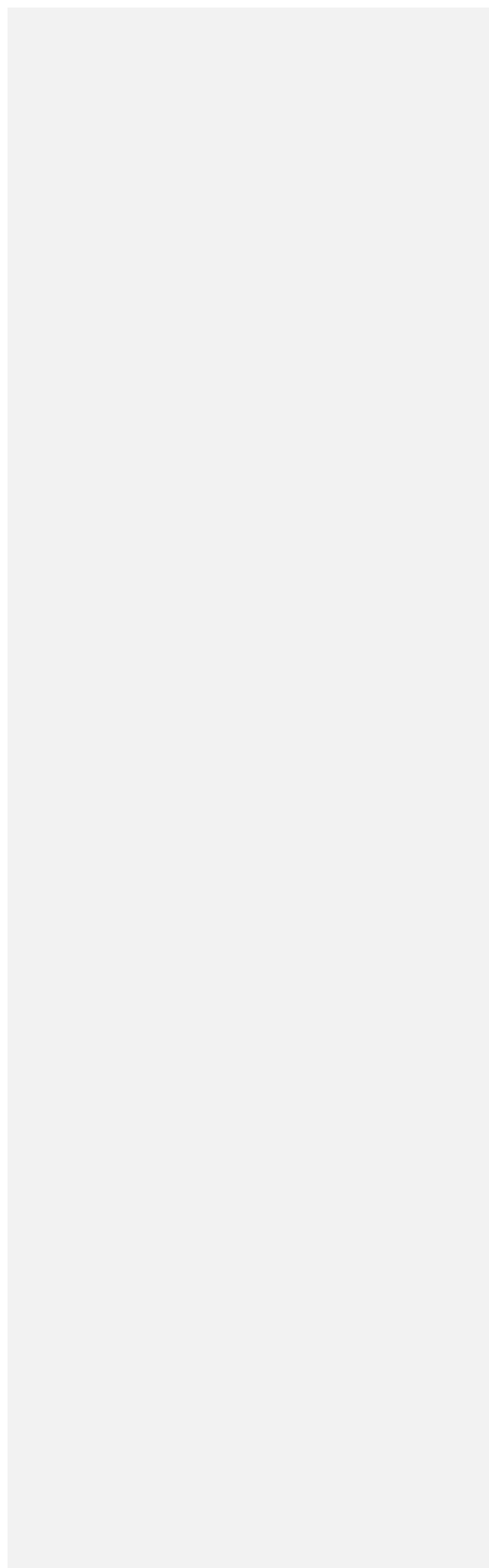


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Executive summary

This document sets out Merton's five-year housing supply from 2020/21 to 2024/25.

The National Planning Policy Framework requires each local planning authority to determine its minimum annual housing need. The government's standard methodology sets the Objectively Assessed Need for Merton at 1,534 dwellings per year. Merton's housing target is set by the most recently adopted London Plan, which is based on the findings of the London Strategic Housing Land Availability Assessment, which takes into account local planning constraints.

Merton's current housing target to meet its housing need is set by the adopted London Plan (2016) which identifies Merton's housing target of 411 homes per annum. The draft London Plan as amended by the Inspectors EIP report, increases the Council's target to 9,180 homes over ten years, averaged at 918 homes per year, which is a 223% increase over the current target.

The housing targets set out in the London Plan 2016 are in place until the new London Plan is published. This is envisaged to be within the next nine months (in the absence of any published timetable). Therefore, for the five-year land supply, the higher target of 918 homes per year has been taken into account from 2021/2022.

Within the draft London Plan, the Mayor has also issued a target of 261 small sites delivered each year as part of the 918 target. Small sites being defined as those with 25 units or fewer and a site area <0.25ha. Therefore, a modelled small site assumption of 261 new homes per year has been added to the identified sites in Merton's Housing Trajectory from 2021/2022. Small sites with permission and identified sites as at June 2020 that are under 25 units and the site area is <0.25ha have been removed from the 261 assumption to avoid double counting.

The five-year land supply follows the 2018/19 Authority Monitoring Report and covers the period from the financial years 2020/21 to 2024/25. The target for the total number of new homes over this period is 4,083.

Paragraph 73 of the NPPF requires that the Council should provide a minimum of five years' worth of housing plus a 5% buffer. This equates to 4,287 new homes.

The Council can currently demonstrate 106% of the housing delivery target required for the 5 Year Land Supply. (or some similar wording just to conclude our position?)

1 Introduction

Introduction to be written

London Plan status

Local Plan status

Most up to date plan

Requirement for a five-year land supply

2 Housing Need

The Standard Method

- 1.2 The National Planning Policy Framework (NPPF) paragraph 60 states that local planning authorities should use a “local housing need assessment, conducted using the standard method in national planning guidance” to determine the level of need for new homes. The PPG confirms that an assessment of housing need is “an unconstrained assessment of the number of homes needed in an area”, and that it “identifies a minimum annual housing need figure. It does not produce a housing requirement figure”.
- 1.3 The PPG sets out the government’s standard method for assessing local housing need. There are three steps to calculating need using this method:
1. Setting the baseline.
 2. An adjustment to take account of affordability.
 3. Capping the level of any increase.
- 1.4 The Standard Method proposes that the demographic baseline should be the annual average household growth over a 10-year period with the current year being the first year. The latest SHMA for Merton was published in 2019 to cover 2019-2029. For the 2019-29 period, the projections show a growth of 10,960 households (1,069 households per annum). This equates to a 12.5% increase in households over the same period.

Commented [KF1]: Does this contradict putting the new London Plan target in from 2021/22?

Market Signals Adjustment

- 1.5 The methodology seeks to adjust the demographic baseline on the basis of market signals. The adjustment increases the housing need where house prices are high relative to workplace incomes. This uses the published median workplace based affordability ratios from the Office for National Statistics. This is the ratio between workplace earnings in a given area and the median house price.

- 1.6 Specifically, the adjustment increases the housing need derived from the household projections by 0.25% for every percentage point the affordability ratio is above four (4.0). This is justified on the basis that four is the typical multiple used by mortgage providers to gauge affordability.
- 1.7 The equation is as follows: $\text{Adjustment factor} = (\text{Local affordability ratio} - 4) / 4 \times 0.25$
- 1.8 In 2017, the workplace affordability ratio in Merton was 15.44; i.e. median house prices were 15.44 times the median earnings of those working in the Borough. This means that the adjustment factor for Merton is 0.715 or 71.5%.
- 1.9 This is calculated as follows: $(15.44 - 4) / 4 \times 0.25$
- 1.10 To this point, the housing need in Merton would be 71.5% above the demographic baseline of 1,120 and 1,096 households per annum. This uplift takes the OAN to 1,921 dwellings per annum and 1,880 dwellings per annum.

Capping

- 1.11 The final step in the standard method is to cap the market signals uplift; in the PPG it is noted that 'the market adjustment could lead to a significant increase in the local housing need in some parts of the country. To help ensure the method is deliverable, a cap on the local housing need may be applied'.
- 1.12 There are two situations where a cap is applied. The first is where an authority has reviewed their plan (including developing an assessment of housing need) or adopted a plan within the last five years. In this instance, the need may be capped at 40% above the requirement figure set out in the plan.
- 1.13 The second situation is where plans and evidence are more than five years old. In such circumstances, a cap may be applied at 40% of the higher of the projected household growth or the housing requirement in the most recent plan (where this exists).
- 1.14 In Merton, the capping means that the housing need would be set at 40% above the household projections (i.e. 1,120 or 1,096 \times 1.4) and would lead to a figure of 1,534 dwellings per annum over the 2019-29 period. These figures would be classed as the objectively assessed need for the Borough under the standard methodology.

3 Housing targets

- 1.15 The SHMA (2019) has provided analysis of the two scenarios – the draft London Plan target including the small sites methodology (1,328 new homes per year), and the draft London Plan target including a historic small sites provision (823 new homes per year). Since the publication of the SHMA the draft London Plan housing target has been amended by the Inspector's EIP report, setting Merton's target to 9,180 homes over ten years, averaged at 918 new homes per year.
- 1.16 Merton made representations against the proposed London Plan target of 1,328 homes because of the small sites modelling component. The model applied to all properties within

800m of a town centre or transport node (underground/over ground station or tram stop). It assumed that 1% of existing stock outside conservation areas and 0.25% within conservation areas would be developed every year with an intensification factor of 2.23 for detached and semi-detached houses, and 1.34 for terraces.

- 1.17 The Inspector's report stated that there was "no empirical basis for its use and it appears to have been adopted randomly" (para 158), and that across London the figure actually ranged from 0.21%-0.36% for individual boroughs. In Merton the historic growth rate is 0.21%. The Inspector considered a revised small sites target using an annual growth rate of 0.3% was determined as a realistic output from small sites across London. This translated to 261 new homes per year from small sites.
- 1.18 Para 174 of the Inspector's Report states that the contribution of small sites, "which includes both modelled sites and an annual growth rate of 0.3% and other windfall sites, in future, can be taken to be a reliable source of supply for the purposes of paragraph 70 of the 2019 NPPF as an expected future trend". This is confirmed in the supporting text as per recommendation PR9 that "The small site target can be taken to amount to a reliable source of windfall sites which contributes to anticipated supply and so provides the compelling evidence in this respect required by paragraph 70 of the National Planning Policy Framework of 2019" (Appendix of Inspectors' report).

4 Merton's 5-year land supply

- 1.19 The current five-year housing supply time period is for 2020/21 to 2024/25. The next five-year housing supply assessment for 2021/22-2025/26 will be undertaken in 2021 as part of the annual monitoring reporting process.

NPPF definition of deliverable

- 1.20 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.

5 Sources of supply

1.21 To calculate the five-year supply of homes in Merton, we have used the following sources of land supply:

1.22 **Large identified sites** (>25 proposed homes and >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

1.23 **Small identified sites** (<25 proposed homes and <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

1.24 **Small sites assumption** (261 homes per year)

1.25 A modelled small site assumption of 261 new homes per year has been added to the identified sites in Merton's Housing Trajectory from 2021/2022 in accordance with the implementation of the new London Plan target. Sites with permission and identified sites that are under 25 units and the site area is <0.25ha have been removed from the 261 annual assumption to avoid double counting. Therefore, only sites that do not fit these criteria are considered as "additional" to the windfall assumption applied from 2021/22.

Commented [KF2]: Review wording for clarity

6 Delivery timescales

1.26 In accordance with the NPPF definition of deliverability, all sites in the Housing Trajectory have been considered deliverable until permission expires, except where there is clear evidence that homes will not be delivered in the five-year period. For example:

- Large sites in the trajectory have been phased according to the latest evidence from the applicant/landowner
- Prior approvals are assumed to complete within the three year expiry of the permission

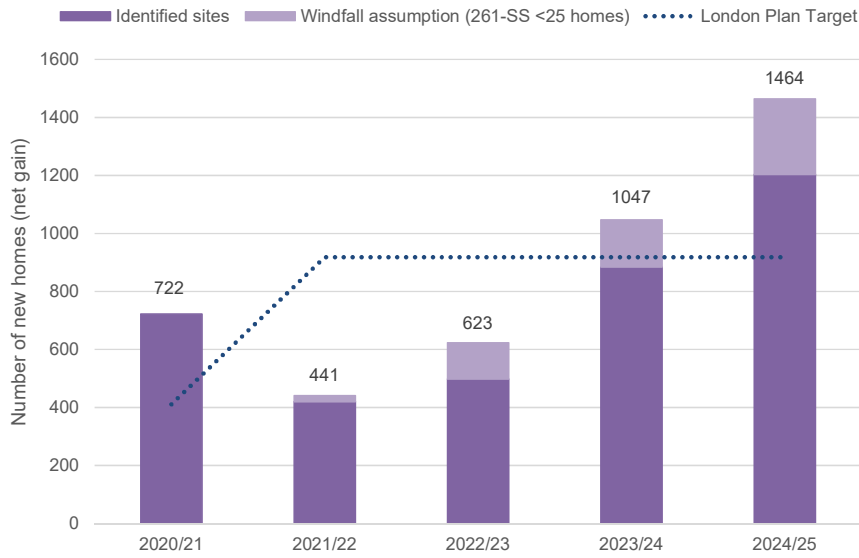
- The phasing of small sites is based on a 15 year average of time taken from decision date to completion date in Merton's Monitoring Database, as set out in the table below:

Small site residential development type (<25 units and <0.25ha)	Average time from decision to completion (2006-2020)
Change of use (e.g. commercial to residential)	588 days
Conversion (e.g. house to flat/flat to house)	411 days
Extension (e.g. side or upward extensions to existing property)	537 days
New build	636 days

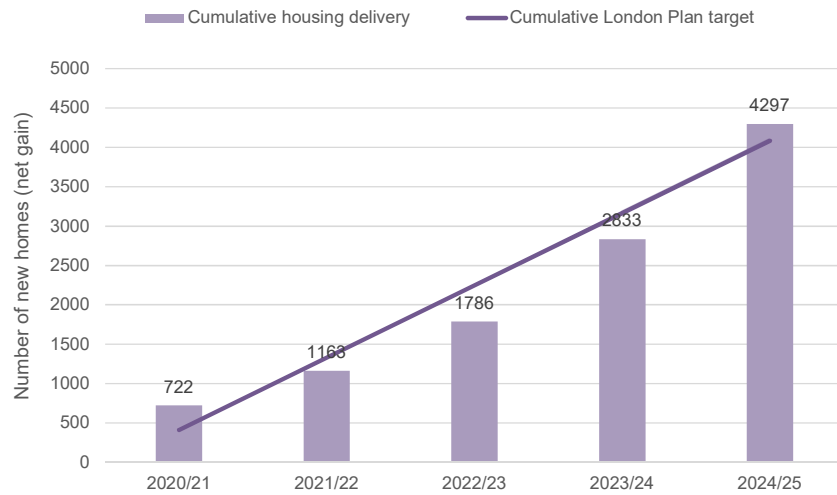
7 Five-year supply

	2020/21	2021/22	2022/23	2023/24	2024/25	Total	
London Plan Target	411	918	918	918	918	4083	
SS Double count (<25 homes)	n/a	-240	-136	-98	0	519	
Identified sites	722	420	498	884	1219	3788	
Windfall assumption (261-SS <25 homes)	n/a	21	125	163	261	525	
Total	722	441	623	1047	1464	4297	105%

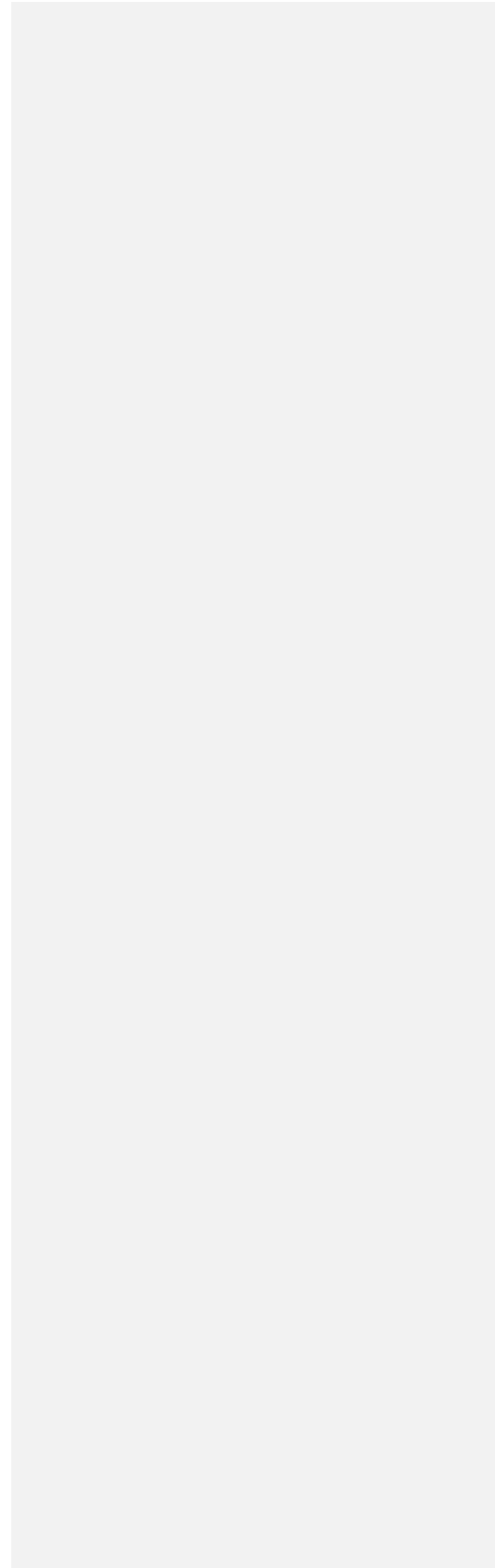
Merton's five-year supply



Merton's five-year supply



8 Conclusion



Merton's Five-year Land Supply

At this time, Merton Council can demonstrate that it can meet 105% of the five-year land supply from 2020/21 to 2024/25. The five-year supply consists of:

- 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
- Small sites windfall assumption

Para 174 of the Inspector's Report states that the contribution of small sites, "which includes both modelled sites and an annual growth rate of 0.3% and other windfall sites, in future, can be taken to be a reliable source of supply for the purposes of paragraph 70 of the 2019 NPPF as an expected future trend". This is confirmed in the supporting text as per recommendation PR9 that "The small site target can be taken to amount to a reliable source of windfall sites which contributes to anticipated supply and so provides the compelling evidence in this respect required by paragraph 70 of the National Planning Policy Framework of 2019" (Appendix of Inspectors' report).

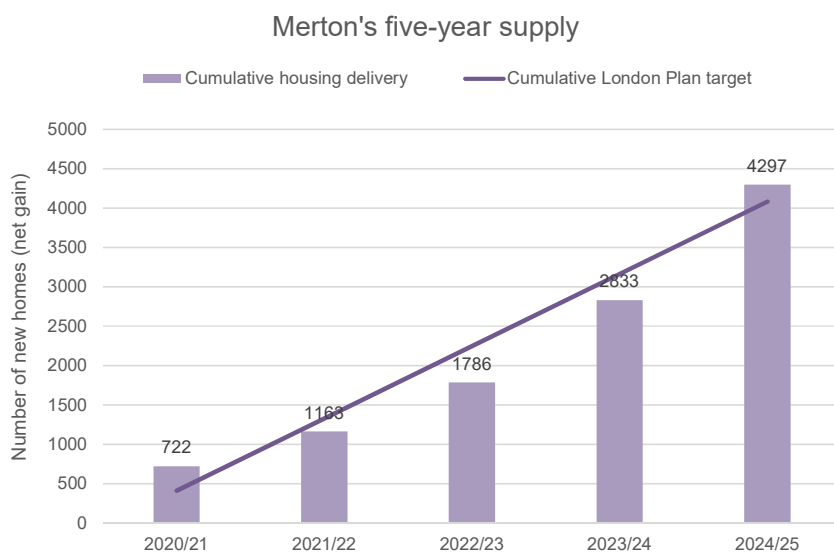
A modelled small site assumption of 261 new homes per year has been added to the identified sites in Merton's Housing Trajectory from 2021/2022 in accordance with the implementation of the new London Plan target. Sites with permission and identified sites that are under 25 units and the site area is <0.25ha have been removed from the 261 annual assumption to avoid double counting. Therefore, only sites that do not fit these criteria are considered as "additional" to the windfall assumption applied from 2021/22.

Table 1: sources of supply

Sites	Net gain 5-year supply	% of supply
Permissioned sites	2,370	55%
Submitted sites	369	9%
Sites at pre-app	562	12%
Allocations	462	11%
Adjusted windfall allocation	570	13%
Total	4297	-

Table 2: Merton's five-year land supply

	2020/21	2021/22	2022/23	2023/24	2024/25	Total	
London Plan Target	411	918	918	918	918	4083	
SS Double count (<25 homes)	n/a	-240	-136	-98	0	519	
Identified sites	722	420	498	884	1219	3788	
Windfall assumption (261-SS <25 homes)	n/a	21	125	163	261	525	
Total	722	441	623	1047	1464	4297	105%



List of sites

Sites with planning permission

Application No.	Place Name	Street No.	Alpha	Street Name	Postcode	Net gain	Five-year net gain
13/P4058		3 to 5		Dorien Road, Raynes Park	SW20 8EL	9	9
14/P4361	Wimbledon Stadium			Plough Lane, Wimbledon Park	SW17 0BL	632	632
14/P4537	(next to manuplastic)	587		Kingston Road, Raynes Park (346-620, 391-641)	SW20 8SA	20	20
15/P0786	Land Adj.	21		Herbert Road, Wimbledon	SW19 3SQ	1	1
15/P1156		40		Station Road, Colliers Wood	SW19 2LP	9	9
15/P1411		8		Deepdale, Wimbledon	SW19 5EZ	0	0
15/P1569		96 and 98		The Broadway, Wimbledon	SW19	6	6
15/P2647	Brown & Root House	125		High Street Colliers Wood, Colliers Wood	SW19 2JG	-9	-9
15/P3039	Rear of	18		Lansdowne Road, West Wimbledon	SW20 8AW	1	1
15/P3114		360-364		London Road, Mitcham (>272 & >277)	CR4 3ND	22	22
15/P3293	Rose Court	34		Woodside, Wimbledon	SW19 7AN	-2	-2
15/P3378		45		Drax Avenue, West Wimbledon	SW20 0EQ	1	1
15/P3573		101		Hamilton Road, South Wimbledon	SW19 1JG	5	5
15/P4016	The Warehouse	12		Ravensbury Terrace, Wimbledon Park	SW18 4RL	4	4
15/P4026		151		Wandle Road, Morden	SM4 6AA	2	2
15/P4083	Southey Bowling Club	559		Kingston Road, Raynes Park	SW20 8SF	9	9
15/P4305	Pollards Hill Estate			Mitcham	CR4	66	66
15/P4714		14		High Street, Colliers Wood	SW19 2AE	8	8
15/P4741	52 - 54 Wandle Bank and 64 - 68 and 72 East Road	52-54		Wandle Bank, Colliers Wood	SW19 1DW	0	0
15/P4801		12		Downe Road, Mitcham	CR4 2JL	1	1
16/P0112		20		Sunnyside, Wimbledon	SW19 4SH	0	0
16/P0219	Garages RO	4		Cavendish Road, Colliers Wood	SW19 2EU	1	1

16/P1208		579-589		Kingston Road, Raynes Park	SW20 8SD	99	99
16/P1210		443-447		Commonside East, Mitcham (187+)	CR4 1HJ	2	2
16/P1211		28		Bayham Road, Morden	SM4 5JQ	1	1
16/P1968	Ravensbury Garages and Adj Land	64-70		Ravensbury Grove, Mitcham	CR4 4DL	0	0
16/P2310	Land RO	49-51		Firstway, Raynes Park		5	5
16/P2408		32		Sheldrick Close, Colliers Wood	SW19 2UG	1	1
16/P2614		1		Pentlands Close, Mitcham	CR4 1HW	2	2
16/P2672	Haslemere Industrial Estate			Ravensbury Terrace, Wimbledon Park	SW17	129	129
16/P2681		3		Lincoln Avenue, Wimbledon Park	SW19 5JT	2	2
16/P2722	Lambton Court	20-36		Lambton Road, Raynes Park	SW20 0LT	4	4
16/P2849		3		Thornton Hill, Wimbledon	SW19 4HU	-1	-1
16/P2971		260		Church Road, Mitcham	CR4 3BW	14	14
16/P2975		30		Edgehill Road, Mitcham	CR4 2HU	1	1
16/P3051		28-30		Palmerston Road, Wimbledon	SW19 1PQ	2	2
16/P3052	Land Adj	9	D	Clarendon Road, Colliers Wood	SW19 3DX	1	1
16/P3138		57		Grand Drive, Raynes Park	SW20 9DJ	3	3
16/P3335		85		Vineyard Hill Road, Wimbledon Park	SW19 7JL	-1	-1
16/P3404		17	a&b	Copse Hill, West Wimbledon	SW20 0NB	0	0
16/P3430	Former Thames Water Merton Works			Fortescue Road, Colliers Wood	SW19 2EB	74	74
16/P3531		34		Cottenham Park Road, West Wimbledon	SW20 0SA	1	1
16/P3551		12	A	Ravensbury Terrace, Wimbledon Park	SW18 4RL	21	21
16/P3598	1 The Bungalows and	225-231		Streatham Road, Streatham	SW16 6NZ	25	25
16/P3605		21-23		Wimbledon Hill Road, Wimbledon	SW19 7NE	6	6
16/P3648		83		Haydons Road, South Wimbledon	SW19 1HH	1	1
16/P3704		41		Coombe Lane, Raynes Park	SW20 0BD	1	1
16/P3738	Phase 1			High Path, South Wimbledon	SW19 2JL	134	134

16/P3843		285	a	Kingston Road, Raynes Park	SW20 8LB	1	1
16/P4009		2		Lavender Grove, Mitcham	CR4 3HU	1	1
16/P4067	Land rear of	105		Haydons Road, South Wimbledon	SW19 1HH	1	1
16/P4135		25		Spencer Hill, Wimbledon	SW19 4PA	5	5
16/P4140		58		New Close, Colliers Wood	SW19 2SY	1	1
16/P4182		50		Fortescue Road, Colliers Wood	SW19 2EB	1	1
16/P4266	Bushey Mansions	05- Aug		Grand Drive, Raynes Park	SW20 9DH	2	2
16/P4333	Commercial Unit rear of	1		Seely Road, Tooting	SW17 9QP	10	10
16/P4379		21		St Mary's Road, Wimbledon	SW19 7BZ	0	0
16/P4396		66		Ridgway, Wimbledon	SW19 4RA	1	1
16/P4470	150 - 152 Haydons Road and 259 - 261A South Park Road	150- 152		Haydons Road, South Wimbledon	SW19 1AE	1	1
16/P4581		17		High Street, Wimbledon	SW19 5DX	3	3
16/P4582		29	&29A	Bernard Gardens, Wimbledon	SW19 7BE	-1	-1
16/P4604	Rutherford Court			Valley Gardens, Colliers Wood	SW19 2NS	2	2
16/P4618		24		Coombe Lane, Raynes Park	SW20 8ND	1	1
16/P4741		641		Kingston Road, Raynes Park	SW20 8SA	0	0
16/P4853	Former Wolfson Centre			Copse Hill, Wimbledon	SW20	75	75
17/P0039		2A		Valley Gardens, Colliers Wood	SW19 2NS	6	6
17/P0061		2		Merton Hall Road, Wimbledon Chase (2-78/ 1-99)	SW19 3PP	1	1
17/P0088		2		Elm Close, Raynes Park	SW20 9HX	1	1
17/P0253	The Queens Head	70		Cricket Green, Mitcham	CR4 4LA	3.88 9	3.89
17/P0296		141		The Broadway, Wimbledon	SW19 1QJ	20	20
17/P0339		171		Arthur Road, Wimbledon		2	2
17/P0372		12		Mortimer Road, Mitcham	CR4 3HS	1	1
17/P0373		46		Church Road, Mitcham	CR4 3BU	1	1
17/P0439	Oldfield House			Oldfield Road, Wimbleon	SW19 4SD	1	1

17/P0463		130,13 2,134		Haydons Road, South Wimbledon	SW19 1AE	3	3
17/P0467		42		Elmhurst Avenue, Mitcham	CR4 2HN	1	1
17/P0523	Land Adjacent to Number 6 & Number 8	6 and 8		Bordesley Road, Morden	SM4 5LR	1	1
17/P0527		118		Merton High Street, Colliers Wood	SW19 1BD	3	3
17/P0539		121		Merton Road, South Wimbledon	SW19 1ED	3	3
17/P0599	Bakery House	1C		Lambton Road, Raynes Park	SW20	1	1
17/P0694	Brook House	1A		Cricket Green, Mitcham	CR4 4LB	1	1
17/P0706		91		The Quadrant, Wimbledon Chase	SW20 8SW	1	1
17/P0763	Church	567- 577		Kingston Road, Raynes Park	SW20 8SA	15	15
17/P0775		171		Hartfield Road, Wimbledon	SW19 3TH	1	1
17/P0893		392		Bishopsford Road, Morden	SM4 6BP	1	1
17/P0916		2D		Drax Avenue, West Wimbledon	SW20 0EH	0	0
17/P0921		60		Haydons Road, South Wimbledon	SW19 1HL	1	1
17/P0992		572		Kingston Road	SW20 8DR	1	1
17/P1362		9		Chalgrove Avenue, Morden	SM4 5RB	1	1
17/P1383	Second Floor Offices, Durham House	12-16		Upper Green West	CR4 3AA	11	11
17/P1392	Bank House	209		Merton Road, South Wimbledon	SW19 1EE	4	4
17/P1537	223 Streatham Road and 1 Ridge Road	223		Streatham Road, Mitcham	CR4 2AJ	30	30
17/P1555		35		Florence Avenue, Morden	SM4 6EX	1	1
17/P1610		3 and 3A		Alan Road, Wimbledon	SW19 7PT	-2	-2
17/P1685		117		MONKLEIGH ROAD, MORDEN	SM4 4EL	1	1
17/P1717	Eastfields Estate					0	-25
17/P1717	Eastfields Estate					341	33
17/P1718	Ravensbury Estate					180	126
17/P1718	Ravensbury Estate					0	-97
17/P1721	High Path Estate			High Path, South Wimbledon		153 5	113

17/P1928		8		The Grange, Wimbledon	SW19 4PT	-3	-3
17/P2025	Land rear of	17A		Copse Hill, Wimbledon	SW20 0NB	1	1
17/P2280		251		Streatham Road	SW16 6PB	1	1
17/P2332	Belvedere Court	1	a	Courthope Road, Wimbledon Village	SW19 7RH	1	1
17/P2372	Neba House	257d		Burlington Road	KT3 4NE	8	8
17/P2396	Alwyne Mansions	13-24		Alwyne Road, Wimbledon	SW19 7AD	4	4
17/P2428		2		Effra Road, South Wimbledon	SW19 8PP	0	0
17/P2459	Units A & B Elm Grove Business Centre			Elm Grove, Wimbledon	SW19 4HE	6	6
17/P2541		1		Cromwell Road, Wimbledon	SW19 8LE	1	1
17/P2729	Land rear of	145		Claremont Avenue, New Malden	KT3 6QP	1	1
17/P2802		265		Haydons Road, South Wimbledon	SW19 8TY	1	1
17/P2807		18		Ridgway Place, Wimbledon	SW19 4EP	1	1
17/P2835		2		Abbotts Road, Mitcham	CR4 1JP	1	1
17/P2921	15 garages r/o	218		Morden Road, South Wimbledon	SW19 3BY	3	3
17/P3001		41A		Streatham Road, Mitcham	CR4 2AD	1	1
17/P3153		21		Rural Way, Streatham	SW16 6PF	2	2
17/P3208		4		Shrewton Road, Tooting	SW17 9HX	8	8
17/P3218		46		Alwyne Road, Wimbledon	SW19 7AE	1	1
17/P3254		2		The Broadway, Wimbledon	SW19 1RF	-1	-1
17/P3256		3		Orchard Lane, Raynes Park	SW20 0SE	3	3
17/P3331	Kingswood House	31-39		Miles Road, Mitcham	CR4 3DA	4	4
17/P3384	Deseret House	288	a	London Road, Mitcham	CR4 3NB	4	4
17/P3446		15		Martin Way, Morden	SM4 5AQ	1	1
17/P3527		1		Sibthorpe Road, Mitcham	CR4 3NN	3	3
17/P3551		123- 125		Merton Road, South Wimbledon	SW19 1ED	23	23
17/P3576		22		Home Park Road, Wimbledon Park	SW19 7HN	1	1
17/P3635		45		Martin Grove, Morden	SM4 5AJ	1	1
17/P3656		374		Grove Road	CR4 1AB	1	1
17/P3691		49		Whitford Gardens, Mitcham	CR4 4AB	1	1

17/P3701		35		Borough Road, Mitcham	CR4 3DX	1	1
17/P3709		55		Epsom Road, Morden	SM4 5PR	1	1
17/P3717		9		Bury Grove, Morden	SM4 5NG	1	1
17/P3734	Rear of	18-20		Ridgway	SW19 4QN	3	3
17/P3735	The Warehouse	12		Ravensbury Terrace	SW19	6	6
17/P3807	Land at the Shannon Business Centre			Beverley Way, New Malden	KT3 4PT	3	3
17/P3813	Garages rear of Grange Lodge			The Grange, Wimbledon	SW19 4PR	1	1
17/P3914		4 & 6		Griffiths Road, Wimbledon	SW19 1SP	-2	-2
17/P3956		64		Drax Avenue, West Wimbledon	SW20 0EY	0	0
17/P3976	High Range	2		Lansdowne Road, West Wimbledon	SW20 8AP	2	2
17/P3989	Garages Rear of	30-40		Barnes End, New Malden	KT3 6PB	2	2
17/P3991	Garages Rear of	49-55		Barnes End, New Malden	KT3 6PB	1	1
17/P4022		198		Worple Road, Raynes Park	SW20 8PN	2	1
17/P4078		17	B	Copse Hill, Wimbledon	SW20 0NB	1	1
17/P4083	Phoenix House	2A		Amity Grove	SW20	12	12
17/P4158		50		Marryat Road, Wimbledon	SW19 5BD	0	0
17/P4190		312		Haydons Road, South Wimbledon	SW19 8JZ	1	1
17/P4239		472		London Road, Mitcham	CR4 4ED	4	4
17/P4268		53		Caithness Road, Mitcham	CR4 2EY	1	1
17/P4379		232		Haydons Road, South Wimbledon	SW19 8TT	3	3
17/P4387	Meeting Hall	18		Arras Avenue, Morden	SM4 6DF	6	6
17/P4417	Eagle House	257a		Burlington Road	KT3 4NE	12	12
18/P0032		16		Copse Hill, Wimbledon	SW20 0HG	0	0
18/P0037		28		London Road	SW17 9HW	1	1
18/P0228		51		Park Avenue, Mitcham	CR4 2ER	1	1
18/P0243	Mobility House	492		Kingston Road, Raynes Park	SW20 8DX	2	2
18/P0278		22		Lancaster Place	SW19 5DP	1	1
18/P0281	Land rear of	105-111		Haydons Road, South Wimbledon	SW19 1HH	1	1

18/P0290	The Lodge	30		Arthur Road, Wimbledon	SW19 7DU	1	1
18/P0304	Grant Court	18		Spencer Hill, Wimbledon	SW19 4NY	2	2
18/P0339		26		Waldemar Road, Wimbledon Park	SW19 7LJ	-1	-1
18/P0351	Garages on Land and to rear of	4 to 10		South Park Road, Wimbledon	SW19 8ST	4	4
18/P0409		8 to 10		Cricket Green	CR4 4LA	4	4
18/P0464	The Bell House	Unit G, Cronwall Works		Elm Grove	SW19 4HE	5	5
18/P0467		59		High Street Colliers Wood, Colliers Wood	SW19 2JF	1	1
18/P0483		87		Epsom Road, Morden	SM4 5PR	1	1
18/P0502		31	a	Abbey Parade, Merton High Street, Colliers Wood	SW19 1DG	1	1
18/P0553		2		Laings Avenue, Mitcham	CR4 3EP	1	1
18/P0561		61-67		Robinson Road, Tooting	SW17 9DL	2	2
18/P0562		2	a	Milner Road, South Wimbledon	SW19 3AA	3	3
18/P0566		1		Seaforth Avenue, New Malden	KT3 6JR	1	1
18/P0623		32		Drax Avenue, West Wimbledon	SW20 0EJ	0	0
18/P0671		15		South Park Road, Wimbledon	SW19 8RR	1	1
18/P0739		83		Gap Road, Wimbledon	SW19 8JF	1	1
18/P0882	Unit 4 Waterfall Cottages and land to rear or	8		High Street, Colliers Wood	SW19 2AG	10	10
18/P0892		102		Arthur Road, Wimbledon	SW19 7DT	2	2
18/P0893		37		Hatton Gardens, Mitcham	CR4 4LJ	1	1
18/P0897		25		Queen's Road, Wimbledon	SW19 8NW	-1	-1
18/P0914		65		Haydons Road, South Wimbledon	SW19 1HQ	1	1
18/P0981		107		Central Road	SM4 5SQ	2	2
18/P1052		8		Lake Road, Wimbledon	SW19 7EL	9	9
18/P1058		27-35		West Barnes Lane, Raynes Park	SW20 0BL	3	3
18/P1073	Ground Floor	116		Morden Road, South Wimbledon	SW19 3BP	1	1
18/P1164		3		Pentlands Close, Mitcham	CR4 1HW	1	1

18/P1167		20		High Street Wimbledon	SW19 5DX	2	2
18/P1200		29&30		Abbey Parade, Merton High Street	SW19 1DG	2	2
18/P1227		143		Cottenham Park Road, West Wimbledon	SW20 0DW	0	0
18/P1286		37-39		Rookwood Avenue, New Malden	KT3 4LY	2	2
18/P1356		1	a	Kenley Road, Merton Park	SW19 3JJ	1	1
18/P1418		169		Melrose Avenue, Wimbledon Park	SW19 8AU	1	1
18/P1468		600		Kingston Road, Raynes Park	SW20 8DN	2	2
18/P1474		19		Christchurch Close, Colliers Wood	SW19 2NZ	1	1
18/P1566	7-8 Morden Court Parade	7 to 8		Morden Court Parade, London Road, Morden	SM4 5HJ	1	1
18/P1578		56		Framfield Road, Mitcham	CR4 2AL	1	1
18/P1598	Land R/O	10 to 12		High Street Colliers Wood, Colliers Wood	SW19 2AE	1	1
18/P1687		41		Streatham Road, Mitcham	CR4 2AD	1	1
18/P1725		1		Manor Way, Mitcham	CR4 1EG	1	1
18/P1834		121		Cottenham Park Road, West Wimbledon	SW20 0DW	0	0
18/P1909		47		Links Avenue, Morden	SM4 5AE	1	1
18/P1938	Thornton House	39		Thornton Road	SW19 4NQ	10	10
18/P1966	4 Printers Yard	90A		The Broadway, Wimbledon	SW19 1RH	2	2
18/P2066		2		Vectis Gardens, Tooting	SW17 9RE	1	1
18/P2109		15		Framfield Road, Mitcham	CR4 2AU	1	1
18/P2207		641		Kingston Road, Raynes Park	SW20 8SA	9	9
18/P2211		45-48		Rothesay Avenue, Wimbledon Chase	SW20 9JU	7	7
18/P2224		162 and 164		Hartfield Road, Wimbledon	SW19 3TQ	6	6
18/P2234		41		Cottenham Park Road, West Wimbledon	SW20 0SB	1	1
18/P2254		4		Cavendish Road, Colliers Wood	SW19 2EU	1	1
18/P2279		45		Queen's Road, Wimbledon	SW19 8NP	3.44 444 4	3.444
18/P2424		123		Monkleigh Road, Morden	SM4 4EQ	1	1

18/P2513		80		Brookfields Avenue, Mitcham	CR4 4BT	1	1
18/P2570		290- 298		Kingston Road	SW20 8LX	9	9
18/P2619	Units 2, 3 and 3A	32-34		Bushey Road, Raynes Park	SW20 8BP	32	32
18/P2625		2	B	Belvedere Drive, Wimbledon	SW19 7DG	0	0
18/P2672		57		Approach Road, Raynes Park	SW20 8BA	1	1
18/P2722		14		New Close, Colliers Wood	SW19 2SY	1	1
18/P2738		18		Denmark Road, Wimbledon	SW19 4PG	1	1
18/P2781		1		St Mary's Road, Wimbledon	SW19 7DF	0	0
18/P2911		24		Hood Road, West Wimbledon	SW20 0SR	0	0
18/P2915		40		St George's Road, Wimbledon	SW19 4ED	-1	-1
18/P2923		67		Marlborough Road, Colliers Wood	SW19 2HF	1	1
18/P2943		230		Rowan Road, Streatham	SW16 5HX	2	1
18/P2948		65		Ridgway, Wimbledon	SW19 4SS	2	2
18/P2966		15 & 16		York Road	SW19 8TP	4	4
18/P2990	Alexandra House	138		Alexandra Road	SW19 7JY	12	12
18/P3059		63	a	Kingston Road, Wimbledon	SW19 1JN	9	9
18/P3081	Land rear of	105- 111		Haydons Road, South Wimbledon	SW19 1HH	1	1
18/P3118		63	a	Approach Road, Raynes Park	SW20 8BA	1	1
18/P3128		198		Queen's Road, Wimbledon	SW19 8LY	2	2
18/P3163		2		Greenwood Road, Mitcham	CR4 1PE	1	1
18/P3195		85		Haydons Road, South Wimbledon	SW19 1HH	1	1
18/P3320		150		Central Road, Morden	SM4 5RL	2	2
18/P3386	Land East of	65		Sherwood Park Road, Mitcham		2	2
18/P3478		72		Gorringe Park Avenue	CR4 2DG	2	2
18/P3499		54		Drax Avenue, West Wimbledon	SW20 0EY	0	0
18/P3533		18		Ridgway Place, Wimbledon	SW19 4EP	1	1
18/P3546		86		Melrose Avenue, Mitcham	CR4 2EJ	1	1
18/P3622		296		Haydons Road, South Wimbledon	SW19 8JZ	1	1
18/P3632		282		Burlington Road, New Malden	KT3 4NL	1	1

18/P3673		164		Durham Road, West Wimbledon	SW20 0DG	1	1
18/P3693		129		Haydon Park Road	SW19 8JH	1	1
18/P3733	Garage Block			The Grange, Wimbledon	SW19 4PR	1	1
18/P3780		52-54		Wandle Bank, Colliers Wood	SW19 1DW	45	45
18/P3783	Land Adjacent to	1		Walton Way, Mitcham	CR4 1HQ	2	2
18/P3787		271-273		The Broadway, Wimbledon	SW19 1SD	10	10
18/P3794		69		Edenvale Road, Mitcham	CR4 2DP	1	1
18/P3998		82		High Street, Wimbledon	SW19 5EG	2	2
18/P4069		69-75		Robinson Road, Tooting	SW17 9DL	3	3
18/P4078	Land Adj No 7	7		Juniper Gardens, Streatham		2	2
18/P4101		23	a	London Road, Tooting	SW17 9JR	1	1
18/P4132	Building Rear Of	36		Durham Road, West Wimbledon	SW20 0TW	2	2
18/P4148	Land to the rear of	2	A	Amity Grove, Raynes Park	SW20 0LJ	3	3
18/P4168	Land R/O	42		Tamworth Lane, Mitcham	CR4 1DA	1	1
18/P4204		25		Spencer Hill, Wimbledon	SW19 4PA	8	8
18/P4262		9		Spencer Hill, Wimbledon	SW19 4PA	-4	-4
18/P4284		60		Hartfield Crescent, Wimbledon	SW19 3SD	1	1
18/P4341		21		Woodland Way, Mitcham	CR4 2DZ	1	1
18/P4343		79		Home Park Road, Wimbledon Park	SW19 7HS	0	0
18/P4346	Land Adj to Central Kitchens			Craven Gardens, Wimbledon	SW19 8LU	1	1
18/P4357		58		Haynt Walk, Raynes Park	SW20 9NX	1	1
18/P4483		36		Grenfell Road, Mitcham	CR4 2BY	2	2
18/P4501		106		Hamilton Road	SW19 1JF	1	1
18/P4548		10		Parkside Avenue, Wimbledon	SW19 5ES	1	1
19/P0055		11		Beltane Drive, Wimbledon Park	SW19 5JR	0	0
19/P0122		1		Lower Downs Road, Raynes Park	SW20 8QF	1	1
19/P0125		66		The Crescent, Wimbledon Park	SW19 8AN	2	2
19/P0140		6		Parkside Gardens, Wimbledon	SW19 5EY	0	0
19/P0146		186		Martin Way, Morden	SM4 4AJ	2	2

19/P0172	Charlton House	65		Murray Road, Wimbledon Village	SW19 4PF	-2	-2
19/P0179		95		Robinson Road, Tooting	SW17 9DN	1	1
19/P0275		132		Dora Road, Wimbledon Park	SW19 6NX	-1	-1
19/P0276		31		Abbey Parade, Merton High Street, Colliers Wood	SW19 1DG	1	1
19/P0280		32		Eveline Road, Mitcham	CR4 3LE	6	6
19/P0345		65		Lammas Avenue, Mitcham	CR4 2LY	1	1
19/P0369		428		Durnsford Road, Wimbledon Park	SW19 8DZ	1	1
19/P0419		1-1A		Seaforth Avenue, New Malden	KT3 6JR	0	0
19/P0420		20		Cottenham Park Road, West Wimbledon	SW20 0RZ	0	0
19/P0427		12		Westway, Raynes Park	SW20 9LX	1	1
19/P0428		190		London Road, Mitcham	CR4 3LD	6	6
19/P0445		15		Revelstoke Road	SW18 5NJ	1	1
19/P0447		137		Kingston Road, Wimbledon	SW19 1LT	1	1
19/P0498	Garages RO	38		Inglemere Road, Mitcham	CR4 2BT	4	4
19/P0544	Maria Court	18		Commonside West, Mitcham	CR4 4HA	1	1
19/P0575		10		Beulah Road	SW19 3SB	1	1
19/P0581		591-595		Kingston Road	SW20 8SA	6	6
19/P0583		591		Kingston Road	SW20 8SA	6	6
19/P0597	Flat 1	29		Merton Hall Road, Wimbledon Chase	SW19 3PR	1	1
19/P0622		64		Bathgate Road, Wimbledon Village	SW19 5PH	-1	-1
19/P0635		34-40		Links Avenue, Morden	SM4 5AA	1	1
19/P0711		558		Kingston Road	SW20 8DR	1	1
19/P0714		109		Central Road	SM4 5SQ	1	1
19/P0790	Land At Rear Of	157		Arthur Road, Wimbledon	SW19 8AD	1	1
19/P0807		72		Southdown Road, Raynes Park	SW20 8PX	1	1
19/P0808		361		Kingston Road, Raynes Park	SW20 8JX	9	9
19/P1173	Land to the rear of	111		Kenilworth Avenue, Wimbledon	SW19 7LP	1	1
19/P1235	Land Adjacent to	163	A	Mostyn Road, Merton Park	SW19 3LS	1	1
19/P1252		12		Hawthorne Avenue, Mitcham	CR4 3DN	2	2

19/P1550		7		Mitcham Park, Mitcham	CR4 4EN	3	3
19/P1568		60		The Broadway, Wimbledon	SW19 1RG	3	3
19/P1679		5		Avenue Road, Streatham	SW16 4HJ	1	1
19/P1794		8		Blenheim Road, Raynes Park	SW20 9BB	5	5
19/P1852	High Path Estate demolitions			High Path, South Wimbledon	SW19 2TG	-84	-84
19/P1966	Shaftsbury House	2	A	Amity Grove, Raynes Park	SW20 0LI	3	3
19/P1980		18		Melrose Avenue, Mitcham	CR4 2EG	1	1
19/P1981		33		Queen's Road, Wimbledon	SW19 8NP	3	3
19/P2070		344		West Barnes Lane, New Malden	KT3 6NB	2	2
19/P2120		64-76		Kingston Road, Wimbledon	SW19 1LA	26	26
19/P2127		2	B	Park Avenue, Mitcham		5	5
19/P2289	18-24 Singleton Close Tooting SW17 9JY	18-24		Singleton Close, Tooting	SW17 9JY	2	2
19/P2342		117		Haydons Road, South Wimbledon	SW19 1HH	6	9
19/P2382	Land to the Rear of	27		Leafield Road, Merton Park	SW20 9AG	2	2
19/P2385		536		Kingston Road, Raynes Park	SW20 8DT	1	1
19/P2424		258		Haydons Road, South Wimbledon	SW19 8TT	0	0
19/P2432		9		Links Road, Tooting	SW17 9ED	1	1
19/P2448		113		Kingston Road, Wimbledon	SW19 1LT	1	1
19/P2462		21	a	St Mary's Road, Wimbledon	SW19 7BZ	1	1
19/P2611		33		Lingfield Road, Wimbledon	SW19 4PZ	3	3
19/P2612		186		Martin Way, Morden	SM4 4AJ	1	1
19/P2613		61		Grand Drive, Raynes Park	SW20 9DJ	7	7
19/P2683		23		London Road, Tooting	SW17 9JR	1	1
19/P2708		144		Florence Road, wimbledon	SW19 8TN	1	1
19/P2714		532	A	Kingston Road, Raynes Park	SW20 8DT	1	1
19/P2715		36		Aston Road, Raynes Park	SW20 8BE	1	1
19/P2790		20	A	Mount Road, Mitcham	CR4 3EY	1	1

19/P2821		4		Hoylake Gardens, Mitcham	CR4 1ET	0	0
19/P2847		63		Graham Road, Mitcham	CR4 2HB	3	3
19/P2866		58		Cameron Square, Mitcham	CR4 3SH	0	0
19/P2899		147		Abbotts Road, Mitcham	CR4 1JZ	1	1
19/P2936		129		Worple Road, Wimbledon	SW20 8RQ	2	2
19/P2945		9	D	Clarendon Road, Colliers Wood	SW19 2DX	1	1
19/P2947		6 to 8		Upper Green East, Mitcham	CR4 2PA	2	2
19/P3181		67		Sherwood Park Road	CR4 1NB	1	1
19/P3219		14		Grosvenor Hill, Wimbledon	SW19 4SA	0	0
19/P3223	Unit 3 The Hayloft	17	a	Seely Road, Tooting	SW17 9QP	1	1
19/P3271		252-254		Haydons Road, South Wimbledon	SW19	8	8
19/P3302		74		Hazelwood Avenue, Morden	SM4 5RR	1	1
19/P3324		28		Lauriston Road, Wimbledon	SW19 4TQ	0	0
19/P3365	Madison Heights	2	a	Milner Road, South Wimbledon	SW19 3AA	5	5
19/P3434	Workshop North Of Holmhurst Court	107	a	Seely Road, Tooting	SW17 9QX	1	1
19/P3468		9		Copse Hill, Wimbledon	SW20 0NB	1	1
19/P3474		41		Gorringe Park Avenue, Mitcham	CR4 2DH	3	3
19/P3715		34		Lingfield Road, Wimbledon	SW19 4PZ	1	1
19/P3744		127		Ashbourne Road, Mitcham	CR4 2BF	1	1
19/P3764		50		Wimbledon Hill Road, Wimbledon	SW19 7PA	7	7
19/P3767		171		Hartfield Road, Wimbledon	SW19 3TH	1	1
19/P3782	2A-2B			Elmhurst Avenue, Mitcham	CR4 2HN	1	1
19/P3820		1		St Barnabas Road, Mitcham	CR4 2DW	2	2
19/P3836	15a, 15 and 17			Russell Road, Wimbledon	SW19 1QN	6	6
19/P3842		16		Ebenezer Walk, Streatham	SW16 5SZ	1	1
19/P3850		119		Home Park Road, Wimbledon Park	SW19 7HT	0	0
19/P3907		119		Edgehill Road, Mitcham	CR4 2HZ	2	2
19/P4029		66		Ridgway, Wimbledon	SW19 4RA	1	1
19/P4061	Flats 1-3	266		The Broadway, Wimbledon	SW19 1SB	3	3
19/P4084	Third Floor	177-187		Arthur Road, Wimbledon	SW19 8AE	2	2

	The Glass House						
19/P4086		46		Church Road, Mitcham	CR4 3BU	1	1
19/P4101		14		The Drive, West Wimbledon	SW20 8TG	0	0
19/P4124		305		Martin Way, Raynes Park	SW20 9BU	1	1
19/P4145		53		Palmerston Road, Wimbledon	SW19 1PG	-1	-1
19/P4255		57		Wandle Road, Morden	SM4 6AF	-1	-1
19/P4326	Princes Road Surgery	51		Princes Road, wimbledon	SW19 8RA	5	5
20/P0028		48		Leopold Road, wimbledon	SW19 7JD	1	1
20/P0149		47		Dorset Road, Merton Park	SW19 3HE	-1	-1
20/P0185		40	a	Kenilworth Avenue, Wimbledon	SW19 7LW	1	1
20/P0205		117		Pelham Road, wimbledon	SW19 1NZ	2	2
20/P0282		10		The Drive, West Wimbledon	SW20 8TG	1	1
20/P0422		91		London Dorien Road, Raynes Park	SW20 8EL	3	3
20/P0452		18		London Devonshire Road, Colliers Wood	SW19 2EN	1	1
20/P0475	Deseret House	228	a	London House 288A, London Road	CR4 3NB	6	6
20/P0486		11		Mitcham Stanley Avenue, New Malden	KT3 6EW	0	0
20/P0489		2		Elm Close, Raynes Park	SW20 9HX	1	1
20/P0490		23		Thornton Hill, wimbledon	SW19 4HU	-1	-1
20/P0555		24		The Broadway, Wimbledon	SW19 1RE	0	0
20/P0758		175		London Kingston Road, Wimbledon	SW19 1LH	1	1
20/P0776		12		London Goat Road, mitcham	CR4 4HU	1	1
20/P0792		174		Grand Drive, Raynes Park	SW20 9NB	5	5
				London			

20/P0992		160		Manor Road, Mitcham	CR4 1JF	0	0
20/P1065		58		New Close, Colliers Wood	SW19 2SY	4	4
20/P1073	Unit 3A, The Hayloft	17	a	Seely Road, Tooting	SW17 9QP	1	1
20/P1256		83		Vineyard Hill Road, Wimbledon Park	SW19 7JL	-1	-1
20/P1371	Volante site	46-76		Summerstown, London	SW17 0BH	105	105

Submitted sites

Site name	Net gain	5-year net gain
Abbey Wall Works	58	58
Elm Nursery Car Park	21	21
Farm Road	18	18
Imperial Fields Tooting and Mitcham Hub	77	77
Land at Canons	18	18
Raleigh Gardens Car Park	36	36
YMCA	141	141
Total	369	369

Sites at pre-app

Site name	Net gain	5-year net gain
16 - 20 Morden Road	30	30
208-212 Burlington Road	20	20
293 Mitcham Road	9	9
Benedict Wharf	800	200
Pre-app Wimbledon Chase*	34	34
Pre-app Colliers Wood*	100	100
White Hart and car repairs Kingston Road	50	50
Wimbledon Chase station	62	62
Total	1162	562

*these sites remain confidential, as there has not yet been public consultation

Site allocations

Site name	Net gain	5-year net gain
Baltic Close	2	2

Battle Close	75	75
Birches Close	40	40
Brown & Root phase 2	200	100
LESSA Grand Drive	92	92
Mitcham Fire Station	2	2
Morden town centre regen phase 1	152	80
Wilson Hospital	11	11
Worsfold House	60	60
Total	634	462

