244 (23%) were affordable housing.

**Graph 4.17 – Affordable Home Completions 2013-2023**

4.43. A list of the planning obligations secured through S106 for the provision of affordable housing and off-site contributions is detailed in Merton's Infrastructure Funding Statement (IFS), which is available here: [https://www.merton.gov.uk/system/files/2022-23%20IFS%20v1.0\\_0.pdf](https://www.merton.gov.uk/system/files/2022-23%20IFS%20v1.0_0.pdf)

## Conversions and appeals

Core Strategy: Strategic Objective 8	To promote a high quality urban and suburban environment in Merton where development is well designed and contributes to the function and character of the borough
--------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Core Strategy Policies** CS14

**Sites and Policies Plan Policies** DM D1 – DM D7

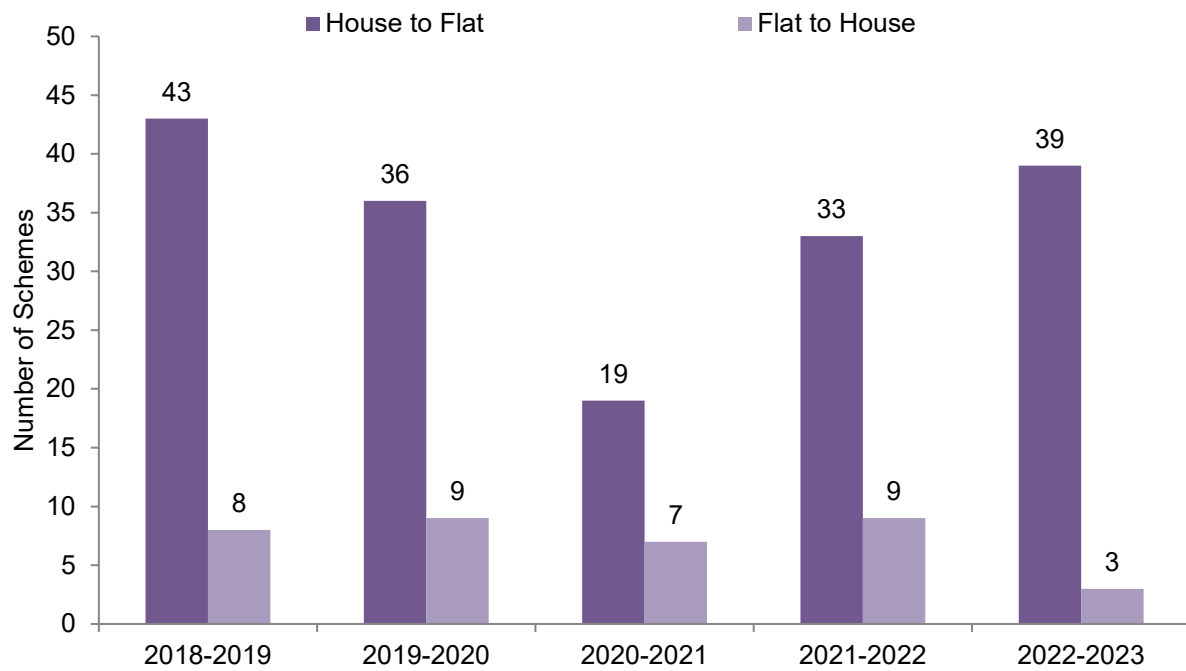
### Conversions

Indicator	Borough Target	Progress	Source of Information
<b>PROTECTION OF FAMILY SIZED HOMES IN DWELLING CONVERSIONS.</b>	All conversions of existing family sized single dwellings into two or more smaller homes to include the re-provision of at least one family sized home.	40 scheme conversions completed that resulted in 49 new homes total net gain, and a net gain of 4 family homes.  45 scheme conversions were approved this year that will result in a net gain of 55 new homes and the gain of 6 family homes.	Merton's Monitoring Datastore

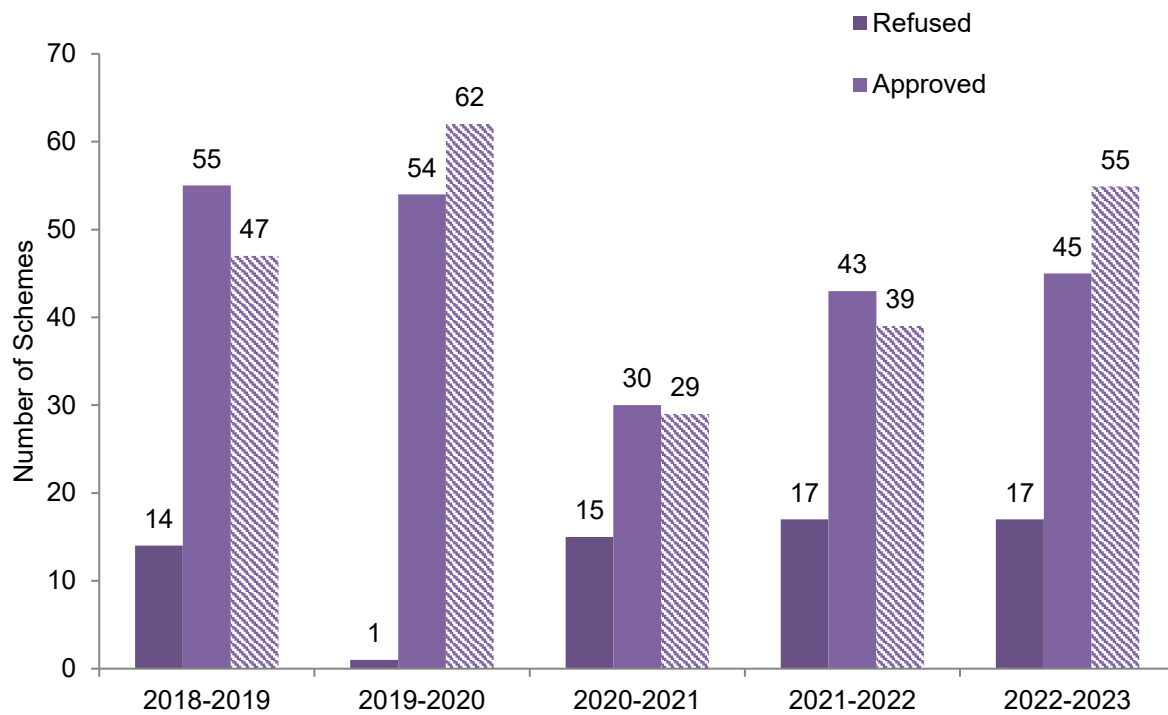
- 4.44. Over the past 5 years an average of 32 schemes have been approved for the conversion of family homes to smaller sized homes. An average of 7 schemes have been approved for the conversion of flats to houses during the same period.
- 4.45. 29 schemes with houses converted to flats were completed in the monitoring year. This resulted in a net gain of 46 new homes including a net gain of 9 family homes. Of the 5 schemes that resulted in a loss of a family sized unit, 3 were Lawfulness applications.
- 4.46. 39 schemes were approved in the monitoring year for conversions of houses to flats that would result in a net gain of 54 new homes, and the gain of 12 family sized homes. 3 schemes were approved for the conversion of flats to houses that would result in a net loss of 4 homes and overall net gain of 6 family sized homes.
- 4.47. **Graphs 4.18** shows that the majority of conversions approved in the last five years have been from houses to flats. **Graph 4.19** shows that as a result there has been an annual approved net gain in homes. Of these, there have been more schemes that retain family sized homes than do not (**Graph 4.20**).



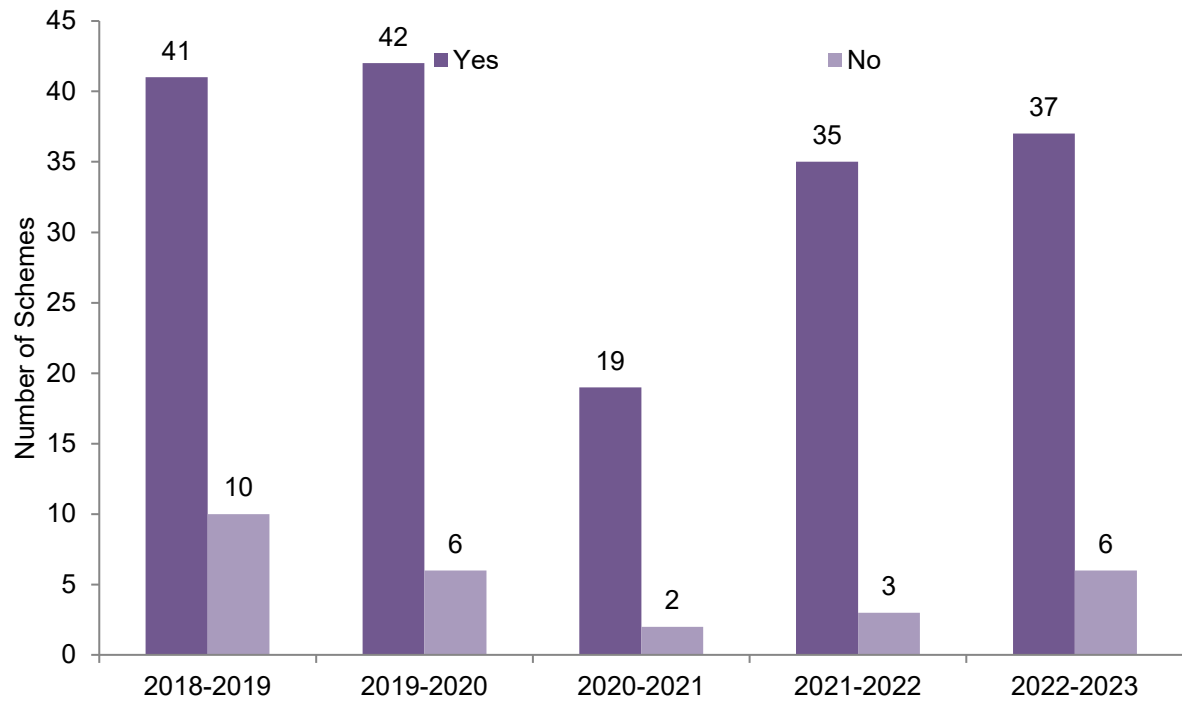
**Graph 4.18 Conversions approved in the last five years**



**Graph 4.19 Conversion decisions in the last five years**



**Graph 4.14 Approvals that maintain family units in the last five years**

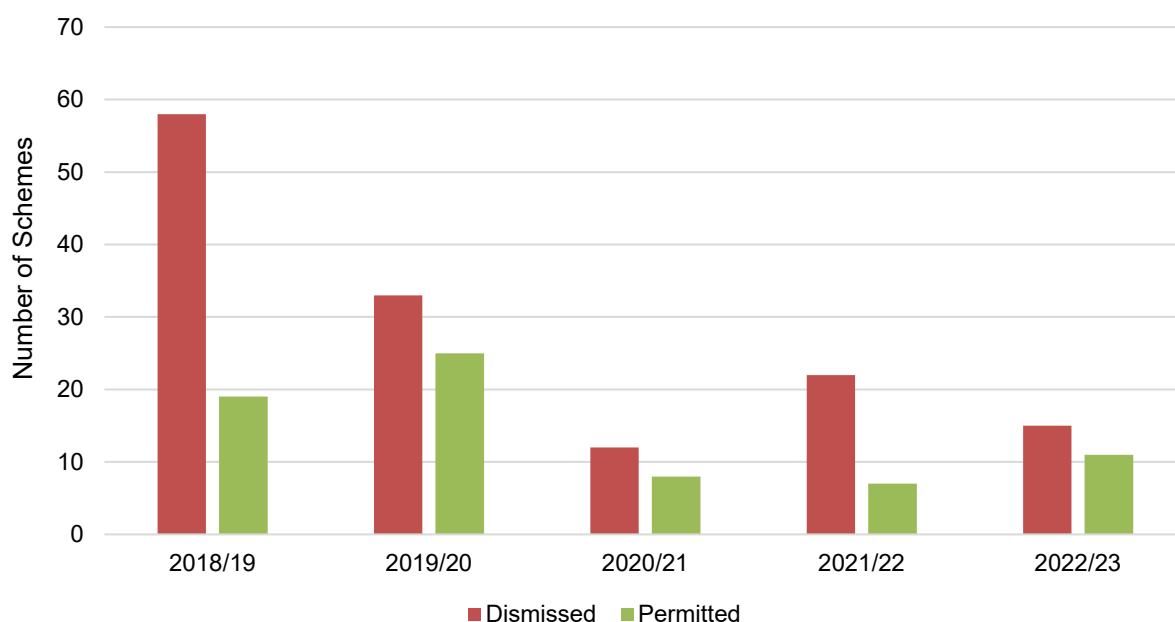


## Appeals

Indicator	Borough Target	Progress	Source of Information
<b>THE NUMBER OF PLANNING APPEALS DISMISSED PER TOTAL NUMBER OF APPEALS CITING DESIGN POLICIES</b>	Increase in the % of appeals dismissed per total number of appeals citing design policies.	<ul style="list-style-type: none"> <li>■ 26 appeals were decided in 2022/23</li> <li>■ 11 appeals were permitted in 2022/23</li> <li>■ 42% of appeals were permitted</li> <li>■ 15 appeals (58%) were dismissed</li> </ul>	Merton's Monitoring Datastore

4.48. **Graph 4.21** shows the number of appeals permitted and dismissed over the past five years. The number dismissed has always been greater than the number permitted, and the majority of those permitted cite design policies. The percentage of appeals dismissed is 18% lower this financial year than the last financial year.

**Graph 4.21 - Appeal decisions in the past five years**



## 5. LOCAL ECONOMY

### Headlines

- All the town centres shop vacancy rates are below the national and London's average.
- All Merton's town centres perform well as they meet the targets of both core strategy and sites and policies plan.

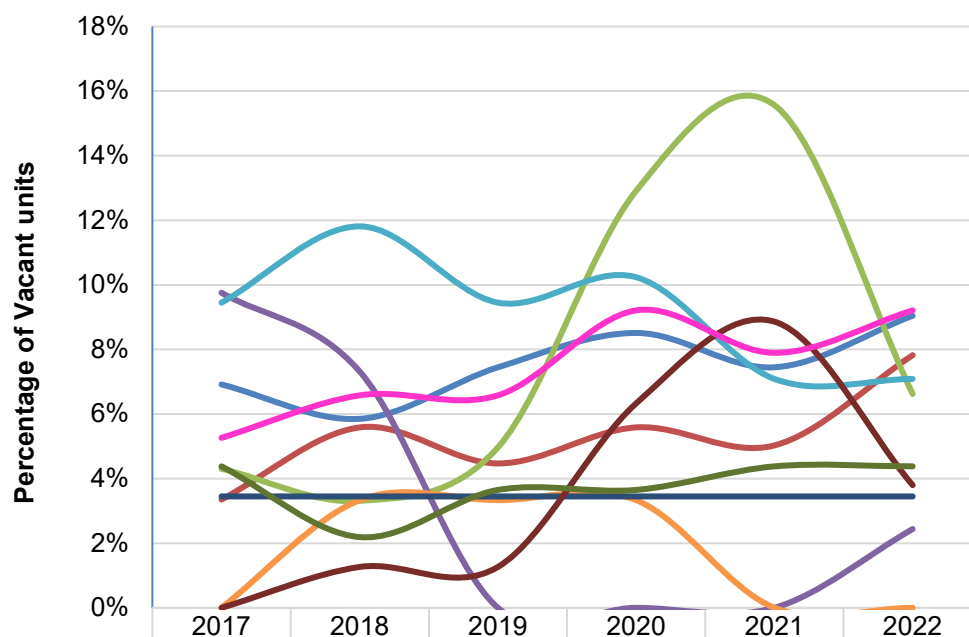
### Retail vacancy rate, town centres and industrial areas

Core Strategy: Strategic Objective 4	To make Merton more prosperous with strong and diverse long term economic growth.
<b>Core Strategy Policies</b>	<b>CS1, CS2, CS3, CS7, CS12</b>
<b>Sites and Policies Plan Policies</b>	<b>DM R1 – DM R7, DM E1 – DM E4</b>

Indicator	Borough Target	Progress	Source of Information
<b>RETAIL VACANCY RATE IN TOWN CENTRES.</b>	Maintain the retail vacancy rate below the national average for the monitoring period.	<ul style="list-style-type: none"> <li>▪ National vacancy rate for Town Centres in Great Britain: 14.0% (British Retail Consortium Q2 2022)</li> <li>▪ Mitcham: 9.0%</li> <li>▪ Morden: 7.8%</li> <li>▪ Wimbledon: 6.6%</li> </ul>	Merton's Monitoring Datastore 2022. <a href="#">British Retail Consortium 2022.</a>
<b>RETAIL VACANCY RATE IN LOCAL CENTRES, NEIGHBOURHOOD PARADES AND COLLIERS WOOD.</b>	Maintain the retail vacancy rate below the national average for the monitoring period.	<ul style="list-style-type: none"> <li>▪ Arthur Road: 2.4%</li> <li>▪ Colliers Wood 7.1%</li> <li>▪ Motspur Park: 0%</li> <li>▪ North Mitcham: 3.5%</li> <li>▪ Raynes Park: 3.8%</li> <li>▪ Wimbledon Village: 4.4%</li> <li>▪ South Wimbledon: 9.2%</li> <li>▪ All of the neighbourhood parades: 6.1%</li> </ul>	Merton's Monitoring Datastore – Retail Survey 2022
<b>AMOUNT OF RETAIL DEVELOPMENT FOUND IN TOWN CENTRES.</b>	Percentage of retail use (A1 Use class) in Core shopping frontages: Approximately 50% of units should remain in retail use (A1 Use Class).	Total A1 Uses in Core shopping frontages: <ul style="list-style-type: none"> <li>▪ Wimbledon: 43.0% (central frontage) and 51.5% (core frontage)</li> <li>▪ Mitcham: 58.7%</li> </ul>	Merton's Monitoring Datastore – Retail Survey 2022

	<p>Secondary shopping frontages: Approximately 50% of units should remain in commercial use (A1,A2,A3, A4 and A5 classes)</p> <p>Neighbourhood Parades: a minimum of 30% of units should remain in retail use (A1 Use Class).</p>	<ul style="list-style-type: none"> <li>▪ Morden: 49.3%</li> <li>▪ Arthur Road: 60.9%</li> <li>▪ Raynes Park: 54.4%</li> <li>▪ Wimbledon Village: 56.1%</li> <li>▪ Motspur Park: 58.9%</li> <li>▪ North Mitcham: 66.67%</li> </ul> <p>Total commercial uses in Secondary shopping frontages:</p> <ul style="list-style-type: none"> <li>▪ Wimbledon: 79.8%</li> <li>▪ Mitcham: 93.0%</li> <li>▪ Morden: 85.2%</li> <li>▪ Arthur Road: 89.0%</li> <li>▪ Raynes Park: 62.5%</li> <li>▪ Wimbledon Village: 73.3%</li> <li>▪ Motspur Park: 78.6%</li> <li>▪ North Mitcham: 88.2%</li> </ul> <p>All Neighbourhood Parades are above the minimum 30% A1 use class target.</p>	
<p><b>RETENTION OF EXISTING EMPLOYMENT FACILITIES OR REFURBISHMENT TO PROVIDE ATTRACTIVE BUSINESS SPACE.</b></p>	<p>No net loss of employment land for which there is a demand. As measured each year in AMR. Target to be considered on 5-year basis.</p>	<ul style="list-style-type: none"> <li>▪ Loss of 12 office spaces caused by Prior approval from office to residential permitted development rights resulting in the creation of 41 new homes.</li> </ul>	<p>Merton's Monitoring Datastore</p>

- 5.1. The vacancy rate figures are below the national vacancy, thus Merton's town centres and neighbourhood parades are healthy. The shopping survey shows that all the policy requirements regarding the protection of certain type of commercial uses in designated shopping frontages are met.

**Graph 5.1 Vacancy rates in Merton's town centres and local centres**

	2017	2018	2019	2020	2021	2022
Mitcham Town Centre	6.91%	5.85%	7.45%	8.51%	7.45%	9.04%
Morden Town Centre	3.35%	5.59%	4.47%	5.59%	5.03%	7.82%
Wimbledon Town Centre	4.30%	3.31%	4.97%	12.91%	15.56%	6.62%
Arthur Road Local Centre	9.76%	7.32%	0.00%	0.00%	0.00%	2.44%
Colliers Wood Urban Centre	9.45%	11.81%	9.45%	10.24%	7.09%	7.09%
Motspur Park Local Centre	0.00%	3.33%	3.33%	3.33%	0.00%	0.00%
North Mitcham Local Centre	3.45%	3.45%	3.45%	3.45%	3.45%	3.45%
Raynes Park Local Centre	0.00%	1.27%	1.27%	6.33%	8.86%	3.80%
South Wimbledon Local Centre	5.26%	6.58%	6.58%	9.21%	7.89%	9.21%
Wimbledon Village Local Centre	4.38%	2.19%	3.65%	3.65%	4.38%	4.38%

## Industrial market in Merton

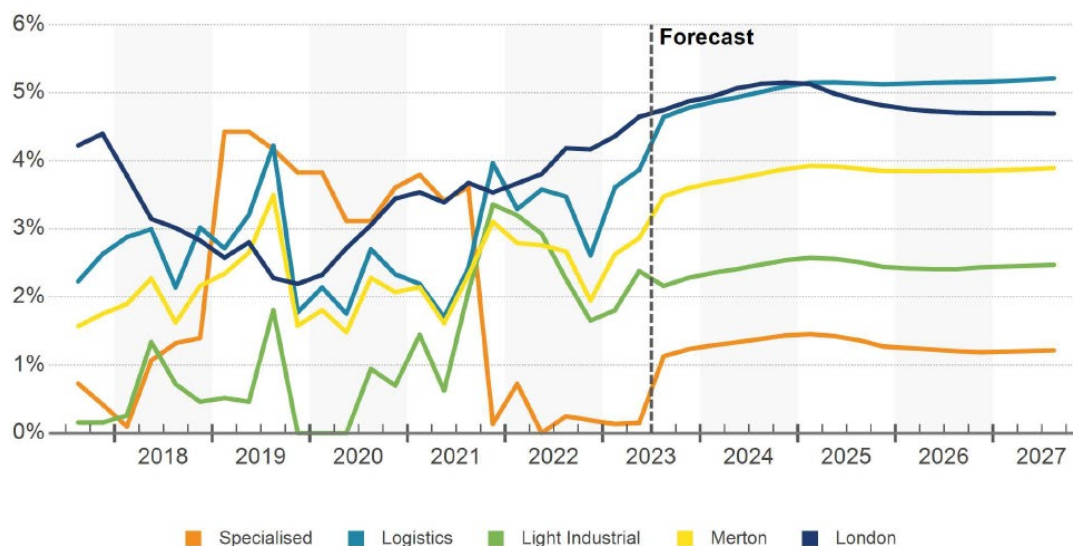
- 5.2. Merton is an affluent south London borough containing around 7 million SF of industrial space across more than 300 buildings, although only a handful are larger than 100,000 SF. The A3, A23 and A24 trunk roads provide good access to central London to the north and the M25 motorway to the south. The area has lost space on a net basis in recent years through conversions to other uses, especially residential.
- 5.3. Although persistently weak demand has seen Merton's industrial vacancy rate edge upwards in recent years, from below 2% in early 2020 to 3.3% today, it remains comfortably below the London average. Rents have expanded accordingly. Annual rent growth reached record heights last year amid a shortage of high-quality availability. While growth has since decelerated a little, a pattern that could continue as business costs increase and economic conditions remain weak, industrial rents should continue to far outpace office and retail rents in this part of London.
- 5.4. Leasing activity has slowed a little since a busy period in the year to spring 2022, when a host of 10,000-SF-plus lettings took place. The likes of Jiffy Grocery, FMG Repair Services and Event Hire Professionals each took circa 15,000-SF units, with Epsom & St Helier University Hospital taking 34,000 SF at Valor Park. Smaller deals have driven activity since.

Grocery delivery firm Getir took a couple of units in Merton last year, with Ecco Trading and Qualita taking 5,000 SF at Wates Way Industrial Estate over the winter. Few lettings have occurred in recent months.

- 5.5. Investment activity has slowed markedly over the past year, with rising interest rates cooling investor demand for industrial property here and across London. This followed a busy period in the 18 months up to the summer of 2022, when volumes soared to record heights. Mitcham was the focus of investment at this time. A key deal in May 2022 saw Valor Real Estate Partners acquire Mitcham Industrial Estate for £38.5 million. The estate totals 100,000 SF with units let to various tenants including Selco and Floorsave. Valor's strategy was to drive up rents on the estate through active asset management. The largest deal of the pandemic saw Patrizia and Kingston Estates acquire a 100,000-SF warehouse let to Byrne Group (plus a development site) for £61 million in a sale-and-leaseback transaction, with the price reflecting a sub-2% yield. This deal also occurred in Mitcham. Pricing has softened since as interest rates have risen.

### Industrial vacancy rate in Merton by type

VACANCY RATE

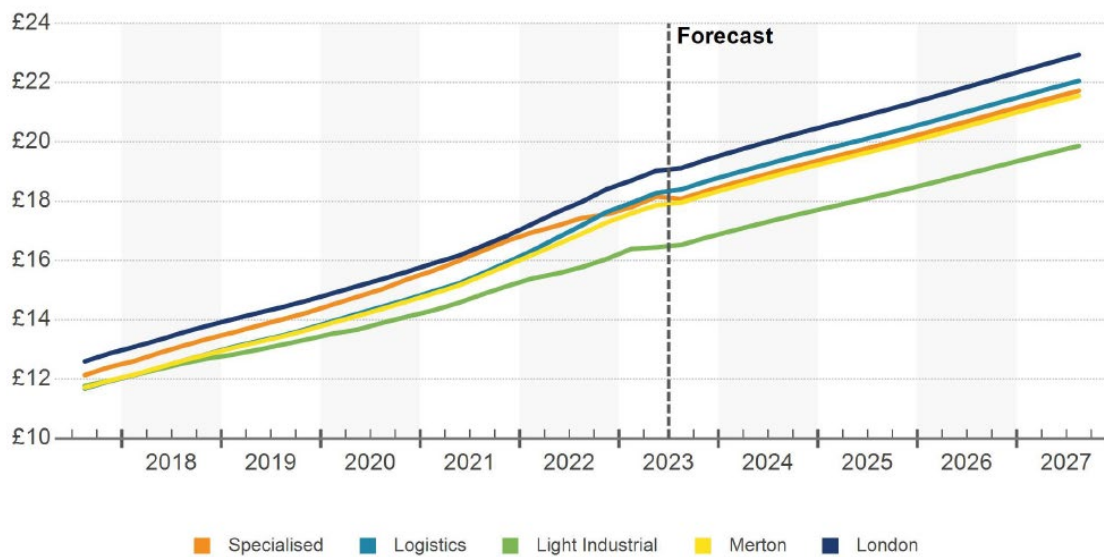


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- 5.6. Rents in the submarket grew by 6.3% year over year as of 2023 Q3, and though positive, it was lower than the 7.9% annual average over the past three years. Over a longer horizon, Merton has enjoyed a remarkable stretch of rent growth. Industrial rents today are 112.7% higher than they were 10 years ago. That is ahead of the long-term performance in the broader London market, where rents cumulatively increased by 107.7% over the past decade.

### Merton industrial market rent per square feet

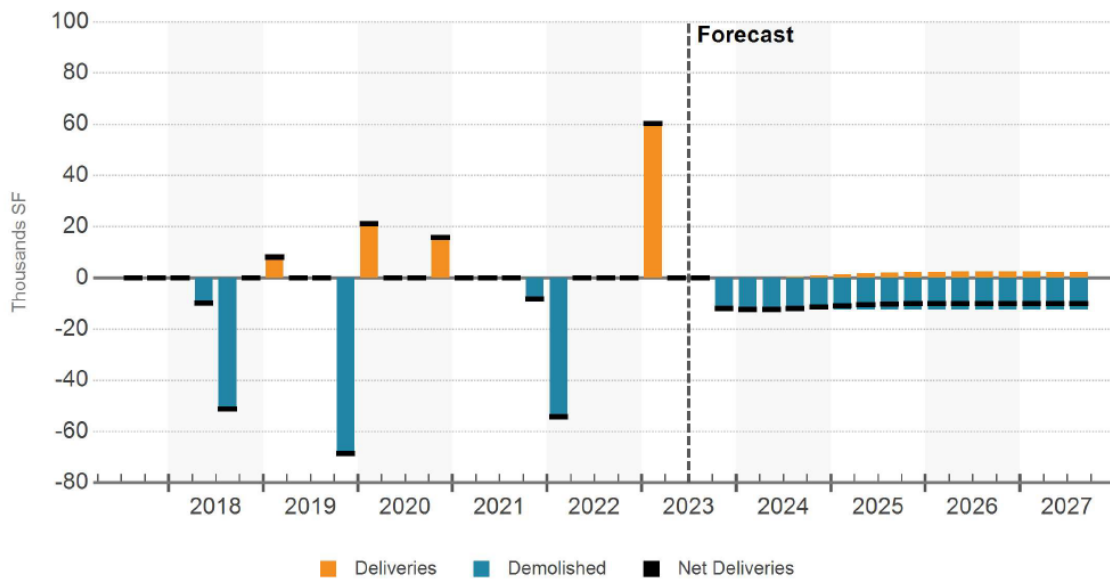
MARKET RENT PER SQUARE FEET



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Construction of industrial space

DELIVERIES & DEMOLITIONS



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- 5.7. Recently completed industrial space includes over 22,000 square feet at 141 Garth Road, 38,000 square feet at Merton 37, Lyon Road, and a 31,00 SF building is proposed at 19 Lombard Road.
- 5.8. Merton contains around 6 million SF of industrial stock, the majority of which is categorised as logistics space. The submarket's largest units are clustered in parks in Summertown, in South Wimbledon and near Mitcham Junction. Notable occupiers include Sita UK, Elbrook

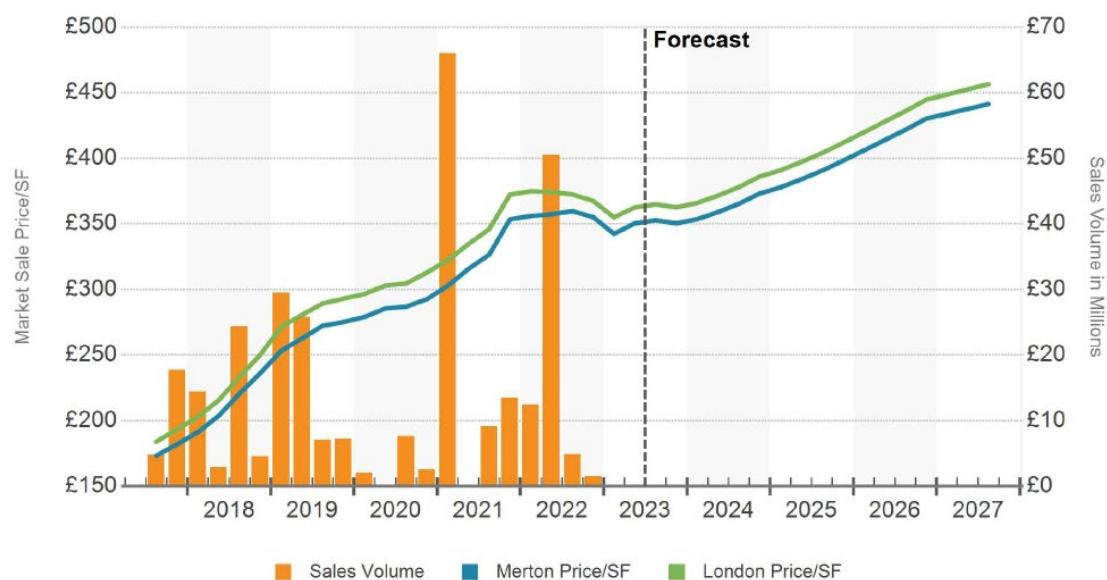


(Cash & Carry), Homebase and Amazon.

- 5.9. Investment activity has slowed markedly over the past year, with rising interest rates cooling investor demand for industrial property here and across London. This followed a busy period in the 18 months up to the summer of 2022, when volumes soared to record heights. Mitcham was the focus of investment at this time. A key deal in May 2022 saw Valor Real Estate Partners acquire Mitcham Industrial Estate for £38.5 million. The estate totals 100,000 SF with units let to various tenants including Selco and Floorsave. Valor's strategy was to drive up rents on the estate through active asset management. The largest deal of the pandemic saw Patrizia and Kingston Estates acquire a 100,000-SF warehouse let to Byrne Group (plus a development site) for £61 million in a sale-and lease back transaction, with the price reflecting a sub-2% yield. This deal also occurred in Mitcham. Pricing has softened since as interest rates have risen.

### Merton industrial sales volume and market sale price per square foot

SALES VOLUME & MARKET SALE PRICE PER SF



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### Office market in Merton

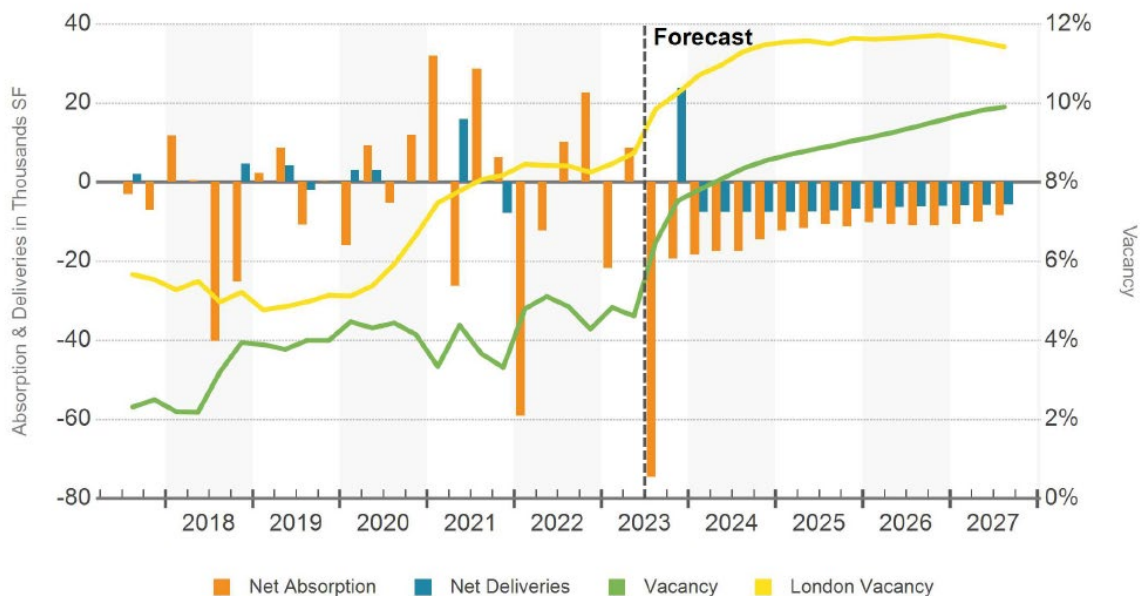
- 5.10. Merton is a south London borough containing just over 3 million SF of office space, the bulk of which is in Wimbledon. The area has lost office space on a net basis over the past decade through conversions to other uses, mainly residential. This has helped keep vacancies low even in the absence of much demand. Key office occupiers include Coty, Marjan Television Network and Merton Council.
- 5.11. Merton's office vacancy rate has risen since the pandemic began, with space added to the market outweighing new leasing. German supermarket chain Lidl, a major office occupier here, vacated nearly 50,000 SF during 2022 in a move to Kingston upon Thames. However, at 6.1%, its vacancy rate remains below the London average. There will be little upward pressure on vacancy through new office development in the near term, although plans are in place to convert part of the Centre

Court Shopping Centre into flexible offices.

- 5.12. Leasing has picked up over the past 18 months as more companies have decided on future space needs. Most activity has been in the 1,000 SF to 3,000 SF size range but exceptions include Flight Centre Business Travel taking 12,000 SF at Chorus in November 2022 and Nineteen Events leasing 4,000 SF at 1 Alwyne Road two months earlier, both in Wimbledon. Standout lettings during the pandemic include Domestic & General Group's 37,000-SF renewal at Swan Court and a 37,000-SF letting at 265 Burlington Road.
- 5.13. A limited supply of high-quality space in Merton has pushed prime rents upwards over the past couple of years even as average rents have fallen. A record headline rent of £56/SF was achieved in Wimbledon in 2021, when ATP Media leased 3,000 SF at 22-24 Worple Road. Flight Centre Business Travel paid the same starting rent in its recent letting. The landlord of another refurbished building, Wellington House, is asking for £57.50/SF. Annual rental growth across the submarket stands at 0.8%, with limited growth expected in the near term.
- 5.14. Office investment in Merton has slowed since a busy 2022, when annual volumes exceeded £50 million for the first time in four years. Key deals included French investor Corum Asset Management acquiring 22-24 Worple Road for £30 million in one of few London office deals in December. The property was sold by Oval Real Estate, which acquired the asset as part of a large portfolio in May 2022 at a 6.5% yield, which provides a good guide to pricing at the prime end. The refurbished and multi-tenanted St George's House West was recently placed on the market in March 2023 at a 6.75% yield. Yields have therefore risen since Columbia Threadneedle acquired Connect House near Wimbledon Station for £14.9 million at a yield of 5.7% in 2021.

**5.15. Merton office market net absorption, deliveries and vacancy**

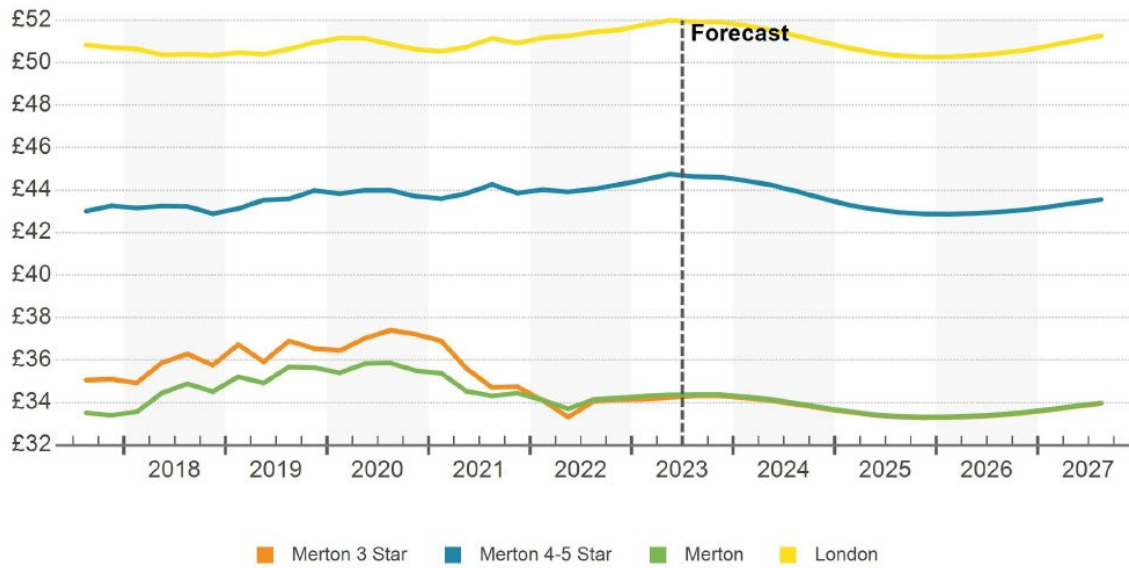
NET ABSORPTION, NET DELIVERIES & VACANCY



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### Merton office market rent per square feet

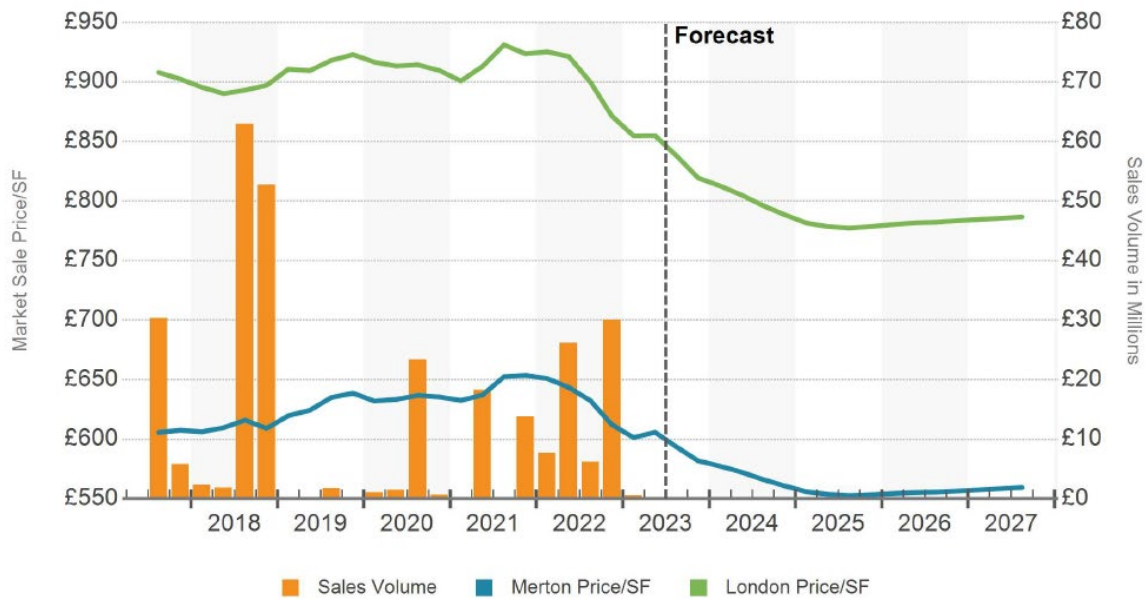
MARKET RENT PER SQUARE FEET



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### Merton office sales volume and market sale price per square feet

SALES VOLUME & MARKET SALE PRICE PER SF



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### Retail market in Merton

- 5.16. Retail vacancies in Merton were above the five-year average during the third quarter, and they trended upwards in the past year. The rate also sits above the overall market's average. Meanwhile, retail rents have fallen on a year-over-year basis, dropping by -2.0%. That is the weakest performance observed over the past five years.
- 5.17. As for construction, Merton does not appear to face a burgeoning wave of supply pressure, and the pipeline is quite empty.
- 5.18. Retail properties trade with regularity in Merton, but deal flow fell short of the historical average in the past year. At £459/SF, market pricing is considerably lower than the region's average pricing.

#### KEY INDICATORS

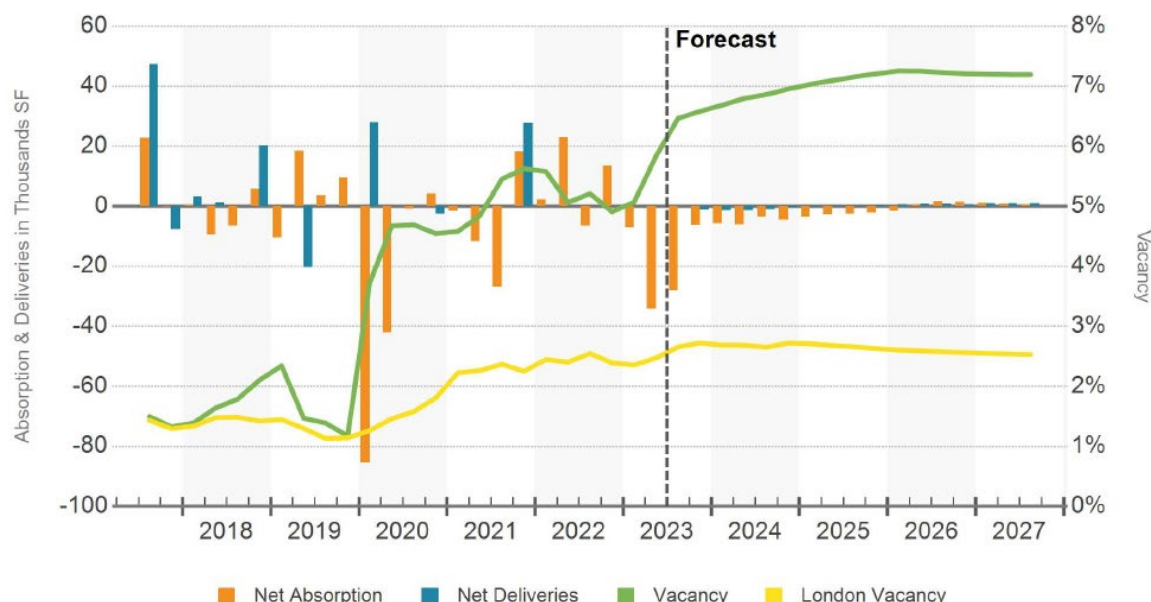
Current Quarter	NIA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Shopping Centre	365,148	44.6%	£65.20	13.1%	(18,000)	0	0
Retail Park	1,042,135	1.4%	£17.98	0%	0	0	0
General Retail	3,048,117	3.4%	£32.48	4.6%	(2,637)	0	0
<b>Submarket</b>	<b>4,455,400</b>	<b>6.3%</b>	<b>£31.77</b>	<b>4.2%</b>	<b>(20,637)</b>	<b>0</b>	<b>0</b>

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	1.1%	2.8%	7.0%	6.3%	2023 Q3	0.6%	2017 Q1
Net Absorption SF	(49.4K)	7,766	(17,226)	115,871	2016 Q3	(124,132)	2020 Q4
Deliveries SF	0	24,181	5,736	73,246	2017 Q2	0	2023 Q2
Rent Growth	-2.0%	1.0%	-0.3%	3.0%	2011 Q3	-2.0%	2023 Q3
Sales Volume	£9.9M	£44.9M	N/A	£176.5M	2021 Q3	£1.7M	2014 Q2

### Merton retail market net absorption, deliveries and vacancy

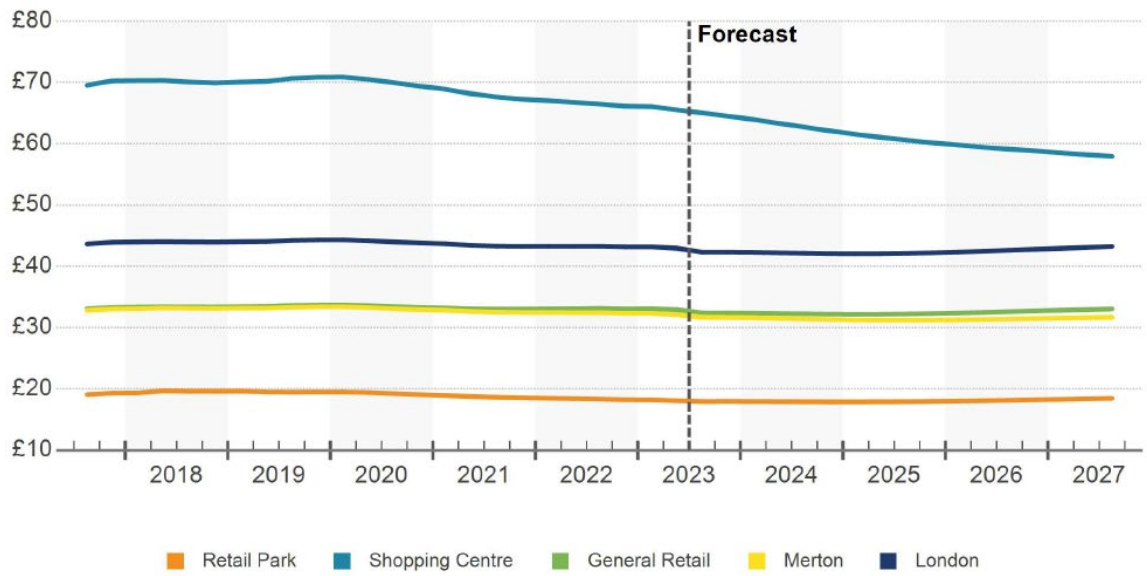
#### NET ABSORPTION, NET DELIVERIES & VACANCY



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### Merton retail market rent per square feet

MARKET RENT PER SQUARE FEET



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## 7. GREEN AND BLUE INFRASTRUCTURE

### Headlines

- 35% of Merton is designated as open space, which includes a variety of parks, commons, playing fields and other green spaces.
- Merton residents have a high level of accessibility to Regional Parks (98%) and Metropolitan Parks (99%) and a good level of accessibility to District Parks (77%) and Local Parks (72%).
- Merton residents have a good level of accessibility to nature in Merton (84%).
- In 2019, Merton declared a Climate Emergency and committed to becoming a net-zero carbon borough by 2050.

### Climate, Biodiversity and conservation management

**Core Strategy:**  
**Strategic Objective 6** To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place

**Core Strategy Policies** CS13, CS15, CS16, CS17

**Sites and Policies Plan Policies** DM O1, DM O2, DM F1, DM F2

Indicator	Borough Target	Progress	Source of Information
<b>PROTECTION AND ENHANCEMENT OF OPEN SPACE AND CREATING OPPORTUNITIES FOR CULTURE, SPORT, RECREATION AND PLAY FACILITIES.</b>	No net loss of open space apart from that needed for educational establishments.	<ul style="list-style-type: none"> <li>+11.5% Open space designations/Policies Map (2014) in comparison to Proposals Map UDP 2003</li> <li>35% of Merton is designated as open space.</li> </ul>	<p>Merton's Monitoring Datastore, Policies Map GIS Datastore</p> <p>Merton's Green Infrastructure Study 2020.</p>
<b>PROPORTION OF LOCAL SITES WHERE POSITIVE CONSERVATION MANAGEMENT HAS BEEN OR IS BEING IMPLEMENTED (NI197).</b>	Increase in proportion.  (Baseline 50%)	<ul style="list-style-type: none"> <li>% of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2015 (X/Y x 100): 65%</li> <li>Number of Local Sites where positive conservation management is being or has been implemented in 5</li> </ul>	DEFRA

Indicator	Borough Target	Progress	Source of Information
		<p>years prior to 31/3/2015 (X): 37</p> <ul style="list-style-type: none"> <li>▪ Total number of Local Sites in area (Y): 57</li> </ul>	
<p><b>MITIGATION AND ADAPTATION TO CLIMATE CHANGE</b></p>	<p>Zero carbon homes are required for all major domestic and non-domestic development proposals in accordance with the London Plan policies. Carbon offset payments are utilised to deliver climate change mitigation measures across the local area.</p> <p>Merton's planning requirements are set out in Merton's Explanatory Note on Approaches to Sustainable Design &amp; Construction  <a href="https://www.merton.gov.uk/system/files?file=explanatory20note-sustainable20designconstructionv2.0.pdf">https://www.merton.gov.uk/system/files?file=explanatory20note-sustainable20designconstructionv2.0.pdf</a></p> <p>A review of climate policies for the Local Plan was carried out following setting of decarbonisation targets as part of the Council's Declaration of Climate Emergency. These were submitted to the Secretary of State for Examination in December 2021.</p>	<p>Carbon offset contributions totalling £429,217.15 were received in 2022-2023.</p> <p>Between January 2022 and December 2023, major new build residential schemes in Merton achieved on average a 72% improvement against Building Regulations 2013.</p> <p>More details on Merton's mitigation and adaptation to climate change is available here:  <a href="https://www.merton.gov.uk/planning-and-buildings/sustainability-and-climate-change">https://www.merton.gov.uk/planning-and-buildings/sustainability-and-climate-change</a></p>	<p>Merton's S106 Monitoring Datastore – see table 7.2</p> <p>Review carried out for the GLA's Carbon Offset Fund Survey in August 2023.</p>

## Flood risk management

Indicator	Borough Target	Progress	Source of Information
<b>IMPROVE FLOOD RISK MANAGEMENT.</b>	<p>The council will work with other Risk Management Authorities to reduce flood risk from all sources. Merton's published Local Flood Risk Management Strategy (LFRMS) includes an action plan and prioritises items to be undertaken to fulfil the Council's statutory duties and responsibilities as a Lead Local Flood Authority.</p> <p>Development in the borough will need to comply with the NPPF, London Plan and Merton's Policies DM F1 to ensure flood risk is not increased for the lifetime of the development, taking climate change into account.</p>	<p>The council has no planning permissions granted contrary to the advice of the Environment Agency (EA). Merton has published a new Strategic Flood Risk Assessment (SFRA) Level 1 in 2015 and Level 2 in 2017. In 2020, in combination with the Environment Agency, Merton refreshed the <a href="#">Strategic Flood Risk Assessment</a> to take account of new climate change allowances.</p> <p>The updated Level 1 Merton Strategic Flood Risk Assessment 2020 is accompanied by an <a href="#">online SFRA storymap</a> to identify properties at risk of all sources of flooding and also includes data such as flood incidents. The SFRA provides the evidence base to support the new local plan in 2020/21. The council has undertaken detailed flood risk investigations at several locations (required under Section 19 of the Flood &amp; Water Management Act 2010, working alongside Thames Water and the Environment Agency. Our section 19 flood risk investigation reports have been published on our website : <a href="https://www.merton.gov.uk/streets-parking-transport/streets-and-pavements/flooding/section-19-flood-risk-investigations">https://www.merton.gov.uk/streets-parking-transport/streets-and-pavements/flooding/section-19-flood-risk-investigations</a></p>	Merton's Lead Local Flood Authority (LLFA)
<b>PROMOTE SUSTAINABLE DRAINAGE SYSTEMS.</b>	The Council will require all major developments to implement Sustainable Drainage Measures in	Merton Council and 15 other local authorities across England worked with Robert Bray Associates and McCloy	DEFRA and DCLG, Merton's Lead Local



	<p>accordance with the London Plan policy 5.13 and the supporting Design and Construction SPD, in order to reduce surface water runoff and provide benefits to biodiversity, water quality and amenity.</p> <p>In addition, minor developments and basements must demonstrate an overall reduction in runoff rates, taking climate change into account.</p>	<p>Consulting to produce <a href="#">Sustainable Drainage Design and Evaluation Guide</a>. This guide helps landowners and developers identify best practice to deliver sustainable drainage policies in the council's Local Plan. In 2020 the council consulted on this guide and adopted it as a supplementary planning document (SPD.)</p> <p>The SPD provides further detail to policies in the Local Plan and sets out the council's requirements for development proposal in regard to flooding risk management from all sources in Merton.</p> <p>The SPD has been adopted by the Council. All major developments have been commented on by Merton's Lead Local Flood Authority and have successfully included Green and/or Blue Infrastructure SuDS proposals to reduce runoff rates with the vast majority of major applications achieving greenfield rates.</p> <p>The Council has led by example through the implementation of Green Infrastructure SuDS on adopted areas of public realm or highway. In 2022/23 the Council constructed a large SuDS raingarden in Raynes Park town centre to reduce the risk of flooding as recommended through our section 19 flood risk investigations.</p>	Flood Authority
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## 8. LOCAL INFRASTRUCTURE

### Community infrastructure levy and planning obligations

- 8.1. In accordance with the Community Infrastructure Levy Amendment Regulations (2019) annual reporting of community infrastructure levy and planning obligations activity is now to be provided in Infrastructure Funding Statements. Infrastructure Funding Statements are to cover activity across individual financial years and be published by the 31<sup>st</sup> of December of the calendar year that the reporting year finished.
- 8.2. Merton's Infrastructure Funding Statement (IFS) for Financial Year 2022-23 was published on the 15th of December 2023 and is available here:  
  
[https://www.merton.gov.uk/system/files/2022-23%20IFS%20v1.0\\_0.pdf](https://www.merton.gov.uk/system/files/2022-23%20IFS%20v1.0_0.pdf)
- 8.3. It should be noted that CIL is only payable from when development starts (not from the date that planning permission is granted.)
- 8.4. The CIL information provided in the IFS relates to Merton's CIL only, which applies to new private residential and large retail floorspace. Merton also collects the Mayor of London's CIL which applies to most types of new floorspace. The Mayor's CIL is passed to the Mayor of London to contribute to Crossrail.
- 8.5. Merton uses planning obligations (secured under section 106 of the Town and Country Planning Act 1990) to secure contributions to affordable housing and carbon offset measures in accordance with Regulation and other site-specific measures to make development acceptable in planning terms.
- 8.6. The IFS contains information that was reported in the Annual Monitoring Report in previous years including with respect affordable housing and carbon offset planning obligations secured.

## Transport and Public Realm

- 8.7. The Councils adopted Local Implementation Plan (LIP3) stresses the importance of active travel, improving people's health and air quality to tackle traffic congestion and growth. It embraces the London Mayor's Vision Zero objective to eliminate serious and fatal collisions and Healthy Streets approach when designing streets. It also supports the transport aims of Merton's key policy and strategy documents, including the Merton's Core Planning Strategy, Merton's Community Plan and Climate Change Strategy and Action Plan.
- 8.8. **Table 8.1** summarises some key project streams towards achieving Merton's strategic transport objectives

**Table 8.1 Transport and public realm works monitoring**

Project	Progress
<b>Active Travel Schemes</b>	Merton successfully completed the delivery of transport schemes to help support active travel in the borough including emergency Covid transport projects. Projects delivered included 4 segregated cycle lanes, 5 Low Traffic Neighbourhoods, 28 Schools Streets, 20 Cycle hangars and 20 school cycle shelters.
<b>Electric Vehicle Charging Points</b>	To support the uptake of EVs the Council introduced 20 lamp column chargers and made a successful bid to the Government On-Street Residential Charging Scheme (ORCS) for a further 70 lamp column chargers (See <a href="https://www.zap-map.com/">https://www.zap-map.com/</a> for locations of EV charge points in the Merton). The Council also requires the installation of EVCP's through its planning policies for new development.
<b>Access for All Schemes</b>	Progress was made in the development of "Access for All" schemes to provide step free access to stations in the borough including Motspur Park and Wimbledon Park.
<b>Bus Decarbonisation</b>	Progress was made towards the decarbonisation of a number of bus routes in the borough and to the provision of facilities at Merton bus garage to accommodate this.
<b>Crossrail 2</b>	The Mayor's Transport Strategy sets out that proposals for a major new line, Crossrail 2 will be essential to alleviate existing overcrowding on the South West Main Line and will have a significant impact on the borough. TfL still expect that the scheme will be required in the long term but the impact of the Covid 19 pandemic on travel patterns has resulted in uncertainties around the future and financing of the scheme. An agreement between the Government and TfL in late 2020 has put the scheme development in good order until such time as the scheme can be further progressed.

**Sutton Tram Link**

A proposed new tram service the “Sutton Link” would create a new, direct, and quick route between Sutton and Merton that would offer interchange with the existing tram service. Following public consultation in 2019, TfL’s preferred option would serve Colliers Wood via St Helier Avenue, Morden Road and Church Road. Work on the Sutton Link project was paused in July 2020 as it had not proved possible to identify the funding needed to deliver the scheme. If circumstances change and new funding opportunities emerge then the case for taking the scheme forward will be reviewed.

## Road Maintenance

- 8.9. During the monitoring year just over £4m has been spent on road maintenance in Merton. Road maintenance includes the repair and resurfacing of Principal (A Class) roads, which is predominantly funded by Transport for London (TfL), other roads and footways in the borough, anti-skid surfacing, public rights of way, and street furniture and lining, which are funded through Merton’s capital and revenue budgets. Table 8.2 details road maintenance spending.

**Table 8.2 Road Maintenance spending**

Resources	Actual spending			Budget allocation & estimation	
	2020/21	2021/22	2022/23	2023/24	2024/25
Financial Year	2020/21	2021/22	2022/23	2023/24	2024/25
TfL	73,161	20,927	0	200,000	Tbc
LBM Capital	2,272,902	2,285,000	3,570,000	3,472,760	3,360,000
LBM Revenue	882,973	700,870	715,000	797,520	835,000
<b>Total</b>	<b>3,229,036</b>	<b>3,196,794</b>	<b>4,285,000</b>	<b>4,470,280</b>	<b>4,195,000</b>

## APPENDIX A: HOUSING TRAJECTORY LIST OF SITES

### COMPLETED SITES 2022/23

Application No	Place Name	Street Number	Street Name	Postcode	Ward (historic)	2022-23
22/P1461		7	Lauriston Road, Wimbledon	SW19 4TJ	Village	-2
20/P2623		7	Mitcham Park, Mitcham	CR4 4EN	Cricket Green	-1.4
21/P3769		62	Normanton Avenue, Wimbledon Park	SW19 8BB	Wimbledon Park	-1
20/P1524		2	Denmark Avenue, Wimbledon	SW19 4HF	Hillside	-1
22/P0675	Flat 2	174	All Saints Road, South Wimbledon	SW19 1BZ	Abbey	0
19/P1785		21	Parkside, Wimbledon	SW19 5NA	Village	0
16/P0112		20	Sunnyside, Wimbledon	SW19 4SH	Village	0
19/P3324		28	Lauriston Road, Wimbledon	SW19 4TQ	Village	0
17/P4158		50	Marryat Road, Wimbledon	SW19 5BD	Village	0
19/P4234		13	Lancaster Gardens, Wimbledon	SW19 5DG	Village	0
20/P2897		96-98	Merton High Street, Colliers Wood	SW19 1BD	Abbey	0
18/P4343		79	Home Park Road, Wimbledon Park	SW19 7HS	Wimbledon Park	0
19/P3850		119	Home Park Road, Wimbledon Park	SW19 7HT	Wimbledon Park	0
20/P1657		36	Drax Avenue, West Wimbledon	SW20 0EJ	Village	0
21/P0428		138	Copse Hill, West Wimbledon	SW20 0NP	Village	0
20/P1704	Christ Church Vicarage	16	Copse Hill, West Wimbledon	SW20 0HG	Village	0
23/P0832		202	Manor Road, Mitcham	CR4 1JF	Pollards Hill	0.67
17/P3991	Garages Rear of	49-55	Barnes End, New Malden	KT3 6PB	West Barnes	1
18/P3673		164	Durham Road, West Wimbledon	SW20 0DG	Raynes Park	1
18/P4346	Land Adj. to Central Kitchens		Craven Gardens, Wimbledon	SW19 8LU	Trinity	1
19/P2947		6 to 8	Upper Green East, Mitcham	CR4 2PA	Figge's Marsh	1
20/P1467		11	Botsford Road, Wimbledon Chase	SW20 9NP	Cannon Hill	1
20/P2399		23	Jersey Road, Tooting	SW17 9RQ	Graveney	1

21/P0008		18	Ridgway, Wimbledon	SW19 4QN	Village	1
21/P3563	8 The Hayloft	17	Seely Road, Tooting	SW17 9QP	Graveney	1
20/P2548		38	Ashbourne Road, Mitcham	CR4 2BA	Graveney	1
19/P0829		2	Abbotts Road, Mitcham	CR4 1JP	Pollards Hill	1
19/P2432		9	Links Road, Tooting	SW17 9ED	Graveney	1
19/P3744		127	Ashbourne Road, Mitcham	CR4 2BF	Graveney	1
20/P2555		296	Haydons Road, South Wimbledon	SW19 8JZ	Wimbledon Park	1
20/P3821		12	Rustic Avenue, Streatham	SW16 6PD	Graveney	1
21/P0977		251a	London Road, Mitcham	CR4 3NH	Figge's Marsh	1
22/P0525		125a	Monkleigh Road, Morden	SM4 4EQ	Cannon Hill	1
21/P0626		12	Park Avenue, Mitcham	CR4 2EL	Graveney	1
19/P0418		356	Garth Road, Lower Morden	SM4 4NW	Lower Morden	1
16/P1211		28	Bayham Road, Morden	SM4 5JQ	Ravensbury	1
17/P2729	Land rear of	145	Claremont Avenue, New Malden	KT3 6QP	West Barnes	1
18/P1725		1	Manor Way, Mitcham	CR4 1EG	Longthornton	1
19/P0714		109	Central Road, Morden	SM4 5SQ	St Helier	1
19/P2945		9d	Clarendon Road, Colliers Wood	SW19 2DX	Colliers Wood	1
20/P1913		134	Merton Road, South Wimbledon	SW19 1EH	Trinity	1
20/P3208		2d	Walpole Road, Colliers wood	SW19 2BZ	Colliers Wood	1
21/P3066		97	Windermere Road, Streatham	SW16 5HE	Longthornton	1
21/P3983		61	Revelstoke Road, Wimbledon Park	SW18 5NL	Wimbledon Park	1
20/P3548		11	Taylor Road, Mitcham	CR4 3JR	Colliers Wood	1
21/P1363		3	Longthornton Road, Streatham	SW16 5QE	Longthornton	1
18/P2066		2	Vectis Gardens, Tooting	SW17 9RE	Graveney	1
20/P3544		36	Grenfell Road, Mitcham	CR4 2BY	Graveney	1
22/P0652	Flat 1	174	All Saints Road, South Wimbledon	SW19 1BZ	Abbey	1
19/P2885	Land Adj	57	Gore Road, Raynes Park	SW20 8JN	Dundonald	1
20/P2528		3	Thornton Hill, Wimbledon	SW19 4HU	Hillside	1

22/P1425	Rear Flat	59	Revelstoke Road, Tooting	SW18 5NJ	Wimbledon Park	1
21/P2120		13	Crusoe Road, Mitcham	CR4 3LJ	Colliers Wood	1
21/P0928		2	Lyveden Road, Tooting	SW17 9DU	Colliers Wood	1
21/P2564		106	Park Avenue, Mitcham	CR4 2EP	Graveney	1
18/P1164		3	Pentlands Close, Mitcham	CR4 1HW	Pollards Hill	1
22/P2121		37	Octavia Close, Mitcham	CR4 4BY	Ravensbury	1
21/P0319		168	Links Road, Tooting	SW17 9ES	Graveney	1
22/P0504		20	York Road, South Wimbledon	SW19 8TP	Trinity	1
21/P1904	Ground Floor Rear	30	Durham Road, West Wimbledon	SW20 0TW	Raynes Park	1
20/P2546	Garages Adj 19	19	Lewis Road, Mitcham	CR4 3DF	Lavender Fields	1
20/P1518		117	MONKLEIGH ROAD, MORDEN	SM4 4EL	Cannon Hill	1
22/P2158	Land rear of	105-111	Haydons Road, South Wimbledon	SW19 1HH	Trinity	1
21/P1842		94	Gorringe Park Avenue, Mitcham	CR4 2DJ	Graveney	1
21/P3573		45	Heaton Road, Mitcham	CR4 2BW	Graveney	1
22/P0105		51	Langdale Avenue, Mitcham	CR4 4AJ	Figge's Marsh	1
21/P1688	Store Ro 94	94	Merton High Street, Hotham Road Mews, Colliers Wood	SW19 1BD	Abbey	1
19/P0122		1	Lower Downs Road, Raynes Park	SW20 8QF	Hillside	1
21/P2091		59	Colwood Gardens, Colliers Wood	SW19 2DS	Colliers Wood	1
21/P1548		1	Hengelo Gardens, Mitcham	CR4 4DP	Ravensbury	1
20/P1742	Ground Floor Shop	53	London Road, Tooting	SW17 9JR	Graveney	1
22/P3073		27	Haynt Walk, Raynes Park	SW20 9NY	Cannon Hill	1
22/P1198		18	Tudor Drive, Morden	SM4 4PE	Lower Morden	1
22/P1282		53	Claremont Avenue, New Malden	KT3 6QN	West Barnes	1
21/P3749		36	Grand Drive, Raynes Park	SW20 0JT	Raynes Park	1
21/P1582		43a	Hotham Road, Colliers Wood	SW19 1BS	Abbey	1
20/P3874	Chase Court	8a	Bakers End, Wimbledon Chase	SW20 9ER	Merton Park	1
20/P0282		10	The Drive, West Wimbledon	SW20 8TG	Raynes Park	1

19/P2683		23	London Road, Tooting	SW17 9JR	Graveney	1
22/P3425	Flat 1	4	Seaforth Avenue, New Malden	KT3 6JP	West Barnes	1
21/P1182	Flat 2	582a	Kingston Road, Raynes Park	SW20 8DN	Dundonald	1
22/P3694		55	Park Avenue, Mitcham	CR4 2ER	Graveney	1
21/P1808		380	Kingston Road, Raynes Park	SW20 8LN	Dundonald	1
21/P3332		11	Grand Drive, Raynes Park	SW20 0JB	Raynes Park	1
20/P3596		20	Manor Road, Mitcham	CR4 1JA	Pollards Hill	1
19/P2462		21a	St Mary's Road, Wimbledon	SW19 7BZ	Village	1
18/P2234		41	Cottenham Park Road, West Wimbledon	SW20 0SB	Raynes Park	1
21/P0896		50	Faversham Road, Morden	SM4 6RE	St Helier	1
20/P0027		352-354	London Road, Mitcham	CR4 3ND	Cricket Green	1
20/P2366		5	Park Avenue Mews, Mitcham	CR4 2EL	Graveney	1
15/P0101		151	Effra Road, South Wimbledon	SW19 8PU	Trinity	2
21/P2577		89B	London Road, Morden	SM4 5HP	Merton Park	2
21/P2405		1	Pentlands Close, Mitcham	CR4 1HW	Pollards Hill	2
18/P2943		230	Rowan Road, Streatham	SW16 5HX	Longthornton	2
21/P0430		416	Durnsford Road, Wimbledon Park	SW19 8DZ	Wimbledon Park	2
20/P2161		271-273	The Broadway, Wimbledon	SW19 1SD	Abbey	2
20/P2636		562	Kingston Road, Raynes Park	SW20 8DR	Dundonald	2
21/P2734		41	Manor Road, Mitcham	CR4 1JG	Longthornton	2
19/P0146		186	Martin Way, Morden	SM4 4AJ	Cannon Hill	2
19/P2684		5	New Close, Colliers Wood	SW19 2SX	Cricket Green	2
17/P3976	High Range	2	Lansdowne Road, West Wimbledon	SW20 8AP	Raynes Park	2
22/P0076		4	Blucher Court, Cromwell Road, Wimbledon	SW19 8LE	Wimbledon Park	2
17/P3153		21	Rural Way, Streatham	SW16 6PF	Graveney	2
21/P1233		35	Florence Avenue , Morden	SM4 6EX	Ravensbury	2



19/P1171	First And Second Floor Flat	2	The Broadway, Wimbledon	SW19 1RF	Trinity	2
19/P2343	1A Frensham Court		Phipps Bridge Road, Mitcham	CR4 3PG	Cricket Green	2
20/P2095	Units C & D Elm Grove Business Centre		Elm Grove, Wimbledon	SW19 4HE	Hillside	2
22/P1251	Flat 16 and 17	1a	Weir Road, Wimbledon	SW19 8UX	Wimbledon Park	2
22/P1639	Flat 6 and 7 Vantage House	1	Weir Road, Wimbledon	SW19 8UX	Wimbledon Park	2
21/P2558	Alliance House	2a-2c	Prince George's Avenue, Raynes Park	SW20 8BH	Dundonald	2
21/P3638		230	Merton Road, South Wimbledon	SW19 1EQ	Abbey	2
21/P3003		53	Glebe Avenue, Mitcham	CR3 3AZ	Cricket Green	2
19/P2072	Flats above shop (KFC)	81-83	The Broadway, Wimbledon	SW19 1QE	Dundonald	2
19/P2289		18-24	Singleton Close, Tooting	SW17 9JY	Colliers Wood	2
21/P3286		9	Hamilton Road, South Wimbledon	SW19 1JD	Abbey	2
22/P3569		50	Vectis Road, Tooting	SW17 9RG	Graveney	2.3
23/P0210		46	Bushey Road, Raynes Park	SW20 0JE	Raynes Park	2.33
20/P2779		49	Queen's Road, Wimbledon	SW19 8NP	Trinity	2.78
22/P1290		10	Parkleigh Road, Wimbledon		Abbey	3
20/P1994		94-98	Merton High Street, Colliers Wood	SW19 1BD	Abbey	3
21/P1848		570	Kingston Road, Raynes Park	SW20 8DR	Dundonald	3
21/P0945		240	Tamworth Lane, Mitcham	CR4 1DF	Pollards Hill	3
21/P0628		33	Graham Road, Mitcham	CR4 2HB	Figge's Marsh	3
22/P0667	Flat 1a - 1c	7	Elm Grove, Wimbledon	SW19 4HE	Hillside	3
20/P1847		41	Streatham Road, Mitcham	CR4 2AD	Figge's Marsh	3
21/P0145		582	Kingston Road, Raynes Park	SW20 8DN	Dundonald	3
21/P0070		340	West Barnes Lane, New Malden	KT3 6NB	West Barnes	3
18/P0562		2a	Milner Road, South Wimbledon	SW19 3AA	Abbey	3
21/P3487		8a-f	South Park Road, Wimbledon	SW19 8ST	Trinity	3

22/P2854		50	Rowan Crescent, Streatham	SW16 5JB	Longthornton	3.44
20/P0555		24	The Broadway, Wimbledon	SW19 1RE	Trinity	3.44
17/P3331	Kingswood House	31-39	Miles Road, Mitcham	CR4 3DA	Cricket Green	4
18/P2966		15 & 16	York Road, Wimbledon	SW19 8TP	Trinity	4
19/P3937		1,2,3,4	Park Avenue Mews, Mitcham	CR4 2EL	Graveney	4
20/P0792		174	Grand Drive, Raynes Park	SW20 9NB	West Barnes	4
20/P0087		34	Langdale Avenue, Mitcham	CR4 4AF	Figge's Marsh	4
17/P2397	Alwyne Mansions	13-24	Alwyne Road, Wimbledon	SW19 7AD	Hillside	4
20/P1822	Ground Floor & Lower Ground Floor	158-160	Arthur Road, Wimbledon	SW19 8AQ	Wimbledon Park	4
19/P1298		7	Rural Way, Streatham	SW16 6PF	Graveney	4
20/P1301	2A Park Avenue, 6, 7-8 and 9 Park Avenue Mews	2A	Park Avenue, Mitcham	CR4 2EL	Graveney	4
20/P2547	Former	101	Hamilton Road, South Wimbledon	SW19 1JG	Abbey	5
19/P0546		3	Mitcham Park, Mitcham	CR4 4EN	Cricket Green	5.56
17/P3914		4 & 6	Griffiths Road, Wimbledon	SW19 1SP	Abbey	6
19/P3271		252-254	Haydons Road, South Wimbledon	SW19 8TT	Trinity	6
19/P3836		15a, 15 & 17	Russell Road, Wimbledon	SW19 1QN	Dundonald	6
21/P0175	Deseret House	288a	London Road, Mitcham	CR4 3NB	Cricket Green	6
21/P1697		138-140	Durnsford Road, Wimbledon Park	SW19 8HJ	Wimbledon Park	7
20/P4086		87	Robinson Road, Tooting	SW17 9DN	Colliers Wood	8
20/P0801	Former Mitcham Fire Station	30	Lower Green West, Mitcham	CR4 3AF	Cricket Green	9
21/P2946	Dawood House	1	Caxton Road, South Wimbledon	SW19 8SJ	Trinity	9
19/P2120		64-76	Kingston Road, Wimbledon	SW19 1LA	Abbey	10
18/P0882	Unit 4 Waterfall Cottages	8	High Street, Colliers Wood	SW19 2AG	Colliers Wood	10

	and land to rear or					
19/P3178	Foster's Auto Centre Ltd	96	Church Road, Mitcham	CR4 3BW	Cricket Green	20
20/P2729	Phoenix Hotel	123-125	Merton Road, South Wimbledon	SW19 1ED	Abbey	22
18/P2619	Units 2, 3 and 3A	32-34	Bushey Road, Raynes Park	SW20 8BP	Dundonald	35
16/P3738	Land to the north and east of Marsh Court, Pincott Road, bound by High Path, Pincott Road, Nelson Grove Road and Rodney Place inclusive of garages, Marsh Court Play Area and The Old Lamp Works, 25 High Path		High Path, South Wimbledon	SW19 2JL	Abbey	134

## SITES IN MERTON'S 15 YEAR HOUSING TRAJECTORY

Status	Application No	Place Name	Street Number	Street Name	Postcode	Ward (historic)	Ward (new)	Net gain	Five-year net gain 2023/24-2027/28
Completed	23/P0373	Basement Flat	42	Worple Road Mews, Wimbledon	SW19 4DB	Hillside	n/a	1	1
Completed	23/P0429		192a	High Street Collier's Wood, Colliers Wood	SW19 2BN	n/a	Colliers Wood	1	1
Completed	22/P3419	Flat 2	4	Seaforth Avenue, New Malden	KT3 6JP	n/a	West Barnes	1	1
Completed	19/P0635		34-40	Links Avenue, Morden	SM4 5AA	Merton Park	n/a	1	1
Completed	23/P0025	9 The Hayloft	17a	Seely Road, Tooting	SW17 9QP	n/a	Graveney	1	1
Completed	20/P1347	Land adj.	206	Seaforth Avenue, New Malden	KT3 6JW	West Barnes	n/a	1	1
Completed	22/P2528		563	Commonside East, Mitcham	CR4 1HP	Pollards Hill	n/a	1	1
Completed	23/P0620		73	Cavendish Road, Colliers Wood	SW19 2EY	n/a	Colliers Wood	1.22	1.22
Completed	23/P0826		301	Galpins Road, Thornton Heath	CR7 6EZ	n/a	Pollards Hill	1.78	1.78
Completed	21/P4525		36	Links Avenue, Morden	SM4 5AA	Merton Park	n/a	2	2
Completed	23/P0378		26	Riverside Drive, Mitcham	CR4 4BU	n/a	Ravensbury	2.33	2.33
Completed	23/P0688		41	Caithness Road, Mitcham	CR4 2EY	n/a	Graveney	2.33	2.33

Completed	20/P3088		94	The Broadway, Wimbledon	SW19 1RH	Trinity	n/a	4	4
Completed	20/P2294		415-421	Durnsford Road, Wimbledon Park	SW19 8EE	Wimbledon Park	n/a	6	6
Completed	20/P1463		37&39	Cottenham Park Road, West Wimbledon	SW20 0SB	Raynes Park	n/a	6	6
Completed	21/P3640		22-24	Caxton Road, South Wimbledon	SW19 8SJ	Trinity	n/a	8	8
Completed	20/P1852		2	Blenheim Road, Raynes Park	SW20 9BB	West Barnes	n/a	8	8
Completed	20/P3385	Brook Farm House	1	Station Road, Colliers Wood	SW19 2LP	Abbey	n/a	9	9
Completed	19/P4118		8	Preshaw Crescent, Mitcham	CR4 3GA	Cricket Green	n/a	9	9
Completed	21/P0380	The Pavilions	17-40	Greenview Drive, Raynes Park	SW20 9DS	West Barnes	n/a	10	10
Completed	15/P3114		360-364	London Road, Mitcham	CR4 3ND	Cricket Green	n/a	22	22
Completed	19/P4266	Abbey Wall Works		Station Road, Colliers Wood	SW19 2LP	Abbey	n/a	66	66
Completed	22/P3146		62	Claremont Avenue, New Malden	KT3 6QN	West Barnes	n/a	2	2
Started	21/P3641		1	Ridgway, Wimbledon	SW19 4RS	Village	n/a	-1	-1
Started	18/P0553		2	Laings Avenue, Mitcham	CR4 3EP	Lavender Fields	n/a	1	1
Started	18/P1356		1a	Kenley Road, Merton Park	SW19 3JJ	Merton Park	n/a	1	1
Started	18/P2254		4	Cavendish Road, Colliers Wood	SW19 2EU	Colliers Wood	n/a	1	1
Started	19/P2062		2	Abbott Avenue, Raynes Park	SW20 8SQ	Dundonald	n/a	1	1
Started	19/P0544	Maria Court	18	Commonside West, Mitcham	CR4 4HA	Figge's Marsh	n/a	1	1
Started	19/P3715	Cecil Court	34	Lingfield Road, Wimbledon	SW19 4PZ	Village	n/a	1	1

Started	20/P0848		80	Kingston Road, Wimbledon	SW19 1LA	Abbey	n/a	1	1
Started	20/P1740		62	Grove Road, Mitcham	CR4 1SA	Longthornton	n/a	1	1
Started	18/P4143		18	Homefield Road, Wimbledon	SW19 4QF	Village	n/a	1	1
Started	20/P1221		18	Eveline Road, Mitcham	CR4 3LE	Lavender Fields	n/a	1	1
Started	20/P3611		10	Ridgway, Wimbledon	SW19 4QN	Village	n/a	1	1
Started	20/P3965		73	Cavendish Road, Colliers Wood	SW19 2EY	Colliers Wood	n/a	1	1
Started	20/P2922		1	Castle Way, Wimbledon	SW19 5JN	Village	n/a	1	1
Started	21/P1562		92	High Street Collier's Wood, Colliers Wood	SW19 2BT	Colliers Wood	n/a	1	1
Started	21/P2431	Maple Cottage	28	Arthur Road, Wimbledon	SW19 7DU	Village	n/a	1	1
Started	21/P3173	Land adjoining	1	Fox's Path, Mitcham	CR4 3DL	Cricket Green	n/a	1	1
Started	21/P2609	Rear of	65	Sherwood Park Road, Mitcham	CR4 1NB	Pollards Hill	n/a	1	1
Started	21/P2792		2	The Broadway, Wimbledon	SW19 1RF	Trinity	n/a	1	1
Started	21/P4361		86	Glastonbury Road, Morden	SM4 6PH	St Helier	n/a	1	1
Started	21/P4507	34 - 44 Stanley Court	34-44	Stanley Road, Wimbledon	SW19 8RF	Trinity	n/a	1	1
Started	22/P1415	Land Rear Of	53	Glebe Avenue, Mitcham	CR4 3DZ	Cricket Green	n/a	1	1
Started	22/P2534		76	Cannon Hill Lane, Raynes Park	SW20 9ET	Cannon Hill	n/a	1	1
Started	17/P3691		49	Whitford Gardens, Mitcham	CR4 4AB	Figge's Marsh	n/a	1	1
Started	19/P3278		6a	Griffiths Road, Wimbledon	SW19 1SP	Abbey	n/a	1	1
Started	19/P0790	Land At Rear Of	157	Arthur Road, Wimbledon	SW19 8AD	Wimbledon Park	n/a	1	1

Started	20/P1374		68	Cannon Hill Lane, Raynes Park	SW20 9ET	Cannon Hill	n/a	1	1
Started	20/P2993	Hanging Moss	123a	MONKLEIGH ROAD, MORDEN	SM4 4EQ	Cannon Hill	n/a	1	1
Started	21/P4260		154	Merton Hall Road, Wimbledon Chase	SW19 3PZ	Merton Park	n/a	1	1
Started	22/P0914		1	Roper Way Mitcham	CR4 2LX	Figge's Marsh	n/a	1	1
Started	22/P1234		47	Riverside Drive, Mitcham	CR4 4BR	Ravensbury	n/a	1	1
Started	22/P0903		1	Sunnymead Avenue, Mitcham	CR4 1EW	Longthornton	n/a	1	1
Started	22/P2011	Unit A, Portchester Court	237	South Park Road, Wimbledon	SW19 8RY	Trinity	n/a	1	1
Started	22/P2089		392	Bishopsford Road, Morden	SM4 6BP	Ravensbury	n/a	1	1
Started	22/P2140		51	Kingsmead Avenue, Mitcham	CR4 1ES	Longthornton	n/a	1	1
Started	22/P3693		226	Rowan Road, Streatham	SW16 5HX	Longthornton	n/a	1	1
Started	22/P2847		51	Tamworth Park, Mitcham	CR4 1HZ	Pollards Hill	n/a	1	1
Started	18/P3998		82	High Street, Wimbledon	SW19 5EG	Village	n/a	2	2
Started	18/P3386	Land East of	65	Sherwood Park Road, Mitcham	CR4 1NB	Pollards Hill	n/a	2	2
Started	19/P2070		344	West Barnes Lane, New Malden	KT3 6NB	West Barnes	n/a	2	2
Started	19/P2382	Land to the Rear of	27	Leafield Road, Merton Park	SW20 9AG	Merton Park	n/a	2	2
Started	20/P0458		75-77	Griffiths Road, Wimbledon	SW19 1NE	Abbey	n/a	2	2
Started	20/P2016	Land Adjacent to	1	Robinhood Close, Mitcham	CR4 1JN	Pollards Hill	n/a	2	2
Started	20/P2235		296	Coombe Lane, Raynes Park	SW20 0RW	Village	n/a	2	2

Started	21/P3521		6	Ridge Road, Mitcham	CR4 2ET	Graveney	n/a	2	2
Started	22/P0756		80	Carisbrooke Road, Mitcham	CR4 1QE	Pollards Hill	n/a	2	2
Started	22/P1022		22-24	Caxton Road, South Wimbledon	SW19 8SJ	Trinity	n/a	2	2
Started	22/P0699		124	Grand Drive, Raynes Park	SW20 9DZ	West Barnes	n/a	2	2
Started	15/P0636		9	Bathgate Road, Wimbledon Village	SW19 5PW	Village	n/a	2	2
Started	22/P0846		145	Streatham Road, Mitcham	CR4 2AG	Graveney	n/a	2	2
Started	22/P2869		86-86A	Quicks Road, South Wimbledon	SW19 1EX	Trinity	n/a	2	2
Started	22/P0092		35	Woodland Way, Mitcham	CR4 2DZ	Graveney	n/a	2	2
Started	22/P3584		9	Brenley Close, Mitcham	CR4 1HL	Figge's Marsh	n/a	2	2
Started	17/P3256		3	Orchard Lane, Raynes Park	SW20 0SE	Raynes Park	n/a	3	3
Started	18/P1058		27-35	West Barnes Lane, Raynes Park	SW20 0BL	Raynes Park	n/a	3	3
Started	19/P2611		33	Lingfield Road, Wimbledon	SW19 4PZ	Village	n/a	3	3
Started	21/P1320	Cavendish House		Cavendish Avenue, New Malden	KT3 6QQ	West Barnes	n/a	3	3
Started	20/P0906		271, 271a and 273a	Haydons Road, South Wimbledon	SW19 8TX	Trinity	n/a	3	3
Started	22/P3232		3	Elmhurst Avenue, Mitcham	CR4 2HP	Graveney	n/a	3	3
Started	22/P0542		66	The Broadway, Wimbledon	SW19 1RQ	Trinity	n/a	4	4
Started	21/P1988		38	Lyveden Road, Tooting	SW17	Colliers Wood	n/a	4	4
Started	21/P4533		584	Kingston Road, Raynes Park	SW20 8DN	Raynes Park	n/a	4	4



Started	22/P3554		20&20a	Coombe Lane, Raynes Park	SW20 8ND	n/a	Raynes Park	4	4
Started	17/P4219	Vantage House	1	Weir Road, Wimbledon	SW19 8UX	Wimbledon Park	n/a	5	5
Started	20/P3284	Princes Road Surgery	51	Prince's Road, Wimbledon	SW19 8RA	Trinity	n/a	5	5
Started	19/P4191		258	Coombe Lane, Raynes Park	SW20 0RW	Village	n/a	5	5
Started	22/P2153		9a&b	Ravensbury Terrace, Wimbledon Park	SW18 4RL	Wimbledon Park	n/a	5	5
Started	18/P2224		162 and 164	Hartfield Road, Wimbledon	SW19 3TQ	Dundonald	n/a	6	6
Started	15/P1569		96 and 98	The Broadway, Wimbledon	SW19 1RH	Trinity	n/a	6	6
Started	17/P2440	Land rear of	1a	York Road, Wimbledon	SW19 8TP	Trinity	n/a	6	6
Started	19/P0428		190	London Road, Mitcham	CR4 3LD	Lavender Fields	n/a	6	6
Started	21/P1863		441	Commonside East, Mitcham	CR4 1HJ	Pollards Hill	n/a	6	6
Started	22/P2449		144-146	Durnsford Road, Wimbledon	SW19 8HJ	Wimbledon Park	n/a	6	6
Started	19/P2613		61	Grand Drive, Raynes Park	SW20 9DJ	West Barnes	n/a	7	7
Started	20/P1722	Garages R/O	38	Inglemere Road, Mitcham	CR4 2BT	Graveney	n/a	7	7
Started	19/P3400		2	Church Lane, Merton Park	SW19 3NY	Merton Park	n/a	8	8
Started	17/P1721	High Path Estate		High Path, South Wimbledon		Abbey		1578	113
Started	19/P0808		361	Kingston Road, Raynes Park	SW20 8JX	Merton Park	n/a	9	9
Started	21/P1138		131-135	Love Lane, Mitcham	CR4 3YA	Cricket Green	n/a	9	9
Started	18/P2207		641	Kingston Road, Raynes Park	SW20 8SA	Dundonald	n/a	9	9
Started	20/P3866	Shaftesbury House	2a	Amity Grove, Raynes Park	SW20 0LJ	Raynes Park	n/a	18	18

Started	17/P0296		141	The Broadway, Wimbledon	SW19 1QJ	Abbey	n/a	20	20
Started	20/P1060		159	Commonside East, Mitcham	CR4 2QB	Figge's Marsh	n/a	24	24
Started	18/P0458	Land West of 3a	3a	Ravensbury Lane, Morden Road, Mitcham	CR4 4DH	Ravensbury	n/a	25	25
Started	15/P4798	Volante	46-76	Summerstown, London	SW17 0BH	Wimbledon Park	n/a	93	93
Started	19/P1845	Ravensbury Estate		Ravensbury Grove, Mitcham	CR4 4DL	Ravensbury	n/a	179	179
Started	21/P1907	Eddie Katz	42	Station Road, Colliers Wood	SW19 2LP	Abbey	n/a	116	116
Started	20/P1738	YMCA	196-200	The Broadway, Wimbledon	SW19 1RY	Trinity	n/a	145	145
Started	19/P2387	Tesco Site	265	Burlington Road, New Malden	KT3 4NE	West Barnes	n/a	456	456
Started	21/P3304		111	Grand Drive, Raynes Park	SW20 9EB	West Barnes	n/a	1	1
Started	22/P2782		4 to 6	Crown Lane, Morden	SM4 5BL	Merton Park	n/a	2	2
Started	22/P3632		169	Seely Road, Tooting	SW17 9QX	Graveney	n/a	4.56	4.56
Started	21/P2582		337-339	Haydons Road, South Wimbledon	SW19 8LA	Wimbledon Park	n/a	7	7
Not Started	19/P1852	High Path Estate		High Path, South Wimbledon	SW19 2TG	Abbey		-608	-255
Not Started	17/P1717	Eastfields Estate		Eastfields Road, Mitcham		Figge's Marsh		-467	-234
Not Started	22/P1671	Trochee House	66	Ridgway, Wimbledon	SW19 4RA	Village	n/a	-4.11	-4.11
Not Started	22/P3573		18a&c	Ridgway, Wimbledon	SW19 4QN	n/a	Village	-3	-3
Not Started	20/P2882		9a&b	The Grange, Wimbledon	SW19 4PT	Village	n/a	-2	-2
Not Started	20/P3606	Morden Lodge and ancillary		Morden Hall Road, Morden	SM4 5JD	Ravensbury	n/a	-1	-1

		buildings Morden Hall Park							
Not Started	21/P0743		201a&b	South Park Road, Wimbledon	SW19 8RY	Trinity	n/a	-1	-1
Not Started	21/P1411		179 & 181	Graham Road, Wimbledon	SW19 3SL	Dundonald	n/a	-1	-1
Not Started	21/P4438		28	Amity Grove, Raynes Park	SW20 0LJ	Raynes Park	n/a	-1	-1
Not Started	22/P3133		13-15	Faraday Road, Wimbledon	SW19 8PE	Trinity	n/a	-1	-1
Not Started	22/P3351		35	Kenilworth Avenue, Wimbledon	SW19 7LP	Wimbledon Park	n/a	-1	-1
Not Started	23/P0481		71	Cromwell Road, Wimbledon	SW19 8LF	Wimbledon Park	Wimbledon Park	-1	-1
Not Started	23/P1395		37-39	Upper Green East, Mitcham	CR4 2PF	n/a	Figge's Marsh	1	
Not Started	19/P4094	Mo3 Imperial Fields Tooting & Mitcham Football Club		Bishopsford Road, Morden	SM4 6BF	Ravensbury	n/a	77	77
Not Started	23/P0088		54	Ashtree Avenue, Mitcham	CR4 3DR	Lavender Fields	n/a	0.67	0.67
Not Started	23/P0092		65	Eastfields Road, Mitcham	CR4 2LS	Figge's Marsh	n/a	0.67	0.67
Not Started	23/P0091		12	Harwood Avenue, Mitcham	CR4 3AS	Cricket Green	n/a	0.67	0.67
Not Started	18/P3081	Land rear of	105-111	Haydons Road, South Wimbledon	SW19 1HH	Trinity	n/a	1	1
Not Started	19/P1082		139	Wandle Road, Morden	SM4 6AA	Ravensbury	n/a	1	1
Not Started	19/P2873		168	Rowan Road, Streatham	SW16 5JQ	Longthornton	n/a	1	1
Not Started	19/P2116	Garage Block Rear Of	205a-207	Kingston Road, Wimbledon	SW19 3NL	Merton Park	n/a	1	1

Not Started	19/P2714		532a	Kingston Road, Raynes Park	SW20 8DT	Dundonald	n/a	1	1
Not Started	19/P1235	Land Adjacent to	163a	Mostyn Road, Merton Park	SW19 3LS	Merton Park	n/a	1	1
Not Started	19/P2385		536	Kingston Road, Raynes Park	SW20 8DT	Dundonald	n/a	1	1
Not Started	19/P3767		171	Hartfield Road, Wimbledon	SW19 3TH	Dundonald	n/a	1	1
Not Started	19/P4101		14	The Drive, West Wimbledon	SW20 8TG	Raynes Park	n/a	1	1
Not Started	20/P0452		18	Devonshire Road, Colliers Wood	SW19 2EN	Colliers Wood	n/a	1	1
Not Started	20/P0489		2	Elm Close, Raynes Park	SW20 9HX	West Barnes	n/a	1	1
Not Started	20/P0870		111	Kingston Road, Wimbledon	SW19 1LT	Abbey	n/a	1	1
Not Started	20/P1389		17	Clarendon Grove, Mitcham	CR4 2PH	Figge's Marsh	n/a	1	1
Not Started	20/P1130		34	Cottenham Park Road, West Wimbledon	SW20 0SA	Village	n/a	1	1
Not Started	20/P1597		24	Gladstone Road, Wimbledon	SW19 1QT	Dundonald	n/a	1	1
Not Started	19/P3201		182a	Merton High Street, Colliers Wood	SW19 1AY	Abbey	n/a	1	1
Not Started	19/P3253		180	Merton High Street, Colliers Wood	SW19 1AY	Abbey	n/a	1	1
Not Started	20/P2838		56	Byegrove Road, Colliers Wood	SW19 2AY	Colliers Wood	n/a	1	1
Not Started	20/P3432		30	Park Avenue, Mitcham	CR4 2EL	Graveney	n/a	1	1
Not Started	20/P3806		108	Kingston Road, Wimbledon	SW19 1LX	Abbey	n/a	1	1
Not Started	20/P3450		270	Links Road, Tooting	SW17 9ER	Graveney	n/a	1	1
Not Started	20/P2894		1	Orchard Close, Raynes Park	SW20 9HU	West Barnes	n/a	1	1
Not Started	20/P3532		57a	High Street, Wimbledon	SW19 5EE	Village	n/a	1	1

Not Started	21/P0648		288	London Road, Mitcham	CR4 3NB	Cricket Green	n/a	1	1
Not Started	21/P0742		208	Manor Road, Mitcham	CR4 1JF	Pollards Hill	n/a	1	1
Not Started	19/P2591		292	West Barnes Lane, New Malden	KT3 6LU	West Barnes	n/a	1	1
Not Started	20/P2290	Land r/o	1	Firtree Avenue, Mitcham	CR4 2JP	Figge's Marsh	n/a	1	1
Not Started	21/P0860		507	Kingston Road, Raynes Park	SW20 8SF	Dundonald	n/a	1	1
Not Started	20/P2840	Seoul House	9	Station Road, Motspur Park	KT3 6JJ	West Barnes	n/a	1	1
Not Started	21/P1421		55	Cavendish Avenue, New Malden	KT3 6QJ	West Barnes	n/a	1	1
Not Started	21/P0660		106	Hill Road, Mitcham	CR4 2HS	Graveney	n/a	1	1
Not Started	21/P0186		135	Bushey Road, Raynes Park	SW20 0JN	West Barnes	n/a	1	1
Not Started	21/P1887		154	Graham Road, Wimbledon	SW19 3SJ	Dundonald	n/a	1	1
Not Started	21/P1714	Land Adjacent to	106	Gorringe Park Avenue, Mitcham	CR4 2DJ	Graveney	n/a	1	1
Not Started	20/P3469		109-111	London Road, Mitcham	CR4 2JA	Figge's Marsh	n/a	1	1
Not Started	21/P2168	Garage Block		The Grange, Wimbledon	SW19 4PR	Village	n/a	1	1
Not Started	21/P1442	rear of 40 &	40a	Lambton Road, Raynes Park	SW20 0LP	Raynes Park	n/a	1	1
Not Started	21/P1986		236	Lynmouth Avenue, Morden	SM4 4RP	Lower Morden	n/a	1	1
Not Started	21/P1546		21	Neath Gardens, Morden	SM4 6JN	Ravensbury	n/a	1	1
Not Started	20/P3304		41	Approach Road, Raynes Park	SW20 8BA	Dundonald	n/a	1	1
Not Started	21/P1463	Garage Block, Heyford	145&147	Springfield Avenue, Wimbledon Chase		Cannon Hill	n/a	1	1

		Avenue & Land rear of							
Not Started	21/P1269		290	Haydons Road, South Wimbledon	SW19 8JZ	Wimbledon Park	n/a	1	1
Not Started	21/P3232		2a	Oakwood Avenue, Mitcham	CR4 3DP	Lavender Fields	n/a	1	1
Not Started	21/P3648		87	Park Avenue, Mitcham	CR4 2ES	Graveney	n/a	1	1
Not Started	21/P4072	Oakleigh		Herbert Road, Wimbledon	SW19 3SH	Dundonald	n/a	1	1
Not Started	21/P3955		7	North Gardens, London	SW19 2NR	Colliers Wood	n/a	1	1
Not Started	21/P4454		1	Links Road, Tooting	SW17 9ED	Graveney	n/a	1	1
Not Started	22/P0117		6	Botsford Road, Wimbledon Chase	SW20 9NP	Cannon Hill	n/a	1	1
Not Started	21/P3383		7	Cowdrey Road, Colliers Wood	SW19 8TU	Trinity	n/a	1	1
Not Started	22/P1585		204	Haydons Road, Wimbledon	SW19 8TR	Trinity	n/a	1	1
Not Started	21/P4476		83	Fortescue Road, Colliers Wood	SW19 2EA	Colliers Wood	n/a	1	1
Not Started	22/P2118		177	Western Road, Mitcham	CR4 3EF	Lavender Fields	n/a	1	1
Not Started	22/P0553	LAND TO THE REAR OF	25-27	Landgrove Road, Wimbledon Park	SW19 7LL	Wimbledon Park	n/a	1	1
Not Started	22/P2685		7	Alexandra Road, Mitcham	CR4 3LT	Colliers Wood	n/a	1	1
Not Started	22/P0620		98	Linkway, Raynes Park	SW20 9AZ	West Barnes	n/a	1	1
Not Started	22/P0551		74	Park Avenue, Mitcham	CR4 2EN	Graveney	n/a	1	1
Not Started	22/P2083		1	Claremont Avenue, New Malden	KT3 6QL	West Barnes	n/a	1	1
Not Started	22/P2815	Land Rear of (Anson Mews)	183	Kingston Road, Wimbledon	SW19 1LH	Dundonald	n/a	1	1

Not Started	23/P0770		7	Martin Way, Morden	SM4 5AQ	n/a	Merton Park	1	1
Not Started	23/P0823		1	Guyatt Gardens, Mitcham	CR4 2LN			1	1
Not Started	21/P4010		2	Downe Road	CR4 2JL	Figge's Marsh	n/a	1	1
Not Started	21/P1178	Land Adjacent to	1	Lucien Road, Wimbledon Park	SW19 8EL	Wimbledon Park	n/a	1	1
Not Started	22/P0045	Land to the Rear Of	103	Haydons Road, South Wimbledon	SW19 1HH	Trinity	n/a	1	1
Not Started	21/P2851		93	Eastfields Road, Mitcham	CR4 2LS	Figge's Marsh	n/a	1	1
Not Started	21/P3977		2	Orchard Close, Raynes Park	SW20 9HU	West Barnes	n/a	1	1
Not Started	22/P0911		187	Hartfield Road, Wimbledon	SW19 3TH	Dundonald	n/a	1	1
Not Started	20/P0930		39	Bardney Road, Morden	SM4 5JL	Ravensbury	n/a	1	1
Not Started	22/P0629		5	Atherton Drive, Wimbledon Village	SW19 5LB	Village	n/a	1	1
Not Started	22/P0813		533	Commonside East, Mitcham	CR4 1HH	Pollards Hill	n/a	1	1
Not Started	21/P4477		3	Arthur Road, Wimbledon	SW19 7DL	Wimbledon Park	n/a	1	1
Not Started	22/P1657		30a	Merton High Street, Wimbledon	SW19 1DN	Abbey	n/a	1	1
Not Started	22/P2415		247	Northborough Road, Streatham	SW16 4TR	Longthornton	n/a	1	1
Not Started	21/P3950	rear of	20	Pelham Road, Wimbledon	SW19 1SX	Abbey	n/a	1	1
Not Started	21/P4439		24	Middle Way, Streatham	SW16 4HN	Longthornton	n/a	1	1
Not Started	22/P2521		86	Wide Way, Mitcham	CR4 1BN	Pollards Hill	n/a	1	1
Not Started	22/P2672		18a	Crown Lane, Morden	SM4 5BL	Merton Park	n/a	1	1
Not Started	22/P2126		55	Epsom Road, Morden	SM4 5PR	St Helier	n/a	1	1

Not Started	22/P1535		2	Bordergate, Mitcham	CR4 3JE	Lavender Fields	n/a	1	1
Not Started	22/P0677		28	Malvern Close, Mitcham	CR4 1EH	Longthornton	n/a	1	1
Not Started	22/P2200	Third and Fourth Floor	177-187	Arthur Road, Wimbledon	SW19 8AE	Wimbledon Park	n/a	1	1
Not Started	22/P1804		176	Western Road, Mitcham	CR4 3EB	Lavender Fields	n/a	1	1
Not Started	22/P3614		39	Borough Road, Mitcham	CR4 3DX	Lavender Fields	n/a	1	1
Not Started	22/P2555		79	Seddon Road, Morden	SM4 6ED	Ravensbury	n/a	1	1
Not Started	22/P0842		1b	Victory Road, South Wimbledon	SW19 1HW	Abbey	n/a	1	1
Not Started	22/P2943		31	Caithness Road, Mitcham	CR4 2EY	Graveney	n/a	1	1
Not Started	23/P0179		28	Morton Road, Morden	SM4 6EF	Ravensbury	n/a	1	1
Not Started	22/P2983	Kiosk Adj	56	West Barnes Lane, New Malden	KT3 4PS	West Barnes	n/a	1	1
Not Started	22/P3072	Garage Block North of	7	Anson Mews, Wimbledon	SW19 1FS	n/a	Wimbledon Town and Dundonald	1	1
Not Started	22/P2120	18 Whitfield Court	508	Kingston Road, Raynes Park	SW20 8DT	Dundonald	n/a	1	1
Not Started	22/P1794		328	West Barnes Lane, New Malden	KT3 6NB	West Barnes	n/a	1	1
Not Started	22/P0641		47	Strathearn Road, Wimbledon Park	SW19 7LH	Wimbledon Park	n/a	1	1
Not Started	23/P0167		19a	Russell Road, Wimbledon	SW19 1QN	Dundonald	n/a	1	1
Not Started	23/P0453	Barclays Bank PLC	29-31	Upper Green East, Mitcham	CR4 2PF	Figge's Marsh	n/a	1	1
Not Started	22/P3755		3	Haydon Park Road, Wimbledon	SW19 8JQ	n/a	Wimbledon Park	1	1
Not Started	22/P3631		92	Kings Road, Wimbledon	SW19 8QW	n/a	Wimbledon Town and Dundonald	1	1



Not Started	22/P3590	Bethel Baptist Church		The Broadway, Wimbledon	SW19 1QJ	n/a	Abbey	1	1
Not Started	23/P0598		1	Lexden Road, Mitcham	CR4 1NL	n/a	Pollards Hill	1	1
Not Started	22/P2301		29	Claremont Avenue, New Malden	KT3 6QN	n/a	West Barnes	1	1
Not Started	22/P3728	Land Adjacent To	40	Wilton Crescent, Merton Park	SW19 3QS	n/a	Wimbledon Town and Dundonald	1	1
Not Started	20/P0287		42	Elmhurst Avenue, Mitcham	CR4 2HN	Graveney	n/a	1	1
Not Started	22/P2446	Royal Homes Broghill House		St Mary's Road, Wimbledon	SW19 7DE	n/a	Hillside	1	1
Not Started	23/P0310		10	Ridgway, Wimbledon	SW19 4QN			1	1
Not Started	22/P1500	Vehicle Repair Shop		Littlers Close, Colliers Wood	SW19 2RA	Lavender Fields	n/a	1	1
Not Started	22/P3758		103	Haydens Road, South Wimbledon	SW19 1HH	n/a	Wandle	1	1
Not Started	23/P0911	South Park Court	18	South Park Road, Wimbledon		n/a	Wimbledon Town and Dundonald	1	1
Not Started	23/P0588		399a	Durnsford Road, Wimbledon Park	SW19 8EE	n/a	Wimbledon Park	1	1
Not Started	23/P0964	land adjacent to	72a	Havelock Road, Wimbledon	SW19 8HD	n/a	Wandle	1	1
Not Started	22/P1836		69	Murray Road, Wimbledon Village	SW19 4PF	n/a	Village	1	1
Not Started	23/P0908	Land adjacent to	1	Ridgway Place, Wimbledon	SW19 4EW	n/a	Hillside	1	1
Not Started	23/P1382		99	Grove Road, Mitcham	CR4 1SL	n/a	Longthornton	2	1.78
Not Started	19/P1722		336	West Barnes Lane, New Malden	KT3 6NB	West Barnes	n/a	2	2
Not Started	19/P2708		144	Florence Road, South Wimbledon	SW19 8TN	Trinity	n/a	2	2

Not Started	19/P4084	Third Floor The Glass House	177-187	Arthur Road, Wimbledon	SW19 8AE	Wimbledon Park	n/a	2	2
Not Started	20/P3352		81	High Street, Wimbledon	SW19 5EG	Village	n/a	2	2
Not Started	21/P0197		19a-f	Prince's Road, Wimbledon	SW19 8RQ	Trinity	n/a	2	2
Not Started	20/P0824		63	MONKLEIGH ROAD, MORDEN	SM4 4EN	Cannon Hill	n/a	2	2
Not Started	21/P1785		41	Epsom Road, Morden	SM4 5PR	St Helier	n/a	2	2
Not Started	20/P1399		95	Devonshire Road, Colliers Wood	SW19 2EQ	Colliers Wood	n/a	2	2
Not Started	21/P1936		45-47	Martin Way, Morden	SM4 4AH	Cannon Hill	n/a	2	2
Not Started	18/P2661		27	Cochrane Road, Wimbledon	SW19 3QP	Dundonald	n/a	2	2
Not Started	18/P4017	Wandle House	10	Riverside Drive, Mitcham	CR4 4SU	Ravensbury	n/a	2	2
Not Started	18/P2948		65	Ridgway, Wimbledon	SW19 4SS	Hillside	n/a	2	2
Not Started	20/P0205		117	Pelham Road, Wimbledon	SW19 1NZ	Abbey	n/a	2	2
Not Started	21/P1768		35	Devonshire Road, Colliers Wood	SW19 2EJ	Colliers Wood	n/a	2	2
Not Started	21/P3499		152-154	Merton Road, South Wimbledon	SW19 1EH	Abbey	n/a	2	2
Not Started	21/P0438	124 - 128 Haydons Road and 2A Cardigan Road	124-128	Haydons Road, South Wimbledon	SW19 1AE	Trinity	n/a	2	2
Not Started	21/P4198		26	Harewood Road, Colliers Wood	SW19 2HD	Colliers Wood	n/a	2	2
Not Started	20/P2583	Electrical sub-station Adjacent to	14	Pepys Road, Raynes Park	SW20	Raynes Park	n/a	2	2

Not Started	22/P2097		2	Worple Road Mews, Wimbledon	SW19 4DB	Hillside	n/a	2	2
Not Started	21/P4445	Land adjacent to	28	Franklin Crescent, Mitcham	CR4 1NH	Pollards Hill	n/a	2	2
Not Started	22/P2562	First Floor Flat	395	Durnsford Road, Wimbledon Park	SW19 8EE	Wimbledon Park	n/a	2	2
Not Started	21/P4495	Land to the south and west of 41 and 43 Streatham Road including garage and part of rear gardens of 41 and 43	41-43	Streatham Road, Mitcham	CR4 2AD	Figge's Marsh	n/a	2	2
Not Started	22/P1987		14	London Road, Morden	SM4 5BQ	Merton Park	n/a	2	2
Not Started	21/P4292		59c	Robinson Road, Tooting	SW17 9DL	Colliers Wood	n/a	2	2
Not Started	22/P2018		141	The Broadway, Wimbledon	SW19 1QJ	Abbey	n/a	2	2
Not Started	21/P2634		58	Woodland Way, Mitcham	CR4 2DY	Graveney	n/a	2	2
Not Started	22/P2261		73	Cavendish Road, Colliers Wood	SW19 2EY	Colliers Wood	n/a	2	2
Not Started	21/P2102		365	West Barnes Lane, New Malden	KT3 6JF	West Barnes	n/a	2	2
Not Started	23/P0209	Garden land to the rear of	8 to 14	Durnsford Road, Wimbledon Park	SW19 8LL	n/a	Wimbledon Park	2	2
Not Started	22/P1706		183-183a	Kingston Road, Wimbledon	SW19 1LH	Dundonald	n/a	2	2
Not Started	23/P0073		9	Jonson Close, Mitcham	CR4 1DP	n/a	Longthornton	2	2
Not Started	21/P3006		247	Northborough Road, Streatham	SW16 4TR	Longthornton	n/a	2	2

Not Started	21/P2154		89	Worple Road, Wimbledon	SW19 4JG			2	2
Not Started	22/P2223		13	The Broadway, Wimbledon	SW19 1PS	n/a	Wimbledon Town and Dundonald	2	2
Not Started	23/P0883	Land adjacent to	32	Oakleigh Way, Mitcham	CR4 1AL	n/a	Longthornton	2	2
Not Started	23/P0468		73	Abbotsbury Road, Morden	SM4 5LB	n/a	St Helier	2.3	2.3
Not Started	23/P0237		153	Links Road, Tooting	SW17 9EW	Graveney	n/a	2.33	2.33
Not Started	23/P0578		21	Pitcairn Road, Mitcham	CR4 3LN	Colliers Wood	n/a	2.33	2.33
Not Started	23/P0743		81	Fortescue Road, Colliers Wood	SW19 2EA	n/a	Colliers Wood	2.33	2.33
Not Started	21/P3876		5	Hammond Avenue, Mitcham	CR4 1SR	Figge's Marsh	n/a	2.33	2.33
Not Started	23/P1437		49	Lammas Avenue, Mitcham	CR4 2LY	n/a	Figge's Marsh	2	2.33
Not Started	20/P2100	rear of retail unit	288	London Road, Mitcham	CR4 3NB	Cricket Green	n/a	3	3
Not Started	21/P4451	Land to the Rear of	197c	Queen's Road, Wimbledon	SW19 8NX	Trinity	n/a	3	3
Not Started	21/P0705		4 to 7	Upper Green West, Mitcham	CR4 3AA	Figge's Marsh	n/a	3	3
Not Started	20/P1362		58	Haynt Walk, Raynes Park	SW20 9NX	Cannon Hill	n/a	3	3
Not Started	22/P2742		17	Clarendon Grove, Mitcham	CR4 2PH	Figge's Marsh	n/a	3	3
Not Started	22/P1488	Rear of	190	London Road, Mitcham	CR4 3LD	n/a	Figge's Marsh	3	3
Not Started	23/P1396	Rear of	33-35	Upper Green East, Mitcham	CR4 2PF	n/a	Figge's Marsh	3	3
Not Started	20/P1979		162-164	Arthur Road, Wimbledon	SW19 8AQ	Wimbledon Park	n/a	4	4
Not Started	22/P0995		223	Streatham Road, Mitcham	CR4 2AJ	Graveney	n/a	4	4

Not Started	22/P2649		330	Kingston Road, Wimbledon	SW20 8LR	Dundonald	n/a	4	4
Not Started	22/P2863		3	New Close, Colliers Wood	SW19 2SX	Cricket Green	n/a	4	4
Not Started	22/P2901		20-22	Crown Lane, Morden	SM4 5BL	Merton Park	n/a	4	4
Not Started	21/P2007	2 Holt Cottage		London Road, Morden	SM4 5AN	Merton Park	n/a	4	4
Not Started	22/P3170	Malden Court		West Barnes Lane, New Malden	KT3 4PW	n/a	Raynes Park	4	4
Not Started	22/P2258		19	Arras Avenue, Morden	SM4 6DG	Ravensbury	n/a	5	5
Not Started	19/P2127		2b	Park Avenue, Mitcham	CR4 2EL	Graveney	n/a	5	5
Not Started	20/P1744		12	Ravensbury Terrace, Wimbledon Park	SW18 4RL	Wimbledon Park	n/a	5	5
Not Started	22/P3361		141-145	Cannon Hill Lane, Raynes Park	SW20 9BZ	Cannon Hill	n/a	5	5
Not Started	21/P3384		64	London Road, Morden	SM4 5BE	Merton Park	n/a	5	5
Not Started	20/P3168		290-302a	Kingston Road, Raynes Park	SW20 8LX	Merton Park	n/a	5	5
Not Started	21/P1856		192-202	Martin Way, Morden	SM4 4AJ	Cannon Hill	n/a	5	5
Not Started	21/P2230	Heron Court	6	Pepys Road, Raynes Park	SW20 8NG	Raynes Park	n/a	5	5
Not Started	21/P2184		166-168	Merton High Street, Colliers Wood	SW19 1AZ	Abbey	n/a	5	5
Not Started	22/P1662		259	Queen's Road, Wimbledon	SW19 8NY	n/a	Wandle	5	5
Not Started	20/P2841	Vista House & Prospect House		Chapter Way, Colliers Wood	SW19 2RE	Colliers Wood	n/a	5	5
Not Started	20/P2259	Land Rear Of	60	Manor Road, Mitcham	CR4 1JB	Pollards Hill	n/a	6	6
Not Started	21/P2375	The Warehouse	12	Ravensbury Terrace, Wimbledon Park	SW18 4RL	Wimbledon Park	n/a	6	6

Not Started	20/P3901		2 to 6	High Street, Colliers Wood	SW19 2AE	Colliers Wood	n/a	6	6
Not Started	19/P3764		50	Wimbledon Hill Road, Wimbledon	SW19 7PA	Hillside	n/a	7	7
Not Started	20/P3348		58-60	Durham Road, West Wimbledon	SW20 0TW	Raynes Park	n/a	7	7
Not Started	20/P1584	Ground Floor Justin Plaza 2	341	London Road, Mitcham	CR4 4BE	Cricket Green	n/a	7	7
Not Started	21/P4531	Woodcock House		Gibbard Mews, Wimbledon Village	SW19 5BY	Village	n/a	7	7
Not Started	22/P0231		41	Eastfields Road, Mitcham	CR4 2LS	Figge's Marsh	n/a	7	7
Not Started	22/P1830	Vacant Plot 1 And 2		Gap Road, Wimbledon	SW19 8JG	n/a	Wimbledon Park	7	7
Not Started	22/P2865		115	Kingston Road, Wimbledon	SW19 1LT	n/a	Abbey	7	7
Not Started	20/P2297	Marquis of Lorne Public House	117	Haydons Road, South Wimbledon	SW19 1HH	Trinity	n/a	9	9
Not Started	20/P0823	Fair Green Parade		London Road, Mitcham	CR4 3NA	Cricket Green	n/a	9	9
Not Started	20/P1091	Land at rear of 2 to 16	2 to 16	Woodville Road, Morden	SM4 5AF	Merton Park	n/a	9	9
Not Started	20/P0945	Land on south side of road		Wyke Road, Raynes Park	SW20	Raynes Park	n/a	9	9
Not Started	20/P1667		293	Mitcham Road, Tooting	SW17 9JQ	Graveney	n/a	9	9
Not Started	21/P3878		203-207	Merton Road, South Wimbledon	SW19 1EE	Abbey	n/a	9	9
Not Started	22/P2423	CO-OP	276-288	Kingston Road, Raynes Park	SW20 8LX	n/a	Merton Park	9	9
Not Started	22/P0653		242	Morden Road, South Wimbledon	SW19 3DA	Merton Park	n/a	9	9
Not Started	23/P1176		318	Worple Road, Raynes Park	SW20 8QU	n/a	Raynes Park	9	9

Not Started	23/P1324		17-40	Greenview Drive, Raynes Park	SW20 9DS	n/a	West Barnes	10	10
Not Started	21/P3334		227	Western Road, Colliers Wood	SW19 2QD	Lavender Fields	n/a	11	11
Not Started	20/P2579		258-260	London Road, Mitcham	CR4 3HD	Figge's Marsh	n/a	14.44	14.44
Not Started	22/P3400	Unit C Elm Grove Business Centre		Elm Grove, Wimbledon	SW19 4HE	n/a	Hillside	15	15
Not Started	18/P2216	White Hart Backland	350	London Road, Mitcham	CR4 3ND	Cricket Green	n/a	15	15
Not Started	21/P1082	Nonsuch House	31	Chapter Way, Colliers Wood	SW19 2RP	Colliers Wood	n/a	16	16
Not Started	22/P1940	Bennets Courtyard		Watermill Way, Colliers Wood	SW19 2RW	Colliers Wood	n/a	17	17
Not Started	19/P2747		33-39	Upper Green East, Mitcham	CR4 2PF	Figge's Marsh	n/a	18	18
Not Started	21/P3215	Tower Lodge	2	Trinity Road, Wimbledon	SW19 8RL	Trinity	n/a	18	18
Not Started	19/P4050	Canons Place Development Site North of 11 to 17 Madeira Road	Madeira Road	Madeira Road, Mitcham	CR4	Cricket Green	n/a	18	18
Not Started	19/P4046	Former Church		Farm Road, Morden	SM4 6RA	St Helier	n/a	18	18
Not Started	19/P4047	Elm Nursery Car Park		London Road, Mitcham	CR4	Figge's Marsh	n/a	21	21
Not Started	21/P2028	Former Barclays Bank	16-20	Morden Road, South Wimbledon	SW19 3BN	Abbey	n/a	26	26
Not Started	19/P0866	1 The Bungalows and	225-231	Streatham Road, Streatham	SW16 6NZ	Graveney	n/a	28	28

Not Started	19/P4048	Raleigh Gardens Car Park				Merton Park		36	36
Not Started	22/P1743	Tooting Police Station	251	Mitcham Road, Tooting	SW17 9JQ	Graveney	n/a	62	62
Not Started	21/P1780	Rufus Business Centre		Ravensbury Terrace, Wimbledon Park	SW18 4RL	Wimbledon Park	n/a	96	96
Not Started	23/P0329	B285 - White Hart and car repairs Kingston Road	144	Kingston Road, Wimbledon		Merton Park	n/a	108	108.4
Not Started	17/P1717	Eastfields Estate		Eastfields Road, Mitcham		Figge's Marsh	n/a	833	201
Not Started	22/P1819	Wimbledon Chase station				Merton Park		62	62
Not Started	RP6 and 22/P2351	LESSA Grand Drive				West Barnes		107	107
Submitted	CW2 and 21/P0082	Brown & Root phase 2				Colliers Wood		220	154
Submitted	22/P3620	Mi16 - Mitcham Gasworks 49 Western Road		Western Road, Mitcham	CR4	Longthornton		595	300
Submitted	23/P0455	565 Kingston Road, Raynes Park						9	9
Submitted	23/P0357	Cumberland Care Home						11	11
Pre-app	22/P2810	Turle Road						264	132
Allocation	Wi1	Battle Close (Former Virgin Active Leisure Centre)				Trinity	n/a	105	105



Allocation	Mi8	Majestic Way, Morrisons, Mitcham TC				Figge's Marsh	n/a	160	160
Allocation	Mi7 - 21/P4129	366-374 London Road, Mitcham (car wash)				Merton Park		9	9
Allocation	CW3	Colliers Wood Community Centre				Colliers Wood		10	10
Allocation	Mi12	Sibthorpe Road Car Park		Sibthorpe Road, Mitcham		Merton Park		36	36
Allocation	Mo1	Chaucer Centre including Canterbury Rd site from 2014 SHLAA		Canterbury Road, Morden	SM4	Merton Park		60	60
Allocation	Mi15	Taylor Road Day Centre				Merton Park	n/a	5	5
Allocation	Mi6	Mitcham CAB 326 and 328 London Road, Mitcham				Cricket Green		11	11
Allocation	Mo7	Gifford House				Merton Park		24	24
Allocation	Mi19	Worsfold House		Church Road, Mitcham		Merton Park		60	60