



# Chapter 17. **Monitoring framework**

## **Policy M17.1 Monitoring**

1. Merton Council will demonstrate the delivery of the Local Plan's spatial vision and strategic objectives by monitoring the implementation of policies and infrastructure.
2. In the event that delivery falls significantly below what is required to achieve the necessary targets or should housing and accommodation need figures change significantly, the council will trigger a full or partial review of the Plan.

## **Supporting text**

### **Monitoring framework**

- 17.1.1. Monitoring the Local Plan is crucial to the successful delivery of its vision and strategic objectives. Section 113 of the Localism Act 2011 sets out the requirements for Authority Monitoring Reports (AMRs). Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 provides further detail on these requirements which are also reflected in the National Planning Practice Guidance (PPG) on Local Plans.
- 17.1.2. Monitoring is required to ensure that the Local Plan is effective. It also allows us to understand whether policies have worked as they were intended. The monitoring period will be implemented from the first year of adoption.
- 17.1.3. The monitoring framework table sets out the monitoring indicators for the Local Plan, which will be reported annually in the Authority Monitoring Report (AMR). The AMR is not the only monitoring tool. There are separate monitoring arrangements related to other council strategies, for example, the climate change strategy and action plan, and the South London Waste Plan.
- 17.1.4. Currently, the council has no reason to believe the plan will not be implemented in full. However, the council accepts there could be circumstances where development fails to come forward for a number of reasons, some of which are beyond the control of the council.
- 17.1.5. Should monitoring indicate Local Plan policies are not being implemented as intended or site allocation are not being delivered; the council will take appropriate action to resolve the issue(s). This may involve:
  - a. Producing Supplementary Planning Documents (SPD) and other relevant guidance to provide more detail of how policies should be implemented. Developing further working relationships with various partners across public, private and voluntary sectors to look at ways to facilitate implementation, including potential alternative forms of funding.

- b. Continuing to work with adjoining local authorities and agencies to address cross-boundary development needs.
- c. Reviewing capacity forecasts to make sure they reflect up-to-date guidance and any future changes to population and household growth.
- d. Engaging with residents, businesses, community groups, developers and landowners to identify and try to resolve barriers to delivery.
- e. Reviewing site allocations to make sure there is an adequate supply of new homes, new jobs opportunities and delivery of supporting infrastructure to meet future needs.
- f. Considering Compulsory Purchase Orders (CPO) powers.

**Triggers for a local plan review.**

17.1.6. As set out paragraph 33 of NPPF 2021 and draft NPPF 2023 policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Potential triggers for a partial or full review are:

- a. Housing completions fall more than 20% beneath the targets in the housing trajectory over any rolling three-year period.
- b. Any significant revisions or updates to the London Plan where it proposes different approaches to the delivery of growth within Merton, including in terms of the borough's overall housing target.
- c. Significant changes to accommodation need figures including those relating to the Traveller community.
- d. Economic factors which may restrict the ability of developers or public bodies to provide affordable housing or contributions towards infrastructure that may impede the timely delivery of development of the allocated sites.
- e. Changes in the availability of public funding which might restrict the delivery of supporting infrastructure or could prevent some sites from being able to come forward for development.
- f. Technological change such as changes in building methods or the continuing advance of online retailing which will have significant implications for the future of Merton's town centres.
- g. Increase in the % of appeals where design policies are cited.

- 17.1.7. Any review (partial or full) will determine whether the Local Plan needs to be updated. If required, any update is required to be in conformity with national and regional planning policies.
- 17.1.8. The table below identifies the key monitoring indicators and targets which will monitor the effectiveness of the Local Plan in the [Authority Monitoring Report \(AMR\)](#). All indicators and targets will be subject to periodic review through the monitoring process.

## Local Plan Monitoring Framework

A number of these indicators also inform national and regional reporting, including notably the Housing Delivery Test and the Infrastructure Funding Statement.

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<b>1. Site Allocations</b>	a. Progress towards delivery of site within timescales.	i. Delivery within set delivery timescale	1) No identified delivery progress within 5 years of the start of the site deliverability period.	a) Council to consider the reasons for non-delivery and take action where appropriate.  b) Actions could include: dialogue with landowners to support delivery, support dialogue with potential delivery partners, site specific design briefs, local design codes, supplementary planning documents, engagement with potential funding sources and site promoters (e.g. GLA, SiteMatch).	All site Allocations

<p><b>2. Growth / Opportunity Areas (as identified in Local Plan)</b></p>	<p>a. Number of new homes built within Merton's Opportunity Area (OA) as set out in Chapter 1: Growth Strategy).</p> <p>b. Amount of non-residential floor space built within the OA.</p>	<p>a.(i) London Plan indicative target (up to 2041) to deliver 5,000 new homes and 6,000 jobs (indicative figure).</p> <p>a.(ii) Cumulative housing completions since OA designation.</p> <p>b.(i) Cumulative non-residential floorspace approvals and completions since OA designation.</p>	<p>1) Annual decrease in net new homes in identified Opportunity Area over a three-year rolling period following adoption of the Local Plan.</p> <p>2) Annual decrease in non-residential floorspace delivered in the identified growth area over a three-year rolling period following adoption of the Local Plan.</p>	<p>a) Council to consider the reasons for reduced delivery of homes, and non-residential in the Growth / OA.</p> <p>b) Council to consider whether the Local Plan's Growth Strategy needs to be reviewed and/or part review or full review of the Local Plan.</p> <p>c) Potential actions include: working with the GLA on an Opportunity Area Planning Framework; preparing area-wide (or site-wide) design codes, masterplans or supplementary planning documents; engagement with landowners and potential delivery partners; engagement with organisations which could help unblock particular delivery constraints (e.g. Transport for London, utilities).</p>	<p>Chapter 1B: Growth Strategy)</p> <p>Neighbourhood policies: Colliers Wood: Policy N3.1 Morden: Policy N5.1 South Wimbledon: Policy N7.1 Wimbledon: Policy N9.1</p> <p>Site allocations within the OA.</p> <p>Strategic policy EC13.1 Promoting economic growth and successful high streets</p> <p>Policy EC13.2 Business locations in Merton</p> <p>Policy TC13.5 Merton's town centres and neighbourhood parades</p> <p>Strategic policy IN14.1 Infrastructure</p>
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<p><b>3. Air quality</b></p> <p>To reduce emissions and concentrations of harmful atmospheric pollutants, particularly in areas of poorest air quality and reduce exposure.</p>	<p>a. Appeals allowed, where the council refused planning permission for development that would have an unacceptable impact on air quality.</p>	<p>i. Zero appeal decisions allowed.</p>	<p>1) Annual increase of allowed appeals over a three-year rolling period following adoption of the Local Plan.</p>	<p>a) The council to consider the relevant details of the planning applications and their consideration in the appeal decision notices.</p> <p>b) Actions could include: reviewing Merton’s Air Quality SPD 2020; Consider whether the policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</p>	<p>Policy P15.10 Improving Air Quality and Minimising Pollution</p> <p>Policy CC2.2 Minimising Greenhouse Gas Emissions</p> <p>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation</p> <p>Policy T16.3 Managing the transport impacts of development.</p>

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<p><b>4. Biodiversity</b></p> <p>To protect and enhance Merton’s biodiversity and Sites of Recognised Nature Conservation Interest</p> <p>(Statutory Biodiversity Net Gain will be monitored and reported in accordance with Section 103 of The Environment Act 2021).</p>	<p>a. Change in extent of area identified as Sites of Recognised Nature Conservation Interest.</p> <p>b. Appeal decisions allowed, where the council refused planning permission for development that would have an adverse impact on Sites of Recognised Nature Conservation Interest and did not adequately apply avoidance, mitigation and/or compensation measures.</p> <p>c. Appeal decisions allowed, where the council refused planning permission for development that results in unacceptable harm or loss of a tree/trees and there is no re-provision and/or compensation measures.</p>	<p>i. No net loss of Sites of Recognised Nature Conservation Interest.</p> <p>ii. Zero appeal decisions allowed.</p>	<p>1) Annual net decrease in extent of area over a three-year rolling period following adoption of the Local Plan.</p> <p>2) Annual increase in relevant appeal decisions allowed over a three-year rolling period following adoption of the Local Plan.</p>	<p>a) The council to consider the relevant details of the planning applications and their consideration in the appeal decision notices.</p> <p>b) The council to consider actions including: producing supplementary planning documents, whether the policy requirements need to be reviewed as part of a partial or full review of the Local Plan.</p>	<p>Policy O15.3 Biodiversity and Access to Nature</p> <p>Policy O15.4 Protection of Trees</p> <p>Policy O15.5 Urban Greening</p> <p>Policy O15.6 Wandle Valley Regional Park</p>



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<p><b>5. Land and soil conditions, pollutants and water quality</b></p> <p>To retain or improve land stability.</p> <p>To ensure new development does not harm water quality.</p>	<p>a. Appeal decisions allowed, where the council refused planning permission for development that results in an unacceptable impact on land contamination and/or stability.</p> <p>b. Planning permissions granted contrary to Environment Agency advice on pollution or water quality grounds.</p>	<p>i. Zero appeal decisions allowed.</p> <p>ii. No approvals by the council.</p>	<p>1) Annual increase in relevant allowed appeal decisions over a three-year rolling period following adoption of the Local Plan.</p> <p>2) Any council approval contrary to the monitoring indicator</p>	<p>a) The council to consider the relevant details of the planning applications and their consideration in the appeal decision notices.</p> <p>b) The council to consider actions including: producing supplementary planning documents, working with partners such as the Environment Agency on additional training and guidance; whether the policy requirements need to be reviewed as part of a partial or full review of the Local Plan.</p>	<p>Policy P15.10 Improving Air Quality and Minimising Pollution</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>6. Sustainable land use and tall buildings</b></p> <p>To make the best and most efficient use of land to support sustainable patterns and forms of development, including tall buildings where appropriate.</p>	<p>a. Major planning permissions granted and completed.</p> <p>b. Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on tall buildings.</p>	<p>i. 95% of major planning permissions started within a three-year period from the date planning permission granted.</p> <p>ii. Zero appeal decisions allowed relating specifically to policies on tall buildings.</p>	<p>1) Annual increase in allowed appeal decisions where the council refused a planning permission for tall buildings that does not meet the borough's tall building policy (D12.6) over a three-year rolling target from adoption of plan.</p>	<p>a) Council to consider the circumstance of the decisions that have led to the trigger and consider whether the policy requirements need to be reviewed as part of a partial or full Local Plan review.</p> <p>b) Actions could also include additional design codes or guides (which would include community engagement), supplementary planning documents, engagement with landowners.</p>	<p>Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods.</p> <p>Policy D12.2 Urban Design</p> <p>Policy T16.5 Supporting transport infrastructure</p> <p>Policy D12.6 Tall buildings</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>7. Heritage (including landscape, architectural and archaeological heritage)</b></p> <p>To conserve and enhance the existing historic environment including heritage assets.</p>	<p>a. Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on the historic environment including heritage assets.</p> <p>b. Number of heritage assets on Historic England's Heritage at Risk Register (not including tombstones).</p> <p>c. Number of statutory Listed Buildings demolished as a result of development.</p>	<p>i. Zero appeal decisions allowed relating specifically to historic environment policies.</p> <p>ii. No increase from 2022 baseline (Heritage at Risk).</p> <p>iii. No statutory Listed Buildings demolished as a result of development.</p>	<p>1) Annual increase in relevant allowed appeal decisions over a three-year rolling period following adoption of the Local Plan.</p> <p>2) No increase from 2022 baseline (Heritage at Risk) over a rolling three-year period.</p> <p>3) Increase in statutory listed buildings demolished as a result of development over a rolling three-year period.</p>	<p>a) Council to consider the circumstance of the decision that have led to the trigger and consider whether the policy requirements need to be reviewed as part of a partial or full Local Plan review.</p> <p>b) Actions could also include engagement with statutory consultees (e.g. Historic England, Gardens Trust) and local historic groups; additional conservation area or associated guides and management plans (which include community engagement), supplementary planning documents, engagement with landowners and potential funders.</p>	<p>Policy D12.3 Ensuring high quality design for all developments</p> <p>Policy D12.5 Managing heritage assets</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>8. Flood risk management</b></p> <p>To manage the risk of flooding from all sources and improve the resilience of people and property to flooding.</p>	<p>a. Number of planning permissions granted (either by the council or on appeal) contrary to Environment Agency advice on flood protection and water quality.</p> <p>b. Number of completed SUDS incorporated in major development proposals.</p> <p>c. Appeal decisions contrary to officers' advice on flooding relating specifically to managing flood risk for basement and subterranean developments.</p>	<p>i. No planning permissions granted or appeals allowed contrary to Environment Agency advice.</p> <p>ii. All completed major developments incorporating SUDS in accordance with policy.</p> <p>iii. Zero appeal decisions allowed relating specifically to flood risk management for basement and subterranean developments.</p>	<p>1) Annual increase in planning permissions granted or allowed appeal decisions where the council refused a planning permission contrary to Environment Agency advice over a three-year rolling target from adoption of plan.</p> <p>2) Reduction in SUDS installed in new major developments in accordance with policy year on year over a three-year rolling period from adoption of plan.</p> <p>3) Increase in appeal decisions allowed year on year over a rolling three-year period where the council refused planning for development basement and</p>	<p>a) Council to consider the circumstance of the decisions that have led to the trigger and consider whether the policy requirements need to be reviewed as part of a partial or full Local Plan review.</p> <p>b) Actions could also include revisions to Merton's Sustainable Design Guide SPD 2020; revisions to Merton's basements and subterranean development SPD; additional engagement with utilities and the Environment Agency; submitting funding bids for greater support to address flooding from all sources; revisions to Merton's Strategic Flood Risk Assessment and local flood risk management plans.</p>	<p>Strategic Policy F15.7 Flood Risk Management and Sustainable Drainage</p> <p>Policy F15.9 Sustainable Drainage Systems (SUDS)</p> <p>Policy D12.1 Basements and subterranean design</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
			subterranean proposals that result in unacceptable flood risk.		

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>9. Climate change</b></p> <p>To help tackle climate change through reducing greenhouse gas emissions and moving towards a zero carbon Merton by 2050.</p>	<p>a. Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council’s policies on climate change.</p> <p>b. Average percentage improvement in operational carbon emissions against Part L of the Building Regulations.</p> <p>c. Number of applications achieving 100% improvement against Part L of Building Regulations on site.</p>	<p>i. Zero appeal decisions allowed relating specifically to climate change policies.</p> <p>ii. Achieving the carbon reduction targets set out in Policy CC2.2.</p>	<p>1) Annual increase in allowed appeal decisions where the council refused planning permission in accordance with the relevant policies over a three-year rolling target from adoption of plan.</p>	<p>a) The council to consider the circumstances of the decisions that have led to the trigger.</p> <p>b) The council to consider whether Policy CC2.1 CC2.6 requirements need to be reviewed as part of a full or partial review of the Local Plan.</p> <p>c) The council to consider whether the cost of carbon needs to be reviewed.</p> <p>d) Other contingencies include: producing supplementary planning documents to advise on specific issues, to work with other boroughs and the GLA on updating the London Plan 2021 Energy Assessment Guidance, preparing design guides for specific topics.</p>	<p>Strategic Policy CC2.1 Promoting Sustainable Design to Mitigate and Adapt to Climate Change</p> <p>Policy CC2.2 Minimising Greenhouse Gas Emissions</p> <p>Policy CC2.3 Minimising Energy Use</p> <p>Policy CC2.4 Low Carbon Energy</p> <p>Policy CC2.5 Minimising Waste and Promoting a Circular Economy</p> <p>Policy CC2.6 Sustainable Design Standards.</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>10. Noise and vibration</b></p> <p>To minimise noise, vibration levels and disruption to people and communities.</p>	<p>a. Appeal decisions allowed where the council refused planning permission for development that is contrary to the council's policies on noise and vibration.</p>	<p>i. Zero appeal decisions allowed relating specifically to noise pollution policies.</p>	<p>1) Annual increase in appeal decisions allowed where the council refused planning permission on the ground that development would have an adverse impact or does not full mitigate or reduce noise impact over a three-year rolling period from adoption of plan.</p>	<p>a) The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</p> <p>b) Other contingencies include creating a supplementary planning document for noise, updating supplementary planning document for basement and subterranean development.</p>	<p>Policy P15.10 Improving Air Quality and Minimising Pollution and Land stability.</p>
<p><b>11. Water consumption</b></p> <p>Ensuring that Merton has a sustainable water supply, drainage and sewerage system.</p>	<p>a. Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on water consumption.</p>	<p>i. Zero appeal decisions allowed relating specifically to water consumption.</p>	<p>1) Annual increase in appeal decisions allowed where the council refused planning permission on the ground that development would have an adverse impact on sustainable water supply, drainage and sewerage system over a three-year rolling period from adoption of plan.</p>	<p>a) The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan. Other contingencies include working with utilities (e.g Thames Water) to improve guidance to developers such as via supplementary planning documents or design guides.</p>	<p>Policy CC2.6 Sustainable Design Standards</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>12. Open Space</b></p> <p>To protect and enhance Merton’s open spaces and natural environment.</p>	<p>a. Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council’s policies on Open Space.</p> <p>b. Extent of the areas of deficiency in access to nature and public Open Space.</p> <p>c. Appeal decisions allowed, where the council refused planning permission relating specifically the Urban Greening Factor policy (this includes green walls and green roofs).</p>	<p>i. Zero appeal decisions allowed relating specifically to green infrastructure, Open Space and nature conservation policies.</p> <p>ii. No increase in the extent of the areas of deficiency in access to nature and public Open Space.</p> <p>iii. Zero appeal decisions allowed relating specifically to failure to meet the relevant Urban Greening Factor targets.</p>	<p>1) Increase in appeal decisions allowed where the council refused planning permission that would result in net loss of Open Space and nature conservation areas over a three-year rolling period from adoption of plan.</p> <p>2) Increase in extent of areas of deficiency in access to nature and public Open Space as a result of planning approvals.</p> <p>3) Increase in appeal decisions allowed where the council refused planning permission for not providing any Urban Greening within major developments over a three-year rolling target from adoption of plan.</p>	<p>a) The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</p> <p>b) Other contingencies could include:</p> <ul style="list-style-type: none"> <li>- Reviewing the councils Open Space Strategy to consider reasons for deficiency in access to Open Space and nature conservation (e.g., creating new access points to parks or improving access to existing biodiversity areas).</li> <li>- Improving guidance on urban greening factors either via SPDs or design guides and codes.</li> </ul>	<p>Strategic Policy O15.1 Open Space, Green Infrastructure and Nature Conservation</p> <p>Policy O15.2 Open Space and Green Infrastructure</p> <p>Policy O15.3 Biodiversity and Access to Nature</p> <p>Policy O15.5 Urban Greening</p>



Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>13. Sustainable transport</b></p> <p>To enhance connectivity for all and increase the proportion of journeys made by sustainable and active transport modes.</p>	<p>a. Percentage of journeys by walking, cycling and public transport.</p> <p>b. Number of registered electric vehicles (EV) in Merton annually.</p> <p>c. Appeal decisions allowed, where the council refused planning permission relating specifically to the failure to provide adequate EV charging points and infrastructure or failure to meet cycle parking standards or failure to provide secure, covered cycle parking and facilities in accordance with the London Plan minimum standards and Chapter 8 of the London Cycle Design Standard.</p>	<p>i. Increase in overall sustainable mode share based on a rolling three-year average - 73% by 2041.</p> <p>ii. Increase in EV vehicles registered annually towards 100%.</p> <p>iii. Zero appeal decisions allowed relating specifically to failure to meet adequate EV charge points or cycle parking standards.</p>	<p>1) Reporting identifies under performance on trajectory to meet target for overall sustainable travel mode.</p> <p>2) Increase in appeal decisions allowed relating specifically to the failure to provide EV charging points on site or failure to meet cycle parking standards over a three-year rolling period from adoption of the plan.</p> <p>3) Increase in appeal decisions allowed that do not provide secure cycling electric chargers and secure parking facilities including non-standard cycling provision over a three-year rolling period from adoption of the plan.</p>	<p>a) The council to consider whether policy requirements need to be reviewed as part of a full or partial review of the Local Plan.</p> <p>b) Contingencies include providing design guidance on the installation of EV parking and cycle parking standards (including with the GLA and other London boroughs).</p>	<p>Strategic Policy T16.1 Sustainable Travel</p> <p>Policy T16.2 Prioritising active travel choices</p> <p>Policy T16.4 Parking and Low Emissions Vehicles.</p> <p>Policy T16.5 Supporting transport infrastructure</p> <p>Policy D12.2 Urban design</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>14. Health and wellbeing</b></p> <p>To facilitate and improve the health and wellbeing of the population, reduce health inequalities and deliver safer and more secure communities.</p>	<p>a. Delivery of healthcare facilities identified in Merton’s Local Plan and Infrastructure Delivery Plan.</p> <p>b. Developments completed resulting in a loss or gain of sports and recreation facilities.</p> <p>c. Number of Health Impact Assessments (HIA) submitted in accordance with policy HW10.2: Delivering healthy places.</p> <p>d. Number of new hot food takeaways granted planning permission found within proposals within 400 metres of the boundaries of a primary or secondary school.</p>	<p>i. (Monitoring will be reported in the Health and Wellbeing Strategy annual update known as the Merton Story and added to the AMR).</p> <p>ii. Zero appeal decisions allowed relating specifically to the loss of sports or recreational facilities for which there is a need.</p> <p>iii. 100% of relevant developments required to submit a HIA in accordance with policy HW10.2.</p> <p>iv. No planning permission granted for a new hot food take away within the 400 metres of a school.</p>	<p>1) Monitoring according to timescales required by the NHS deliver their service plans.</p> <p>2) Increase in appeal decisions allowed relating specifically to the loss of sports or recreational facilities for which there is a need over three year rolling period from plan’s adoption.</p> <p>3) 100% of HIAs submitted within a three- year period in accordance with policy HW10.2.</p> <p>4) Yearly increase in new hot food take aways within 400 metres of a primary and secondary school permitted over a three-year rolling period from adoption of plan.</p>	<p>a) The council to consider the circumstances surrounding under-delivery and whether the policy requirements need to be review as part of a partial or full review of the Plan.</p> <p>b) Other contingencies include working with Sport England, sport governing bodies and the NHS in providing sports and recreation, other services, considering support for health and wellbeing services (e.g., via Community Infrastructure Levy; providing design codes and guides or supplementary planning documents to support sports, recreation and healthy places, improving access to the Healthy Catering Commitment</p>	<p>Strategic Policy HW10.1 Health (including mental health) and Wellbeing.</p> <p>Policy HW10.2: Delivering healthy places</p> <p>Policy TC13.8 Food and drink / leisure and entertainment</p> <p>Policy IN14.3 Sport and Recreation</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>15. Housing</b></p> <p>To provide type, quality and tenure of housing (including specialist and affordable provision) to better meet Merton’s demographic changes and local housing demand.</p>	<p>a. Appeal decisions allowed where the council refused planning permission for development that is contrary to the council’s housing policies.</p> <p>b. Number of net additional homes granted planning permission.</p> <p>c. Number of net additional homes completed.</p> <p>d. Progress against borough wide affordable housing targets.</p> <p>e. Number of Gypsy and Traveller pitches permitted.</p> <p>f. Updated needs assessment for Gypsies and Travellers.</p>	<p>i. Zero appeal decisions allowed relating specifically to housing policies.</p> <p>ii. 12,376 homes for the Plan period 2021/22 - 2037/38.</p> <p>iii. 50% of new homes borough-wide to be affordable across the plan period. Of affordable homes, 70% to be low-cost rent and 30% to be intermediate tenure.</p> <p>iv. No net loss of pitches.</p> <p>v. Up-to-date assessment of Gypsy and Traveller needs to be completed in 2025.</p>	<p>1) Increase in appeal decisions allowed where the council refused planning permission – over a three-year rolling period from adoption of plan.</p> <p>2) Housing completions fall more than 20% below the Local plan target in any rolling three-year period.</p> <p>3) Meeting the targets in the Housing Delivery Test.</p> <p>4) Affordable housing completions do not reach the statutory targets over a rolling five-year period.</p> <p>5) The council to consider the impact on the Local Plan of the Mayor of London’s Gypsies and Travellers Accommodation</p>	<p>a) The council will explore the circumstances behind under-delivery, the barriers and constraints to housing delivery and consider how these can be resolved.</p> <p>b) The council to consider whether the policy requirements need to be reviewed as part of a partial or full review of the Plan.</p> <p>c) The council to review whether Traveller accommodation assessments find that needs have significantly changed, which would trigger a partial update of the Plan.</p> <p>d) Other contingencies include undertaking the actions set out in housing delivery test action plans, such as encouraging development to optimise</p>	<p>Strategic Policy H11.1 Housing choice</p> <p>Strategic Policy H11.2 Housing Provision</p> <p>Policy H11.3 Housing mix</p> <p>Policy H11.4 Supported care housing for vulnerable people or secure residential institutions for people housed as part of the criminal justice system.</p> <p>Policy No. H11.5 Student housing, other housing with shared facilities and bedsits</p> <p>H11.6 Accommodation for Gypsies and Travellers</p>

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			<p>Assessment Study which is scheduled for publication in 2024 and any further locally specific assessment that may be required as a result of Policy H11.6.</p>	<p>site density and where appropriate prepare site development briefs design guides etc building on Merton’s Small Sites Toolkit and Borough Character Study; Investigate the barriers and constraints to housing delivery by engaging with developers/ agents of sites where it appears that construction activity has not started or stalled; engage with Housing Associations, funders (e.g. GLA) and developers to optimise affordable housing delivery, work with Clarion on pitch delivery and maintenance for Travellers.</p>	

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<p><b>16. Safe environments</b></p> <p>To contribute to safe and secure environments for all people including people with Protected Characteristics.</p>	<p>a. Appeal decisions allowed where the council refused planning permission for development that is contrary to the council’s policies on safe environments.</p>	<p>i. Zero appeals allowed contrary to the advice of the Metropolitan Police Designing Out Crime Officer.</p>	<p>1) Increase in appeal decisions allowed over a three-year period from adoption of the plan where the council refused planning permission for major developments that do not adequately meet design and place shaping principles.</p>	<p>a) The council to consider the circumstances behind under-delivery.</p> <p>b) Contingencies include whether the policy requirements need to be review as part of a partial or full review of the Plan; producing design guides or codes to support developers in enhancing the safety of existing environments.</p>	<p>Strategic Policy D12.1 Delivering well designed and resilient neighbourhoods.</p> <p>Policy D12.2 Urban design</p> <p>Policy D12.3 Ensuring high quality design for all developments</p> <p>Policy HW10.2 Delivering healthy places.</p> <p>Strategic Policy T16.1 Sustainable Travel.</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>17. Infrastructure</b></p> <p>To ensure that environmental, social and physical infrastructure is managed and delivered to support demographic change.</p>	<p>a. Delivery of infrastructure projects identified in the Infrastructure Delivery Plan (short, medium and long term as identified in the IDP).</p>	<p>i. Number of infrastructure projects delivered in each rolling five years of the plan period to meet need.</p>	<p>1) Phasing of key infrastructure not being delivered in accordance with need.</p>	<p>a) Council to consider whether there are any obstacles to the delivery of infrastructure in the first 5 years and later years of the Plan, through annual reviews.</p> <p>b) Contingencies include supporting the delivery of necessary infrastructure via Community Infrastructure Levy, considering co-location of public sector services if that helps viability (e.g. support by One Public Estate).</p>	<p>Policy IN14.2 Social and community infrastructure</p>
<p><b>18. Design</b></p> <p>To create attractive, mixed-use neighbourhoods, ensuring new buildings and spaces are appropriately designed and accessible, which promote and enhance a sense</p>	<p>a. Appeal decisions allowed where the council refused planning permission for development that is contrary to the council's urban design policies.</p>	<p>i. Zero appeal decisions allowed relating specifically to design policies.</p>	<p>1) Increase in appeal decisions allowed where the council refused planning permission that was contrary to the council's urban design policies over a three-year rolling period from adoption of plan.</p>	<p>a) The council to consider the circumstances of the decision that have led to the trigger for action.</p> <p>b) Contingency measures include:</p> <ul style="list-style-type: none"> <li>- Creating local design guides and codes (including to address specific trigger issues) taking account of the National Model</li> </ul>	<p>Strategic Policy D12.1 Delivering well designed and resilient neighbourhood</p> <p>Policy D12.2 Urban design</p> <p>Policy D12.3 Ensuring high quality design for all developments</p>

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
of place and distinctiveness.				Design Code and Guides. - Creating new site-specific planning briefs or supplementary planning documents. - Revising existing SPDs such as Merton’s Borough Character Study, Merton’s Small Sites SPD, Merton’s Shopfront guide, Merton’s sustainable drainage SPD. - (all of the above incorporate community engagement).	Policy D12.4 Alterations and extensions to existing buildings  Policy D12.5 Managing heritage assets  Policy D12.6 Tall buildings  Policy D12.7 Advertisements  Policy D12.8 Digital infrastructure  Policy D12.9 Shop front design and signage  Policy D12.10 Dwelling Conversions

Topic	Monitoring indicator	Target (if applicable)	Trigger for action	Contingency for each topic area	Local Plan policy
<p><b>19. Education and skills and local employment</b></p> <p>To ensure the education and skills provision meets the needs of Merton residents, existing and future labour market and improves life chances for all.</p>	<p>a. Number of school places meets pupil needs.</p> <p>b. Number of Employment and Training Strategies offering local employment and apprenticeships as part of developments of over 150 homes / 10,000 sqm non-residential floorspace.</p>	<p>i. Delivery of necessary school places to meet needs.</p> <p>ii. All developments of over 150 homes / 10,000sqm non-residential floorspace to provide Employment Strategies including employment and/or training opportunities for local people.</p>	<p>1) Failure to provide new school places to meet identified pupil place needs over a three-year rolling period from adoption of plan.</p> <p>2) Failure of developments of over 150 homes / 10,000sqm non-residential floorspace to provide employment strategies.</p>	<p>a) Council to consider the circumstances of the decision that have led to a trigger.</p> <p>b) Contingencies include working with Dept for Education on creating and supporting appropriate school places to meet needs, supporting the creation of school places and facilities with Community Infrastructure Levy; council to consider whether a review of the policy requirements need to be reviewed as part of a partial or full review of the Plan.</p>	<p>Policy IN14.2 Social and community infrastructure</p> <p>Policy TC13.9 Culture, arts and tourism development</p> <p>Policy EC13.3 Protection of scattered employment sites</p>



<p><b>20. Economic growth and town centres</b></p> <p>To ensure the vitality and viability of existing town centres, local centres and parades.</p> <p>To ensure a sufficient supply of premises to meet demand for industry, logistics and services.</p>	<p>a. Appeal decisions allowed, where the council refused planning permission for development that is contrary to the council's policies on town centres and economic development.</p> <p>b. Extent of Strategic Industrial Locations</p> <p>c. Annual review of shopfront vacancy rate in Merton's town centres.</p>	<p>i. Zero appeal decisions allowed relating specifically to town centre and economic development policies.</p> <p>ii. No net loss of Strategic Industrial Locations.</p>	<p>1) Increase in appeal decisions allowed where the council refused planning permission that was contrary to the council's town centre and economic development policies over a three-year rolling period from adoption of plan.</p> <p>2) Net loss of Strategic Industrial Locations over a three-year rolling period from adoption of the plan.</p>	<p>a) Council to consider the circumstances of the decision that have led to a trigger.</p> <p>b) Contingencies include consider the results of the annual review of shopfront vacancy in Merton's town centres and designated parades, support increased footfall and economic activity in town centres through supporting and hosting events, managing markets and liaising with businesses, work with partners such as Merton Chamber of Commerce, Business Improvement Districts and South London Partnership on programmes to promote businesses and jobs.</p> <p>c) Council to consider whether a review of the policy requirements need to be reviewed as part of a partial or full review of the Plan.</p>	<p>Strategic policy EC13.1 Promoting economic growth and successful high streets</p> <p>Policy EC13.2 Business locations in Merton.</p> <p>Policy EC13.3 Protection of scattered employment sites</p> <p>Policy TC13.5 Merton's town centres and neighbourhood parades</p> <p>Policy TC13.6 Development of town centre type uses outside town centres.</p> <p>Policy TC13.7 Protecting corner / local shops.</p> <p>TC13.9 Culture, arts and tourism development</p>
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