



Authority's Monitoring Report 2012-13

Future Merton
London Borough of Merton
12th Floor Merton Civic Centre
London Road
Morden SM4 5DX

Telephone: 020 8545 3837 / 020 8545 4141

Fax: 020 8545 4160

Email: future.merton@merton.gov.uk

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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 land.
- 1.2. This is the ninth (9th) monitoring report that covers the financial year 2012/13 (1st April 2012 to 31st March 2013). 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 on the light of the following planning legislation: a) National Planning Policy Framework (NPPF) published on 27 March 2012 and replaced all previous planning policy statements and guidance; b) Localism Act came into force in 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; c) 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 and so on);
 - London Development Database;
 - Office for National Statistics;
 - Merton's reports from other departments (Joint Strategic Needs Assessment-JSNA, draft Schools Places Strategy and so on);
 - NOMIS and;
 - Housing Register
 - DCLG Statistics
- 1.5. In terms of the structure, this report firstly presents the progress made with the local development plans as set out in the Local Development Scheme (LDS). Secondly the council's population profile is presented followed by the housing section. Chapter five to seven present all the progress in local economy, environment and infrastructure during 2012/13. The final Section includes all the information regarding the planning performance indicators.

2. LOCAL DEVELOPMENT SCHEME – MONITORING THE LOCAL PLAN

- 2.1. This chapter sets out Merton Council’s progress towards meeting its Local Plan timetables and milestones as set out in the Local Development Scheme and the reasons for any differences between milestones and actual events.
- 2.2. Merton’s Local Plan consists of the following documents:
1. [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 (see **Table 2.1**). The LDS was approved by full Council on September 2012 and has subsequently been approved by the Mayor of London.
 2. [Statement of Community Involvement SCI](#): sets out Merton's commitment to community involvement in planning. It explains how Merton's communities can let the Council know what they think about new planning policy and on planning applications, and how the Council will keep them involved on planning issues. It was adopted by Merton Council in July 2006.
 3. [Core Planning Strategy](#): sets out the strategic planning framework for the borough (for example, the guiding principles and objectives) and the policies for delivering the spatial strategy and vision for Merton, for 15 year period following its adoption on 13th July 2011.
 4. [Sites and Policies Plan and Policies Map](#): in conformity with Core Strategy, it 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.

Date	Action	Progress
Initial Preparation:	May - June 2011	Completed
Call for Sites consultation	July - August 2011	Completed
Public Consultation on draft DPD (stage 2)	January– March 2012 (extended until May 2012)	Completed
Public consultation on additional draft (stage 2a)	June-July 2012	Completed
Public consultation on final draft (stage 3)	January – February 2013	Completed
Publication and Approval of submission draft	June / July 2013	Completed
Pre-Submission consultation (stage 4)	July - August 2013	Completed
Submission to Secretary of State	October 2013	Completed
Public examination hearing	January 2014	Future
Inspectors Report	February/March 2014	Future
Adoption by council	Spring 2014	Future

Table 2.1 - LDS timetable for the Sites and Policies DPD

5. [Community Infrastructure Levy](#): is a planning charge that local councils and the Mayor of London sets on new development to help pay for local infrastructure. The EIP Hearing was

held in September 2013 and the adoption which is of course subject to successful examination is expected in December 2013.

	Timescale	Progress
Consult on Preliminary Draft Charging Schedule	January-March 2012 (extended to May 2012)	Completed
Consult on Draft Charging Schedule	March-April 2013	Completed
Submission to Secretary of State	July 2013	Completed
EiP Hearing	September 2013	Completed
Adoption (subject to successful examination)	December 2013	Future
Implementation	Spring 2014	Future

Table 2.2 - CIL timetable
(Source: London Borough of Merton)

6. [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. SLWP was adopted in March 2012.
 7. [Supplementary planning documents \(SPD\)](#): these documents may expand on policy or provide further detail to policies set out in the Core strategy, Sites and Policies Plan and Policies Map, CIL and Waste Plan; they cannot allocate sites or contain new planning policies. They must be produced in close consultation with local communities and are not subject to independent examination.
 8. [Authority Monitoring Reports](#): monitors the performance of Merton's planning policies and the extent to which we are meeting targets set out in the LDS. Former known as Annual Monitoring Report.
- 2.3. **Figure 2.1** presents the most up-to-date, considering the time of writing this report (October 2013), timetable of Local Development Scheme.

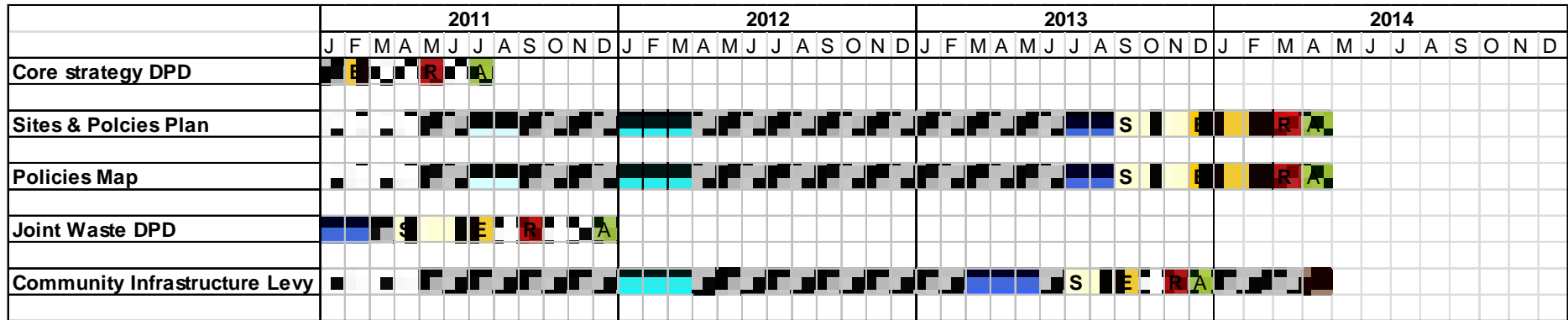
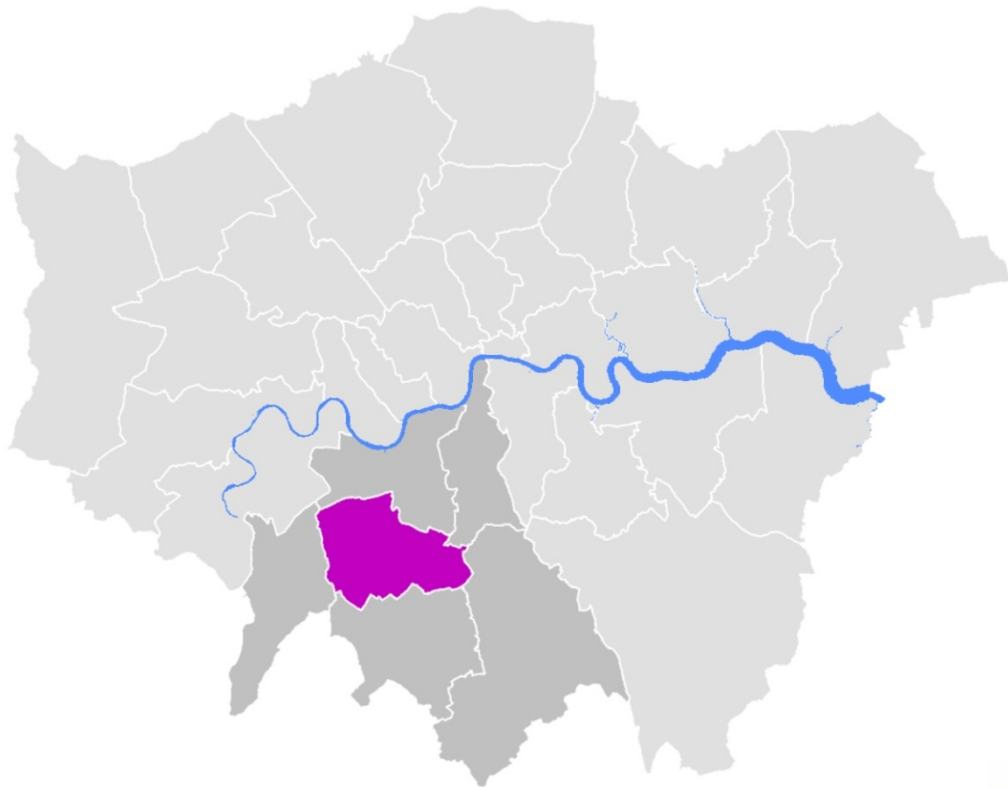


Figure 2.1- Local Development Scheme Timetable

3. MERTON'S PROFILE

- 3.1. Merton is an outer London borough, situated south west of central London and bordering Wandsworth, Kingston, Sutton, Croydon and Lambeth boroughs. Merton's area is 37 square kilometres (3,700 hectares) and is predominately residential in character, playing a transitional role from urban to suburban neighbourhoods, neither bordering Surrey nor central London. Commons, parks and other open spaces are an important component of the character of Merton, covering approximately 25% of the borough.



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Figure: 3.1 - Merton's Location within London

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- 3.2. The borough contains several distinct districts and town centres including Wimbledon, Morden, Mitcham and Colliers Wood. It also takes in some impressive open spaces including Mitcham and Wimbledon Commons. There are a number of smaller local centres scattered at Arthur Road, Motspur Park, North Mitcham, Raynes Park and Wimbledon Village that each have their own distinct character.
- 3.3. The 2011 Census gives Merton's population as 199,693 on Census day (27 March 2011); this is an increase of 6.3% on 2001 Census. The population is projected to rise to 243,164 by 2021 (Office for National Statistics, ONS). Although most age groups are proportionally likely to remain fairly constant over time to 2021, absolute numbers will increase as the population size increases by 42,600 residents.
- 3.4. Regarding the population pyramid, in general Merton follows the same patterns with the average of London boroughs. The population aged fewer than 5 years accounts for around

7.4% in Merton, compared to 7.2% in London. This is projected to remain similar (7.3%) to 2021. Aged 5-19 years accounts for 16%, compared to 17% in London, and is projected to remain constant over time to 2021. The working age population (20-64 years) accounts for 64.7%, compared to 64.4% in London and is projected to remain fairly constant over time to 2021. The population aged 85 and over accounts for 1.6% in Merton compared to 1.5% in London and is projected to rise by nearly 41% (JSNA, 2013)(see **Figures 3.2 and 3.3**).

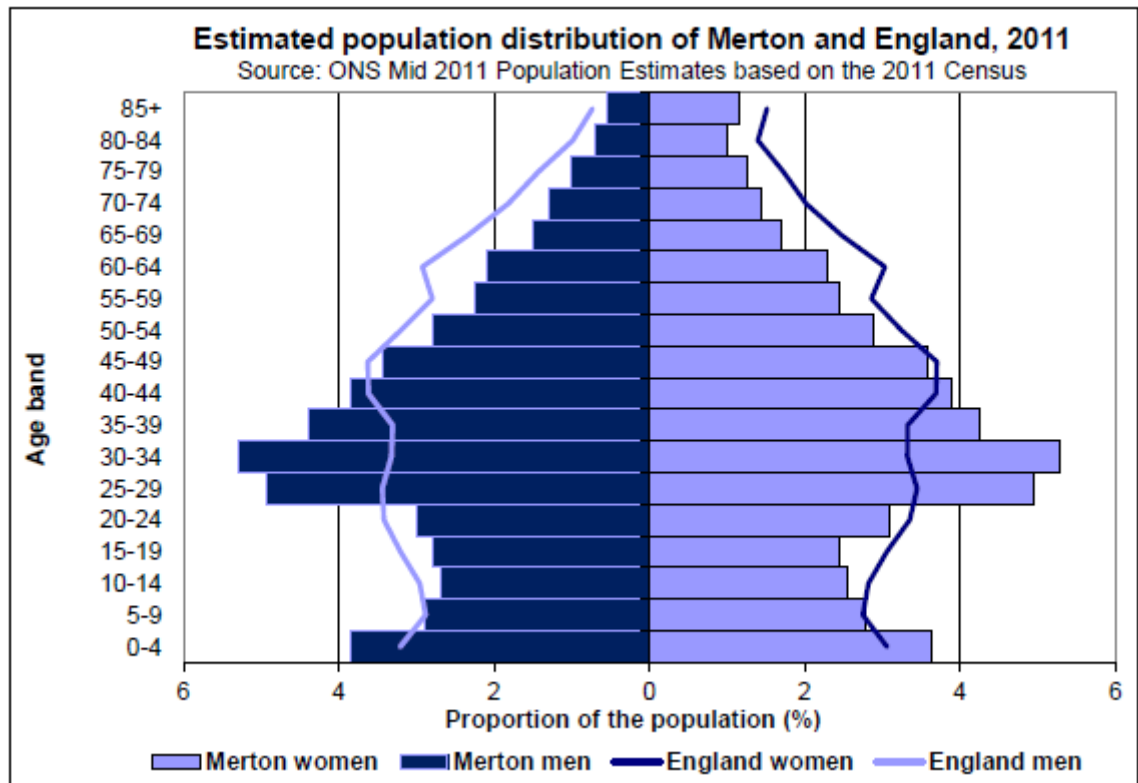


Figure 3.2 – Estimated population distribution, 2011

(Source: JSNA, 2013)

- 3.5. This suggests that although Merton’s population will remain relatively young compared to the national profile and more in line with what is expected in London, there is an expected increase of the very elderly population that is more in line with the national profile.
- 3.6. The Black, Asian and Minority Ethnic (BAME) population accounts for 35% of the population in Merton (2011 census, non white population). 16% of the population were from non-British White groups (mainly South African and Polish) and White Irish. When combined with the BAME population this totals 51% of the population from ethnically diverse communities in Merton.

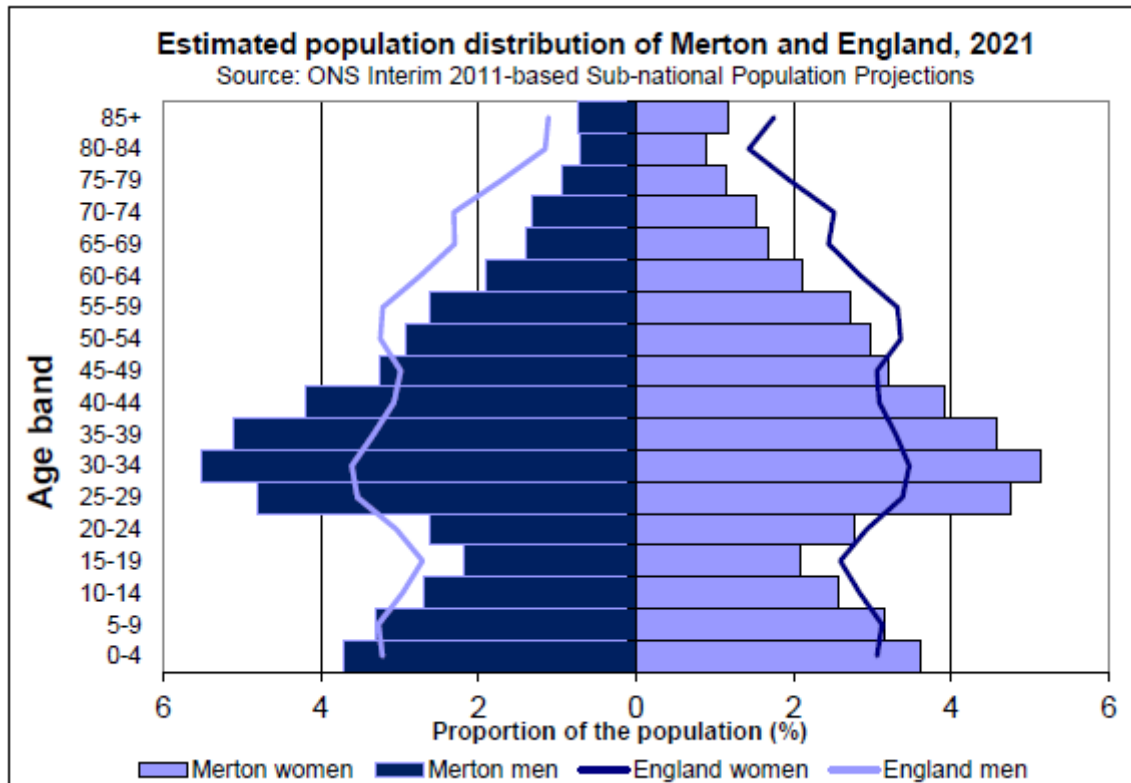


Figure 3.3 – Estimated population distribution, 2021
 (Source: JSNA, 2013)

4. HOUSING

Monitoring: Starts and Completions

- 4.1. The monitoring report records the number of new home units built in Merton each year, and the number of new homes that receive planning permission. In the monitoring year 2012-13 478 additional homes have been completed (net gain) while 50 additional homes have been commenced (net gain).
- 4.2. **Table 4.1** and **Figure 4.1** and **4.2** present the total net completions by ward. Longthornton presents the biggest figure because of the partial completion of Rowan Park (Former Rowan High School) site (217 total units) followed by Pollards Hill and Figge's Marsh that also host two incomplete big schemes, Windmill Trading Estate site (212units) and Brenley Park site (169) respectively.

Ward	Completions 2012-13
Abbey	16
Cannon Hill	0
Cricket Green	0
Colliers Wood	1
Dundonald	1
Figge's Marsh	90
Graveney	2
Hillside	-1
Lavender Fields	58
Longthornton	122
Lower Morden	0
Merton Park	0
Pollards Hill	90
Ravensbury	0
Raynes Park	1
St Helier	40
Trinity	4
Village	21
Wimbledon Park	-1
West Barnes	34
Total	478

Table 4.1 – Completions by Ward

(Source: London Borough of Merton, Residential Monitoring Database)

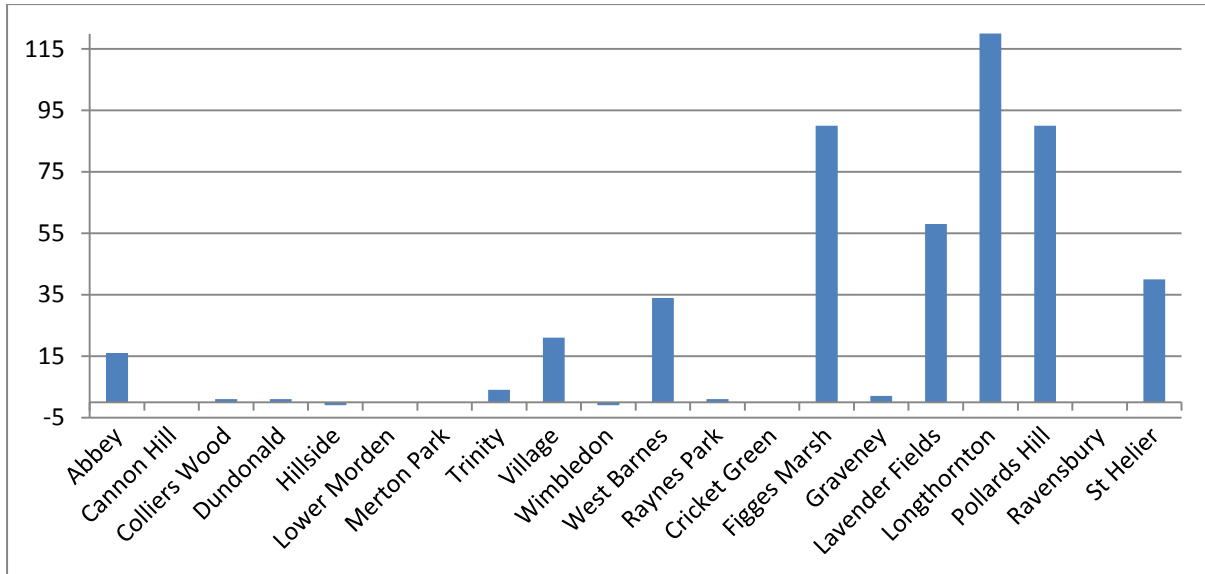


Figure 4.1 – Completions by ward
(Source: London Borough of Merton, Residential Monitoring Database)

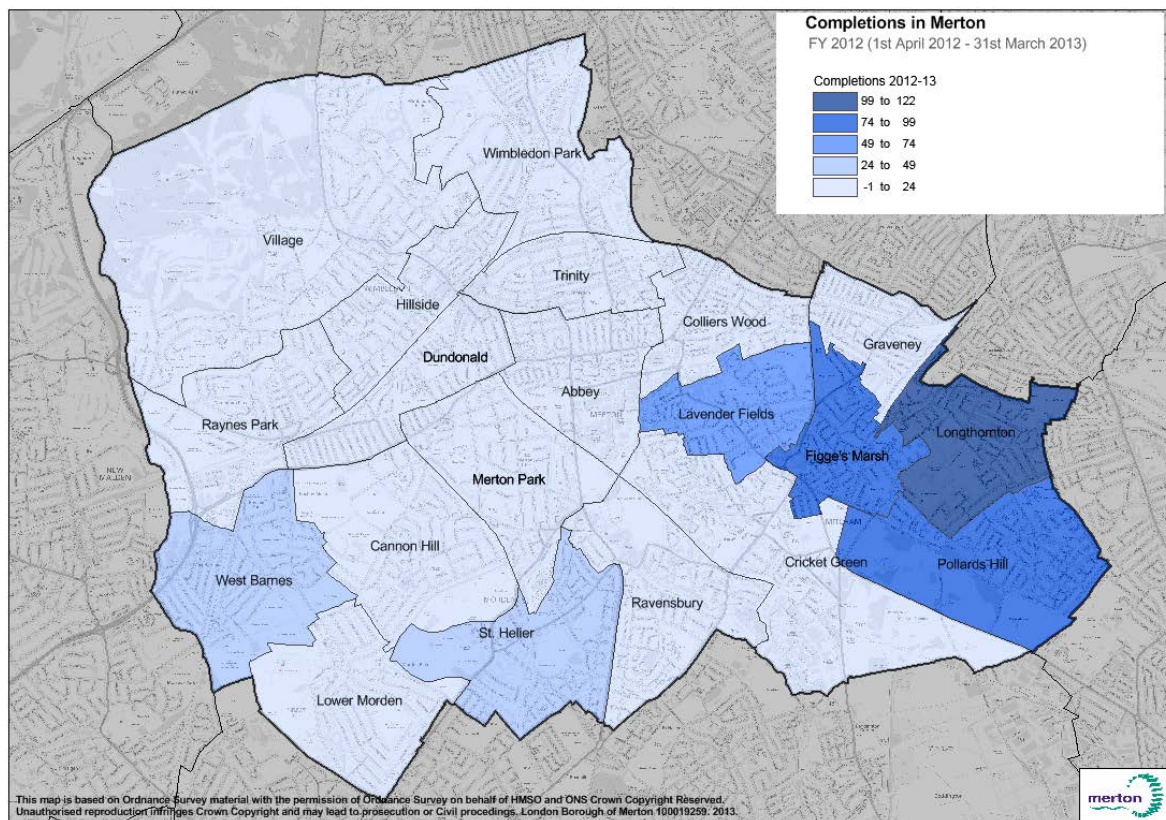


Figure 4.2 – Completions by ward
(Source: London Borough of Merton, Residential Monitoring Database)

4.3. **Figure 4.3** illustrates that the majority of the monitoring year’s completions are one and two bedroom units, reaching 73% of the total completions. It should be noted that the schemes that have started are mainly one and 4+ bedroom units. However based on the housing approvals (planning permission and prior approval from offices to residential) data (**Figure 4.4**) mainly one and two bedroom units will be built within next few years.

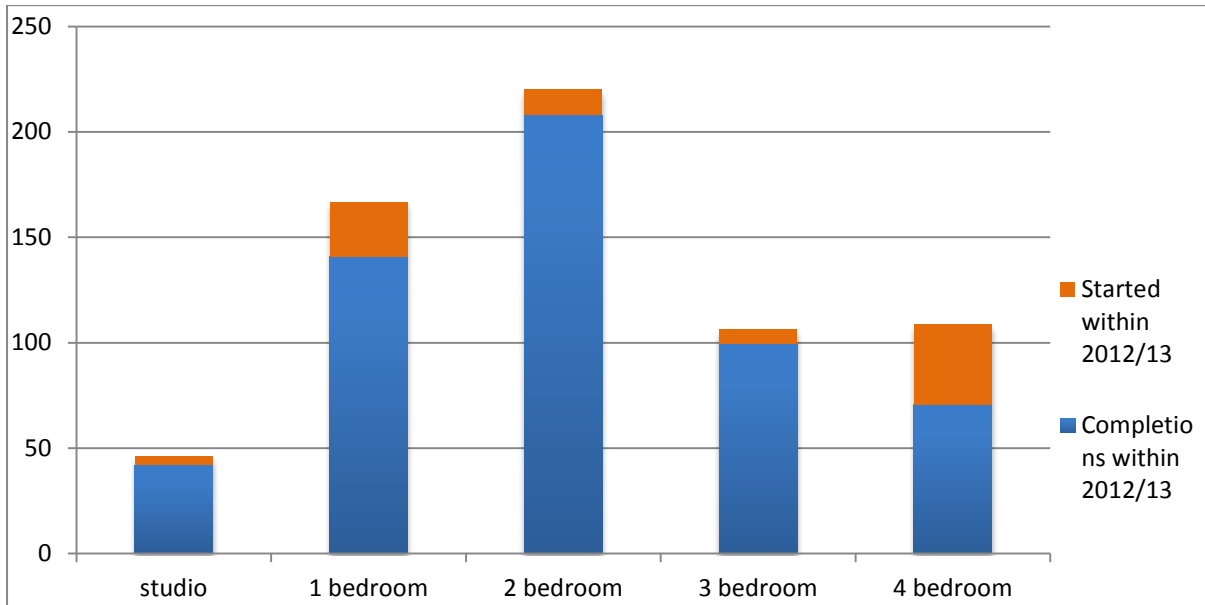


Figure 4.3 – Starts and Completions by bedroom
(Source: London Borough of Merton, Residential Monitoring Database)

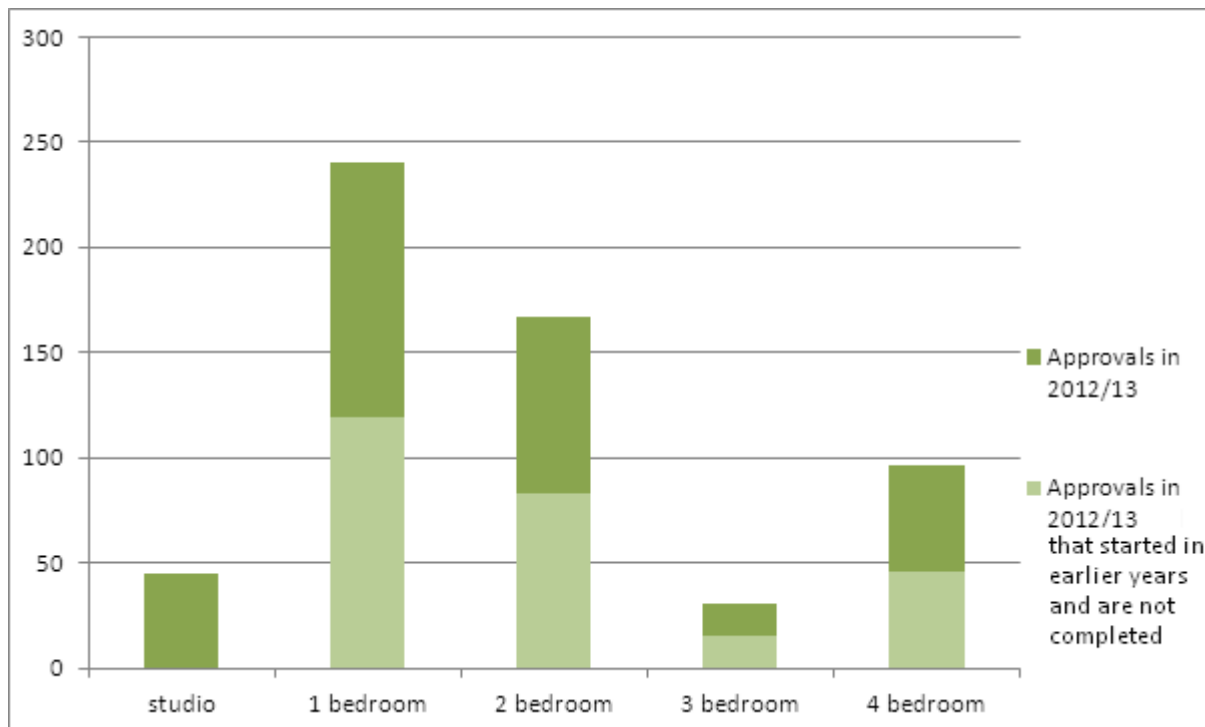


Figure 4.4 – Approvals by bedroom
(Source: London Borough of Merton, Residential Monitoring Database)

Affordable housing completions

4.4. The planning system helps to deliver affordable homes. In Merton, the delivery of new homes largely depends on landowners, Registered Providers (RPs) and property developers; Merton Council does not build homes. Contributions from other agencies, for example, the Homes and Communities Agency (HCA) may assist in the delivery of schemes.

- 4.5. Merton's Strategic Housing Market Assessment (SHMA) identifies a need for both social rented and intermediate affordable housing. To address the need for more affordable housing, and in line with national and regional guidance, Merton's Core Planning Strategy has set affordable housing targets which are based on a realistic assessment of housing needs and supply. The targets are in line with the Mayor's London Plan and Merton's visions, objectives and strategies to encourage mixed and balanced communities.
- 4.6. Merton's borough-wide affordable housing target is that 40% of new homes should be affordable. Between 1st April 2012 and 31st March 2013, 141 affordable homes were completed (Merton Housing Department and Merton's Residential Monitoring Database). This represents over 29.5% of all completions within the period.

Conversions of houses into flats or of flats into houses

- 4.7. Proposals for residential conversions include the conversion of a house into several flats or from combining several flats back to a house. Since 2008 there is a downturn in the number of conversion applications received by the council, meeting its nadir of 18 applications in the current monitoring year (see **Figure 4.5**). Particularly after 2008 when the economic crisis effects and associated property market impacts have been more apparent, the recorded conversion applications have halved and since then have continued to decrease.

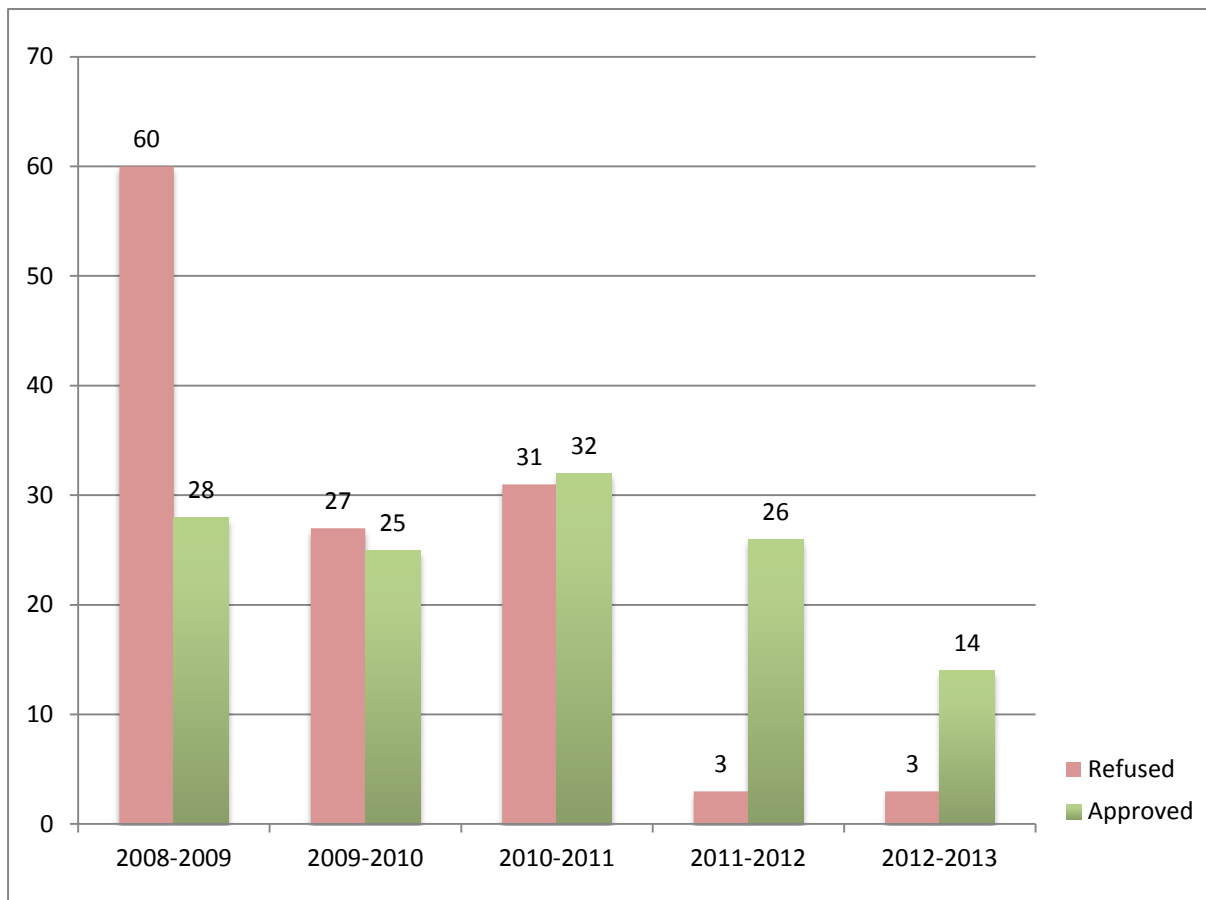


Figure 4.5 – All house-flat conversions applications 2008-2013
(Source: London Borough of Merton, Residential Monitoring Database)

4.8. Another significant change regarding conversions, apart from their total decreasing number is that the trend from House to Flats has decreased while its diverse trend from Flats to House is slightly increased the last few years. As can be noticed in **Figures 4.6** and **4.7** since 2006 there is a decrease in House to Flat approvals and refusals.

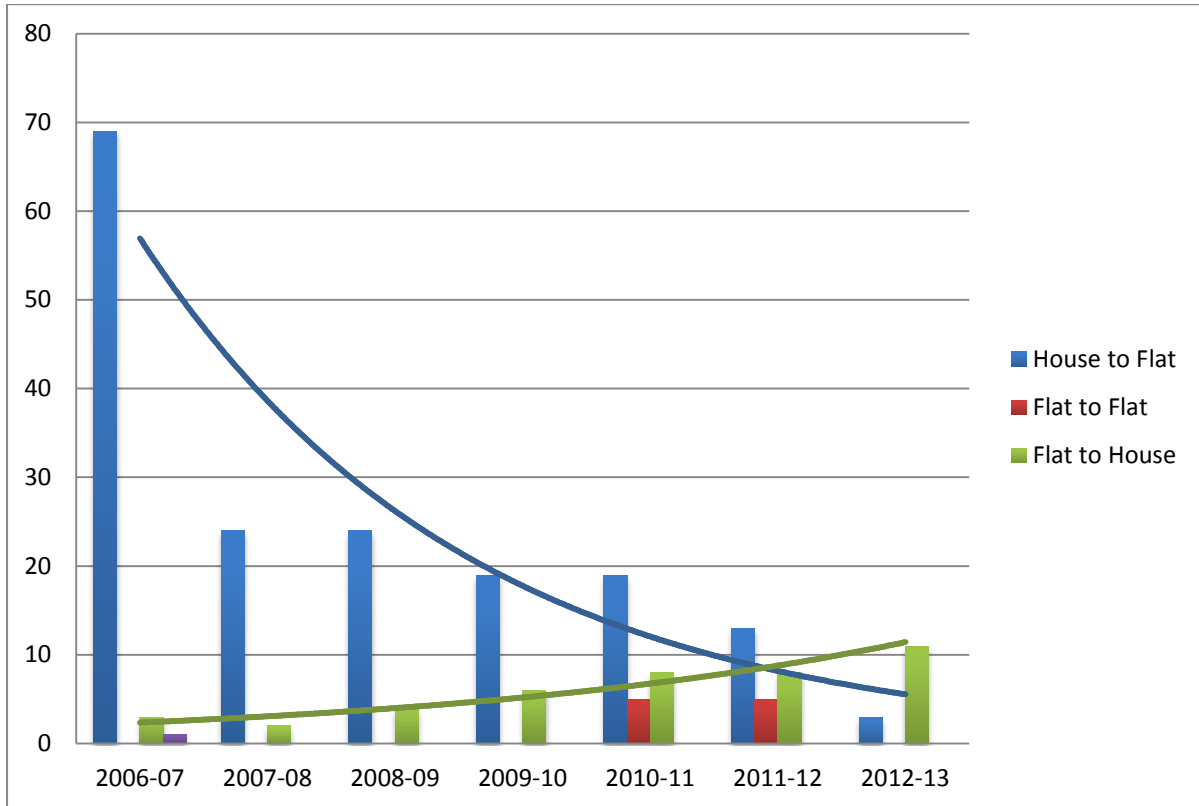


Figure 4.6 – Conversion approvals with trendlines 2006-2013
(Source: London Borough of Merton, Residential Monitoring Database)

4.9. **Figure 4.8** illustrates the spatial distribution of the conversions from 2006 to 2013. Flats to House conversions are mainly clustered at north of the borough while from houses to flats are mainly in Raynes Park and Colliers Wood wider areas.

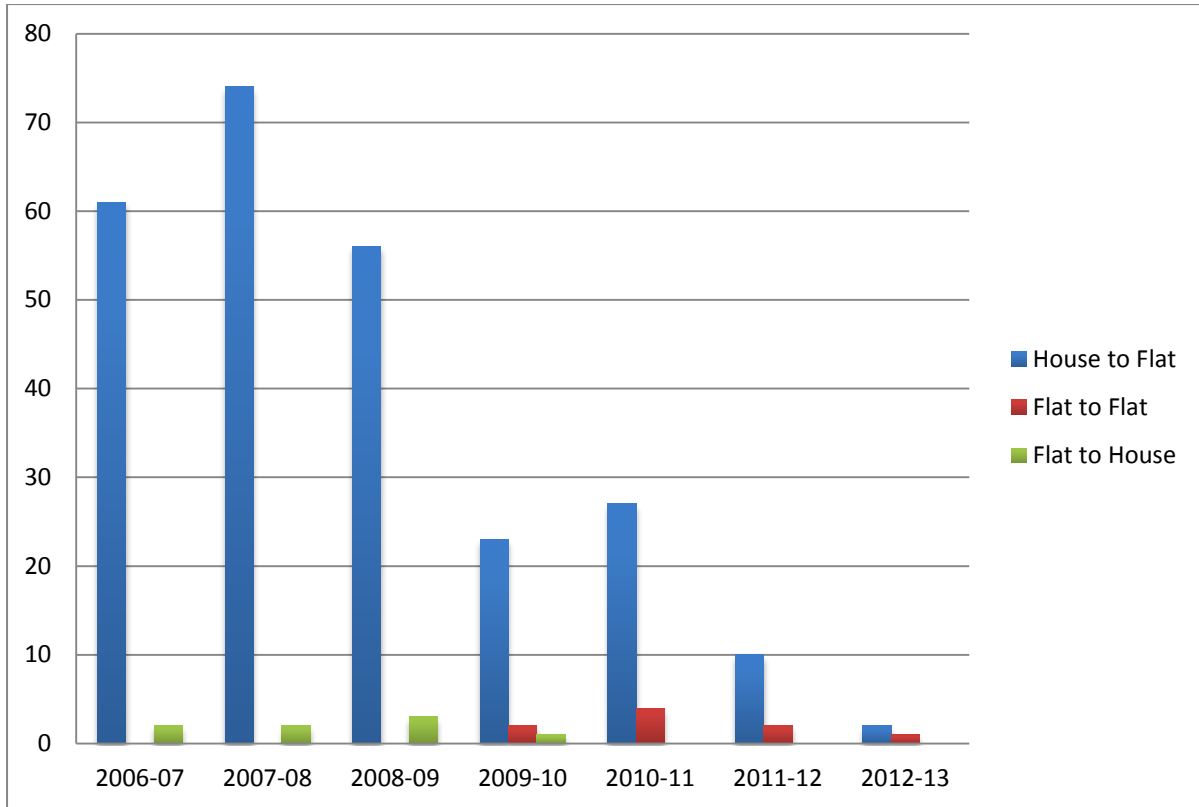


Figure 4.7 – Conversion Refusals 2006-2013
(Source: London Borough of Merton, Residential Monitoring Database)

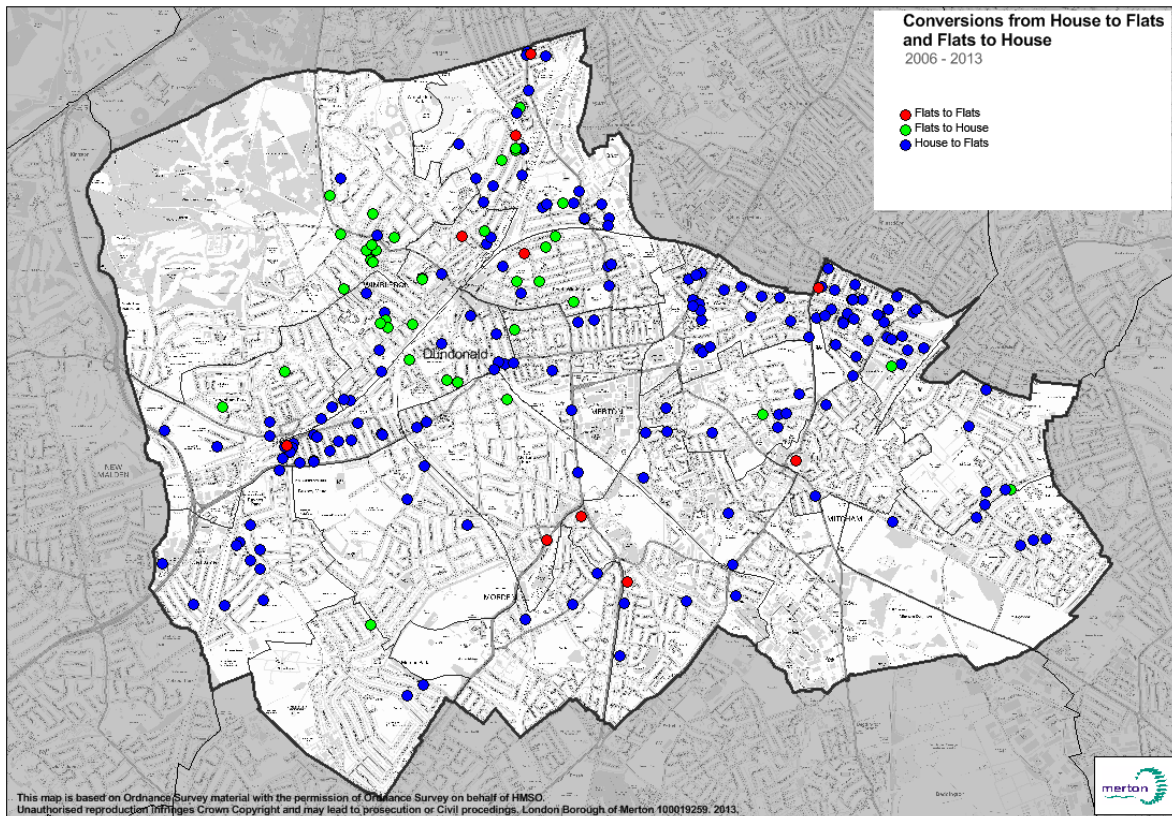


Figure 4.8 – Conversion 2006-2013
(Source: London Borough of Merton, Residential Monitoring Database)

Change of Use from office to residence

4.10. In May 2013 there were changes to the Town and Country Planning (General Permitted Development Order) 1995 to allow changes of use from office to residential subject to prior approval. In particular, for a period of 3 years, between 30 May 2013 and 30 May 2016, a change of use of an office building and land within its curtilage to a residential use falling within the Class C3 dwellinghouses Use Class (which includes flats and houses) will be permitted development.

4.11.

4.12. This change in legislation and its effects occur after this monitoring year. However the data collected since September 2013 is being presented in this monitoring year as it affects the housing provision and its inclusion (only for existing prior approvals) in the trajectory is enhancing a more realistic approach.

4.13. As a result the following data is for the period between 31 May 2013 and 17 September 2013 (when this monitoring report was written). During this period 35 prior approvals were received which, if all are built, will result in creating 184 additional homes. **Figure 4.9** presents the approvals breakdown per bedroom numbers. It should be noticed that, because of the form of prior approval, all the information that usually exist in planning applications is not available. There is a scheme of 52 studios within Wimbledon Park Ward and that is the reason of a high figure in studios. Usually the change of use from office to residence results in creating studio or one bedroom homes.

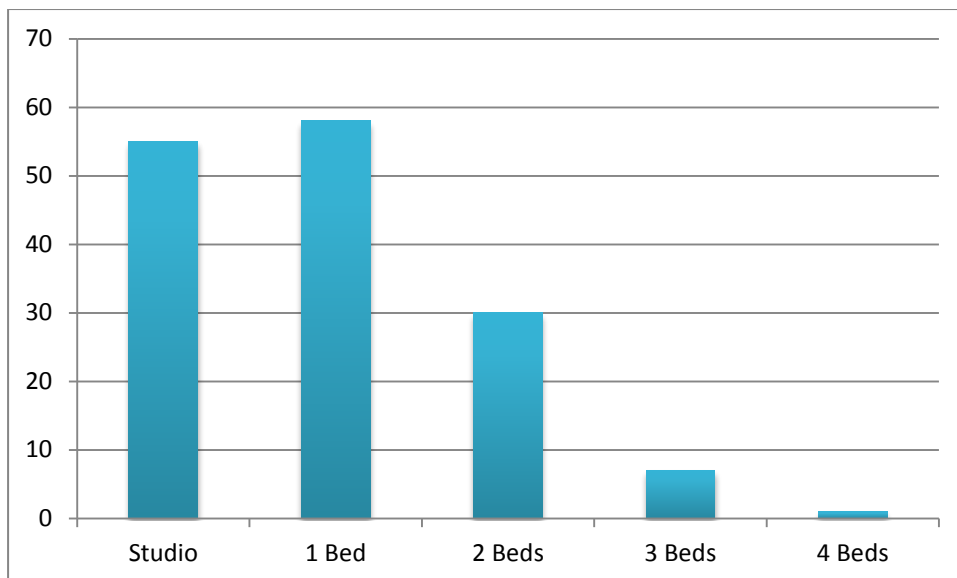


Figure 4.9 – prior approvals received by bedroom (based on data availability)
 (Source: London Borough of Merton, Residential Monitoring Database)

4.14. **Figure 4.10** and **4.11** present the number of sites/schemes and home units that have been determined per ward. Based on the data available since September 2013 the majority of office sites converted to residential will be in Trinity and Cricket Green wards, however the largest number of new homes will be created in Wimbledon Park.

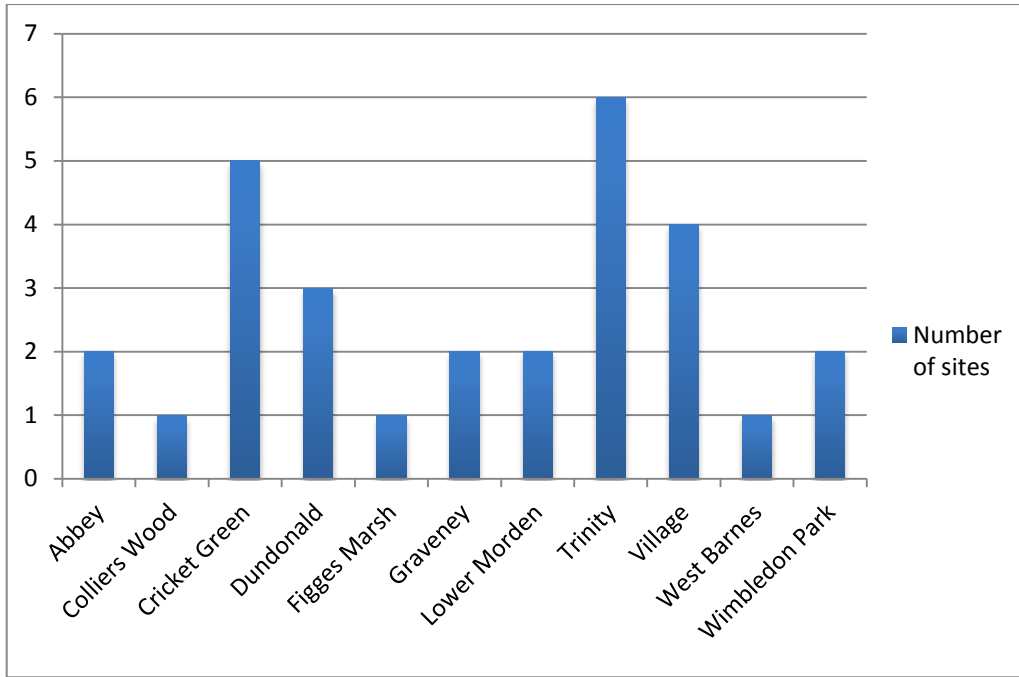


Figure 4.10 - Number of office-to-flats sites per ward (31 May- 16 September 2013)
 (Source: London Borough of Merton, Residential Monitoring Database)

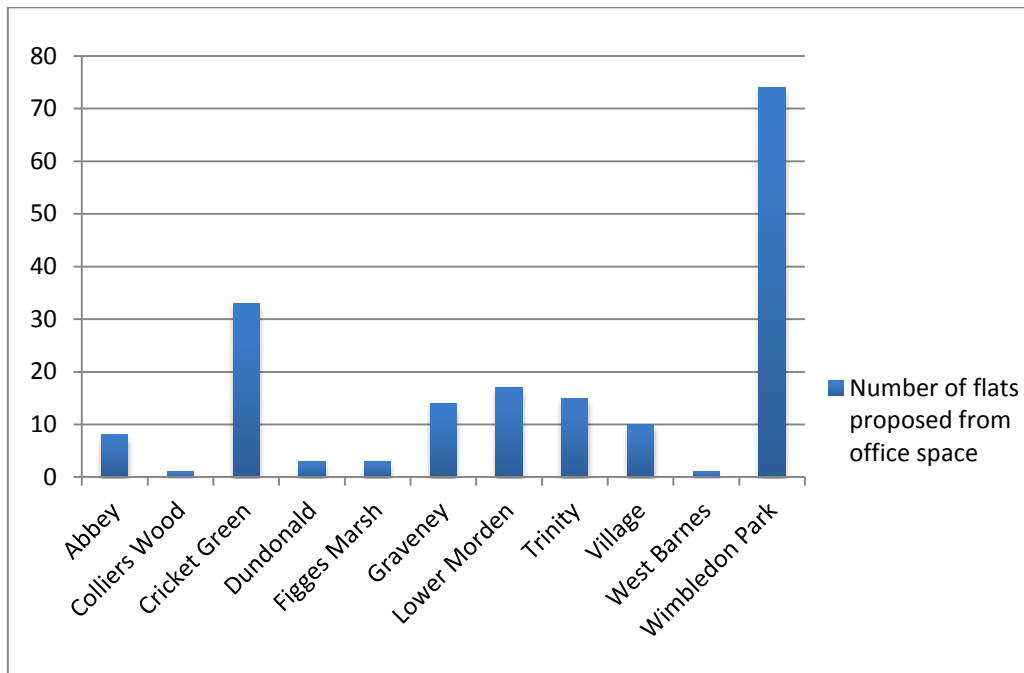


Figure 4.11 - Number of flats from office proposed per ward (31 May- 16 September 2013) (Source: London Borough of Merton, Residential Monitoring Database)

Small sites (1 to 2 units net gain) in Merton

- 4.15. Merton is a borough characterised by small housing sites (less than 10 units net gain). Over the past 10 years around 90% of planning applications for new homes have been for less than 10 units. These small sites provide more than 30% of the annual homes built in Merton (net gain).
- 4.16. The table below demonstrates that, during the same time periods, very small sites completions (1 to 2 units net gain) constitute an annual average of 82 units or 16.34% of all the net dwelling completions in Merton. **Table 4.2** presents the provided capacity of the small sites between 2003 and 2013. As set out in the NPPF, these sites constitute a realistic source of supply and are used in Merton’s trajectory (see para 4.24).

	Completions 1 to 2 units	All Net Completions	Percentage of all Net Completions
2003-04	48	353	0.14
2004-05	137	983	0.14
2005-06	108	791	0.14
2006-07	97	427	0.23
2007-08	118	435	0.27
2008-09	73	774	0.09
2009-10	92	338	0.27
2010-11	65	357	0.18
2011-12	69	453	0.15
2012-13	11	478	0.02
AVERAGE	82		0.1634

Table 4.2 – Completions of small sites (1 to 2 net gain developments)
 (Source: London Borough of Merton, Residential Monitoring Database)

Housing provision and targets

- 4.17. According to Merton’s Core Planning Strategy the housing provision for Merton is 4,800 new homes between 2011 and 2026. The total completion of new homes was 931 during the last two financial years.
- 4.18. London’s Plan 2011 set the annual target of each London borough. For Merton the annual target is 320 new homes. However, in January 2014 the alterations of London’s Plan will be published and the targets will change (for 2015/16 onwards) based on the London-wide Strategic Housing Land Availability Assessment (SHLAA) that took place in summer 2013. It should be noted that London’s target will be increased by 36% from 32,000 to around 50,000 new homes per annum.
- 4.19. SHLAA’s methodology was reviewed to better reflect the NPPF. In this regard it should be noted that the NPPF (para47) requires local authorities to meet “*objectively assessed need*” for new homes whereas previously local housing requirements were assessed on capacity (broadly, this means assessing the needs for new homes against the appetite of housebuilders and the space available in the borough to build them plus the necessary infrastructure) redefines deliverable and developable sites and is more flexible about site identification in years 6-11 and 11-15 of the study. The study methodology identifies future housing capacity from four sources:

- sites of 0.25 ha or larger with planning approval for housing (identified large sites);
- Sites of 0.25 ha or larger publicly identified in development and other plans for housing (identified large sites);
- other sites 0.25 ha or larger which have potential to contribute to strategic and local housing targets (potential large sites) and;
- assumptions on the contributions to targets of sites of less than 0.25 ha, conversions, non-self-contained accommodation and vacant dwellings returning to active housing use (small sites)

4.20. SHLAA's methodology and scenarios suggest that by 2015/16 the annual target for Merton will be around 420 new homes. As a result Merton's housing provision for 2011-26 will be increased from 4,800 to 5,900 new homes.

4.21. It should be noted that during the last SHLAA exercise Merton identified all the developable and deliverable sites within its administration boundary. As a result, it is council officer's view that all the "key sites" in Merton that could support new homes have been identified. That is also the case for the majority of London's councils. The GLA is focusing on other places to deliver new homes including the intensification of town centres and opportunity areas and increasing housing densities.

Housing Trajectory and Five years Supply

Delivery Records

4.22. Paragraph 47 of NPPF focuses on the housing supply and particularly on the five years supply by stating: *"...local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land and identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15..."*.

4.23. In the absence of further guidance on what is defined as "record of persistent under delivery", Merton has assessed the previous ten years of housing delivery against the relevant housing targets (**Table 4.3**). Merton has failed to meet a target only in 2009/10; however by assessing the data cumulatively Merton has provide 1,710 units above the required delivery for the last 10 years.

Year	Net Unit Completions	Annual Target	Performance against target
2003/04	292	-	-
2004/05	987	420	+567
2005/06	791	420	+371
2006/07	427	420	+7
2007/08	435	370	+65
2008/09	774	370	+404
2009/10	338	370	-32
2010/11	357	320	+37
2011/12	453	320	+133
2012/13	478	320	+158
Performance over past 10 years	5,332	3,330	+1,710

Table 4.3 – Housing delivery against the targets for the past ten years
(Source: London Borough of Merton, Residential Monitoring Database)

Phasing Assumptions of Trajectory and Scenarios

4.24. The general assumptions that used in the housing trajectory are presented in **Table 4.4**.

Trajectory Inputs	Phasing Assumptions	High Growth Scenario
1. Planning permissions granted between 01/04/12 and 31/03/13	Counted on the monitoring year (2012-13)	Counted on the monitoring year
2. Planning permissions granted between 01/04/13 and 31/03/14	Reported on the current year (2013-14)	Reported on the current year
3. Live planning permissions where developments are started but not completed.	Reported between current year (2013/14) to year 2 (2015/16) based on their size of development as well as how long ago site started to be built before the monitoring year. All the small developments (less than ten units) are reported on the current year, larger developments are distributed over the next 2 years. For big developments (more than 50 units) where building has started are phased between 2013/14 and 2017/18.	Reported between current year (2013/14) to year 2 (2015/16) based on their size of development as well as how long ago the site started to be built before the monitoring year. All the small developments (less than ten units) are reported on the current year, but larger developments are distributed during the next 2 years.

4. Planning Permissions granted but development not started	Phased between year 2 (2015/16) and year 5 (2018/19).	Phased between year 2 (2015/16) and year 5 (2018/19).
5. Planning approvals awaiting S106 signing	Phased between year 4 (2017/18) and year 5 (2018/19).	Phased between year 4 (2017/18) and year 5 (2018/19).
6. Site Allocations and masterplanning	Phased between year 4 (2017/18) and year 13 (2026/27).	Phased between year 4 (2017/18) and year 13 (2026/27).
7. SHLAA Potential Identified sites	Not included in the trajectory	Included in the high growth scenario trajectory and phased between 2020/21 and 2028/29.
8. Small Sites providing 1 to 2 units	Phased between year 1 (2014/15) to year 15 (2028/29)	Phased between year 1 (2014/15) to year 15 (2028/29)

Table 4.4 – Housing trajectory assumptions

(Source: London Borough of Merton)

Five years supply

- 4.25. **Figure 4.12** presents the five year supply for Merton including also the monitoring (2012/13) and current (2013/14) years. A number of large schemes are currently being developed in Merton and are likely to be completed within the next few years. These schemes include Merton Sixth Form College (283), Windmill Trading Estate (212 units), Former Rowan High School site (217 units), Brenley Playing Fields (169) and Former Atkinson Morley (59 units).
- 4.26. Moreover, planning permission has granted for a big number of middle to big size developments (between 20 to 60 units) like Emma Hamilton (57 units), The Nelson Hospital (51 units), Durnsford Road (20 units), Justin Piazza (32 units), Modern Tavern (24 units) and so on.
- 4.27. Last but not least, windfalls and particularly small sites of 1 to 2 units always play an important role in Merton’s annual housing completions and it is considered more than realistic for the very small sites (see paragraphs 4.13-4.14) to be included in annual projections of years 1 to 5.

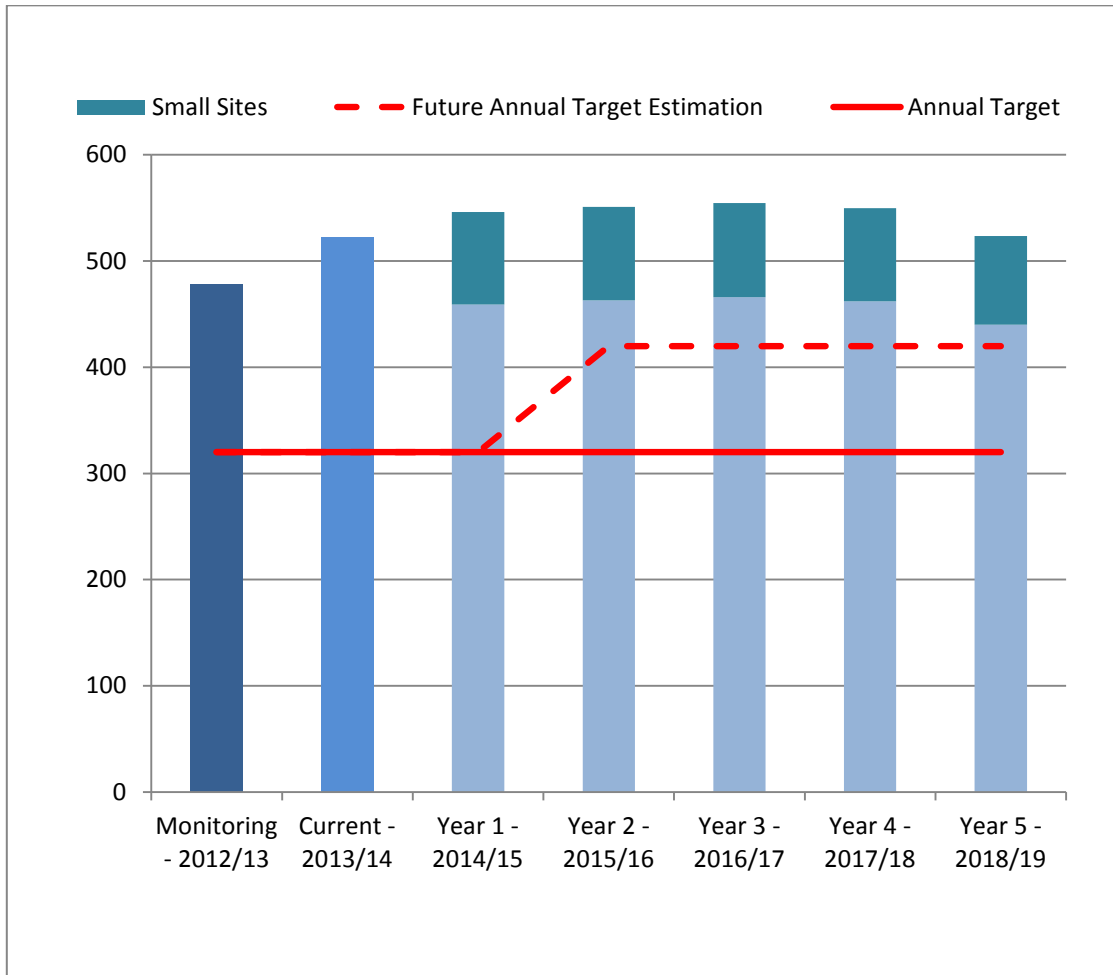


Figure 4.12 – Five year supply

(Source: London Borough of Merton, Residential Monitoring Database)

4.28. **Figure 4.12** and **4.13** present the five year supply for the trajectory and the alternative (see paragraph 4.24). In all cases council meets its targets.



Figure 4.13 – Five year supply presenting the high growth scenario
(Source: London Borough of Merton, Residential Monitoring Database)

Housing Trajectory and alternatives

4.29. The NPPF also requires local planning authorities to consider beyond the next five year supply by identifying specific developable sites or broad locations for growth for the next six to ten years and where is possible for the next fifteen years. Merton’s trajectory covers the whole recommended period up to 2029. **Table 4.5** and **Figure 4.14** present Merton’s Housing Trajectory data.

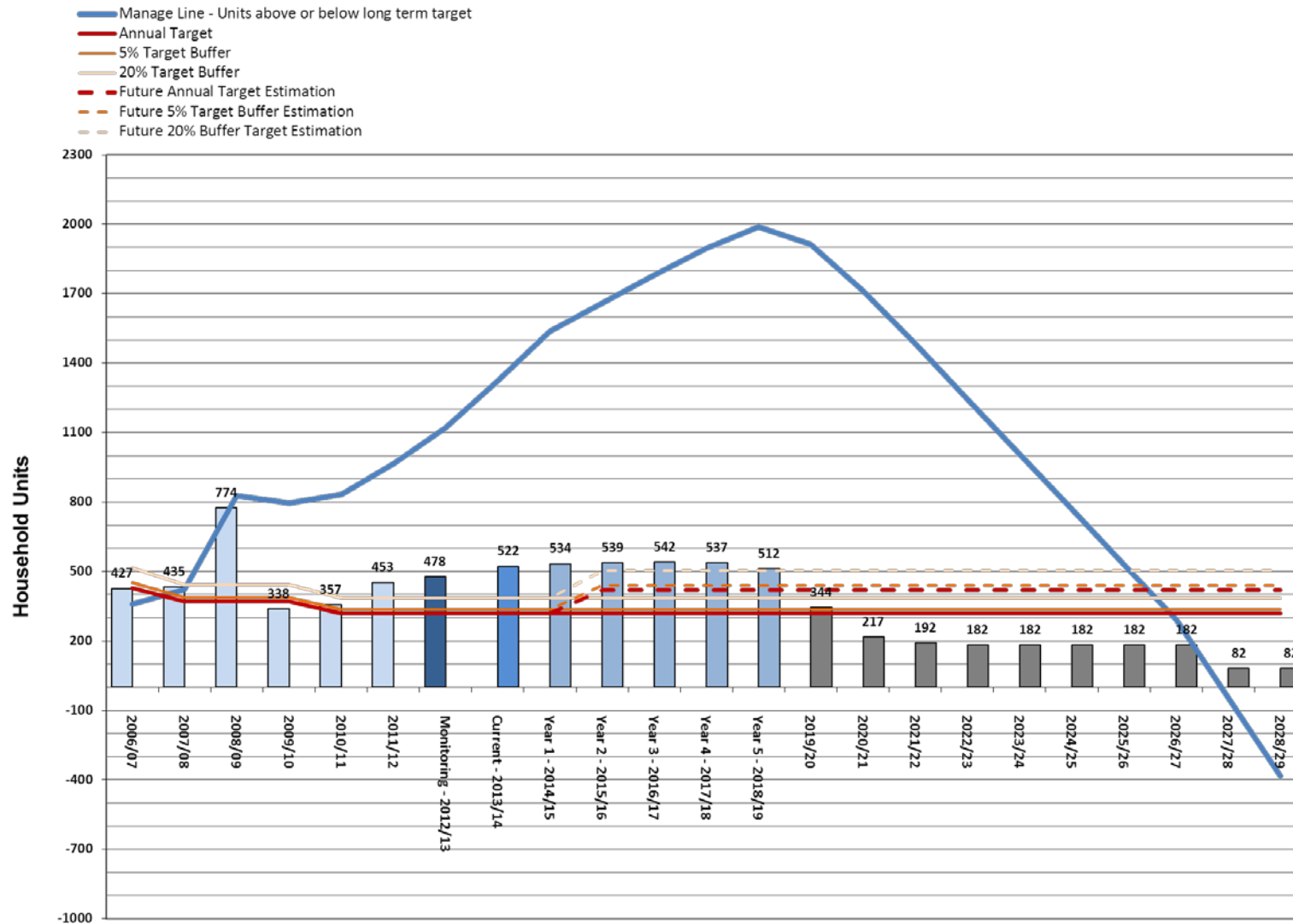


Figure 4.14 – Housing Trajectory (Source: London Borough of Merton, Residential Monitoring Database)

Year	Net Unit Completions	Projected Units - Identified Sites	% of annual target	Manage Line - Units above or below long term target	Cumulative	Average Completion	Annual Target	Managed Target	Plan Years	Overall Cumulative Target	Cumulative Projected Units	5% Target Buffer	20% Target Buffer
2006/07	427		99%	358	99%	545	430	315	23	430	427	452	516
2007/08	435		118%	423	117%	545	370	391	22	800	862	389	444
2008/09	774		209%	827	226%	545	370	388	21	1170	1636	389	444
2009/10	338		91%	795	217%	430	370	369	20	1540	1974	389	444
2010/11	357		112%	832	229%	430	320	371	19	1860	2331	336	384
2011/12	453		142%	965	271%	430	320	372	18	2180	2784	336	384
Monitoring - 2012/13	478		149%	1123	320%	430	320	367	17	2500	3262	336	384
Current - 2013/14		522	163%	1325	383%	531	320	360	16	2820	3784	336	384
Year 1 - 2014/15		534	167%	1539	450%	531	320	349	15	3140	4318	336	384
Year 2 - 2015/16		539	128%	1658	478%	531	420	336	14	3560	4857	441	504
Year 3 - 2016/17		542	129%	1780	507%	531	420	320	13	3980	5399	441	504
Year 4 - 2017/18		537	128%	1897	535%	531	420	302	12	4400	5936	441	504
Year 5 - 2018/19		512	122%	1989	557%	531	420	280	11	4820	6448	441	504
2019/20		344	82%	1914	539%	234	420	257	10	5240	6793	441	504
2020/21		217	52%	1711	491%	234	420	247	9	5660	7010	441	504
2021/22		192	46%	1483	436%	234	420	251	8	6080	7202	441	504
2022/23		182	43%	1245	380%	234	420	260	7	6500	7384	441	504
2023/24		182	43%	1007	323%	149	420	273	6	6920	7566	441	504
2024/25		182	43%	769	266%	149	420	291	5	7340	7748	441	504
2025/26		182	43%	531	210%	149	420	318	4	7760	7930	441	504
2026/27		182	43%	293	153%	149	420	363	3	8180	8112	441	504
2027/28		82	20%	-45	73%	149	420	454	2	8600	8194	441	504
2028/29		82	20%	-383	-8%	149	420	826	1	9020	8276	441	504
Total	3262	5014					9020						

Table 4.5 – Housing Trajectory (Source: London Borough of Merton, Residential Monitoring Database)

- 4.30. The trajectory demonstrates that Merton will meet its housing targets for the first 5 years (2013-19).
- 4.31. Although it appears in the current housing trajectory that housing delivery in Merton might slow to below the level of the housing target from year 6 (2019-20) (**Figures 4.14 and 4.15**). it should be noted however that based on historic evidence and [previous AMRs](#), earlier housing trajectories prepared for Merton always appear to illustrate fewer housing sites beyond the first six years. This is because most small to medium sites are identified and delivered within a five year period and it is unusual to be aware of small housing sites more than six years beforehand. By monitoring the delivery, analysing the potential obstacles, the council constantly updates its actions to overcome potential issues (see para4.34-4.35).
- 4.32. Moreover, windfall sites of more than 3 units have not been counted in the projections. Only sites with 1 to 2 units have been included. Furthermore, the additional housing units that will be provided by prior approvals from Office to Residence have not also been projected. Only the existing approvals (since 17th September 2013) are counted in the trajectory. Both of these factors mean that the trajectory in table 4.5, particularly the future housing completions, is a conservative estimate of future completions.
- 4.33. Last but not least, by comparing the columns (Table 4.5) of five year average completions (column 7) and annual target (column8) it is clear that from 2006 up to 2019/20 there is a harmonic relation between the two figures. It is expected that the next new SHLAA targets will be enforced in 2020/21 (and the exercise will be held during 2018). This fact allows assumptions of decreasing the next new SHLAA targets of 2020/21 while the majority of London's authorities are likely to start experiencing lack of developable housing land.

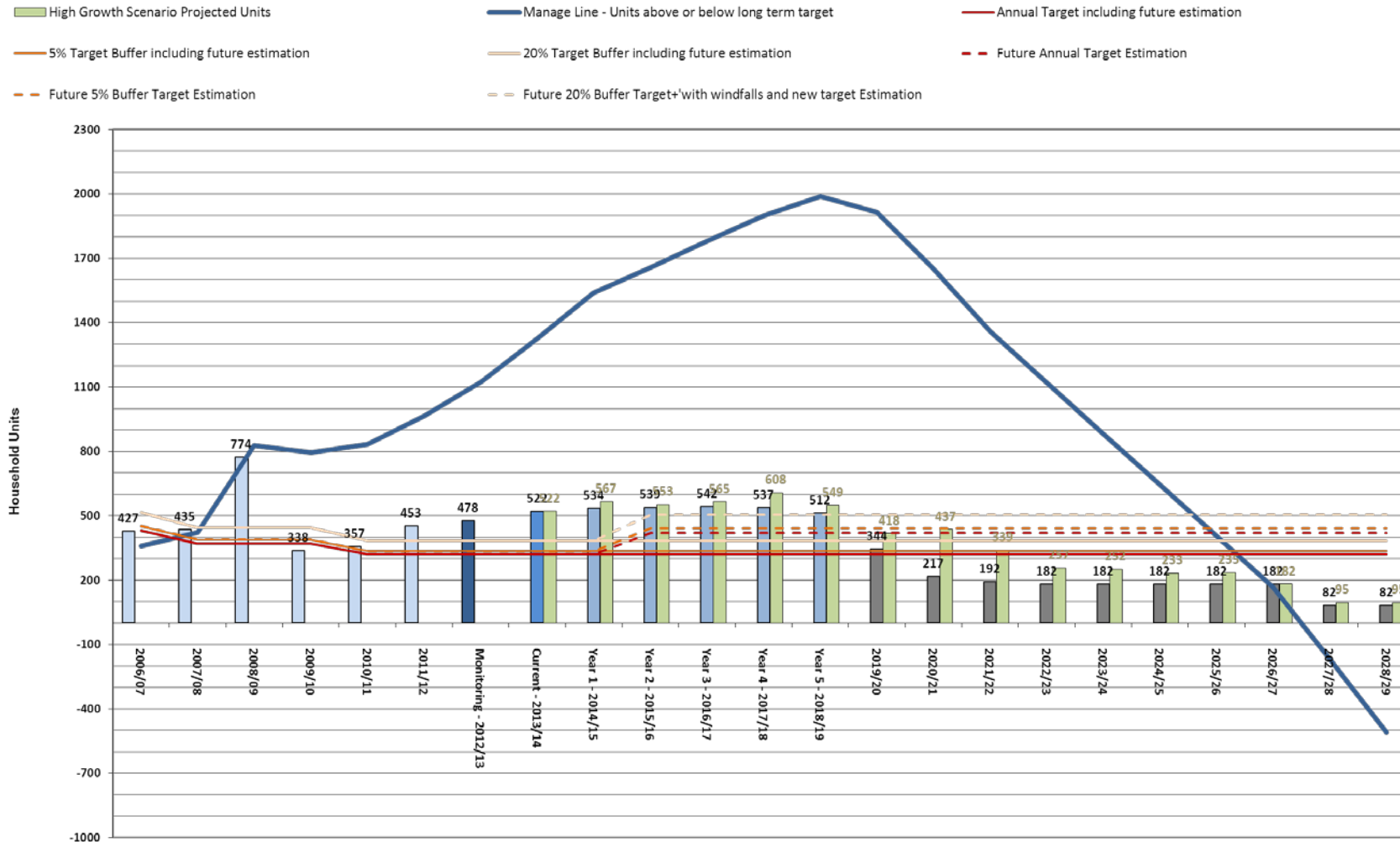





Figure 4.15 – Housing Trajectory and Scenarios (Source: London Borough of Merton, Residential Monitoring Database)

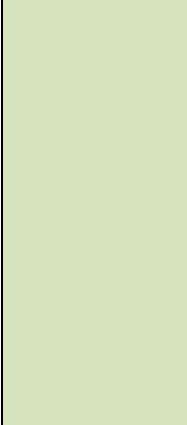

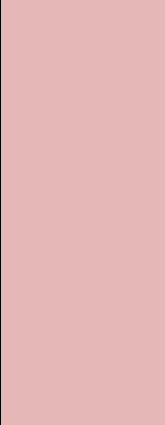
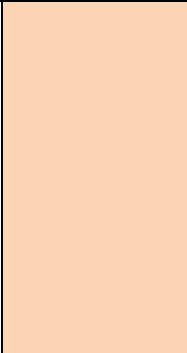
Potential Delivery Constraints and Contingency Planning

- 4.34. As presented above, during the past 10 years Merton's housing delivery cumulatively exceeded (by 1,710 additional units) the housing targets allocated by GLA. Moreover, the trajectory indicates that for the next five years Merton will manage to meet even the increased new targets. However, after year 5 to year 15 there are fewer sites identified in the housing trajectory.
- 4.35. This is not the first time that Merton has experienced a kind of uncertainty with regards to meeting its long term housing targets. It should be noticed that is quite common for a trajectory to have a decreased housing delivery trend in long term, because of the nature of housing delivery (see also para 4.31). In particular, long term housing delivery is difficult to be accurately predicted; this is mainly the reason why housing demand and supply should be reviewed annually. Additional uncertainty occurs over economic cycles and associated changes to the financial and housing markets. These constraints and the actions that the council may take to overcome the potential housing delivery obstacles are presented in **Table 4.6**.

Table 4.6 – Housing Delivery Risk Assessment

Legend of likelihood levels:

-  The constraint is almost certain to occur and will affect the housing delivery
-  The constraint has a reasonable chance of occurring and might affect the housing delivery
-  The constraint is unlikely to occur and will probably not affect the housing delivery

Constraint	Likelihood 2013-2018	Likelihood 2018-2023	Likelihood 2023-2028	Management Actions
<p>1. <u>Lack of housing land</u></p> <p>There is a limit to the housing land throughout Merton. This is common around the majority of London's Authorities, especially in south London. After the SHLAA 2013 which will be published during January 2014 and Merton's <i>Sites and Policies Plan</i> most of the large, complex developable housing sites will have been identified. The Mayor of London is focussing on future housing delivery particularly on intensification of areas with high PTAL levels and especially the town centres.</p>				Over the last three years, during the four consultation stages of Merton's <i>Sites and Policies Plan</i> and <i>Policies Map</i> officers have been continuously in contact with owners and developers to help plan for future development. In addition planning briefs, action plans and masterplans have been developed or planned to provide further clarity on planning matters for specific areas.
<p>2. <u>Availability of funding for housebuilding</u></p> <p>Recent macro-economic influences have changed the terms and conditions of funding. Local developers have reported a reduction in bank lending and the viability of development is affected. These factors effect potential developments and results in delaying the implementation of schemes with planning permission.</p>		Unknown	Unknown	National government planning policy requires all local authorities, to ensure developments are viable and Merton officers will continue to work with landowners and developers even after planning permission is granted as required, to help ensure the most appropriate viable scheme for the borough.

Constraint	Likelihood 2013-2018	Likelihood 2018-2023	Likelihood 2023-2028	Management Actions
<p>3. <u>Fragmented land ownership</u></p> <p>Multi ownership of land can impact adversely on the availability and delivery of sites.</p>				<p>The council will continue its on-going dialogue with developers and engagement with neighbouring landowners and where appropriate prepare planning briefs to assist with delivery and the unlocking of sites. Careful phasing of development can also assist in delivery of developments characterised by multi-ownership.</p>
<p>4. <u>Supporting infrastructure</u></p> <p>Macro-economic and political changes have also changed investment in infrastructural. Investment in school places, healthcare, parks and open spaces is necessary to support new homes.</p>				<p>Merton is not dependent on any single piece of infrastructure (e.g. a new road or hospital) to support new homes. Apart from Merton's policies that support infrastructure delivery, the council will use the Community Infrastructure Levy and S106 Agreements as contribution to local infrastructure. The council also bids for funding from a wide variety of sources, recently securing £6million from the Mayor of London for town centre investment in Mitcham and Colliers Wood, securing significant ongoing investment in increasing the capacity of the local tramlink, creating new school place for nearly 700 primary school children by expanding more than 20 local schools and working with the NHS to support the redevelopment of Nelson Hospital. The council is also working with Network Rail and Transport for London on Crossrail2.</p>
<p>5. <u>Difficulty in meeting affordable housing target due to viability constraints</u></p> <p>The NPPF and other government guidance requires plans and sites to be viable. Government requires local planning authorities to renegotiate S106 and other legal agreements if these are seen to be restricting housing delivery on viability grounds.</p>			<p>Unknown</p>	<p>Merton works in partnerships with other agencies (e.g. Registered Providers, GLA) to try and maximise affordable housing delivery wherever this is viable; use of commuted sums i.e. policy CS8 - meeting this requirement may in turn facilitate delivery on a site which may be hampered by viability issues.</p>

Constraint	Likelihood 2013-2018	Likelihood 2018-2023	Likelihood 2023-2028	Management Actions
<p>6. <u>Section 106</u></p> <p>There is a medium risk of constraints around implementation/S106 mainly due to the economic conditions,</p>			<p>Unknown</p>	<p>Merton will continue to have proactive discussions with stakeholders and provide planning advice.</p>
<p>7. <u>General constraints</u></p> <p>Air pollution, noise and flood risk can act as constraints for housing developments. These constraints have been also identified by GLA on the SHLAA exercise.</p>				<p>Merton’s development plans and proposed sites for allocation will help to deliver the required housing capacity, under the standards of London’s Plan.</p> <p>The council will work with developers to explore viable mitigation measures to reduce both noise and air pollution through road network management and flood mitigation measures such as design proposals that incorporate flood resistant and resilient measures.</p>

5. LOCAL ECONOMY

Town Centres

- 5.1. The town centres in Merton play a vital role in supporting sustainable neighbourhoods providing retail goods and services to the local community as well as attracting visitors from outside the borough wide catchment area.
- 5.2. Merton's Core Planning Strategy sets out Merton's retail hierarchy of centres from the Mayor's London Plan. Wimbledon is Merton's only major centre, while Morden and Mitcham are district centres.
- 5.3. Merton Council's aspiration for Colliers Wood is to bring the centre into the retail hierarchy by recognising Colliers Wood as a district centre, due to the size and scale of the existing convenience and comparison retail offer and the large proportion of multiple retailers it attracts.

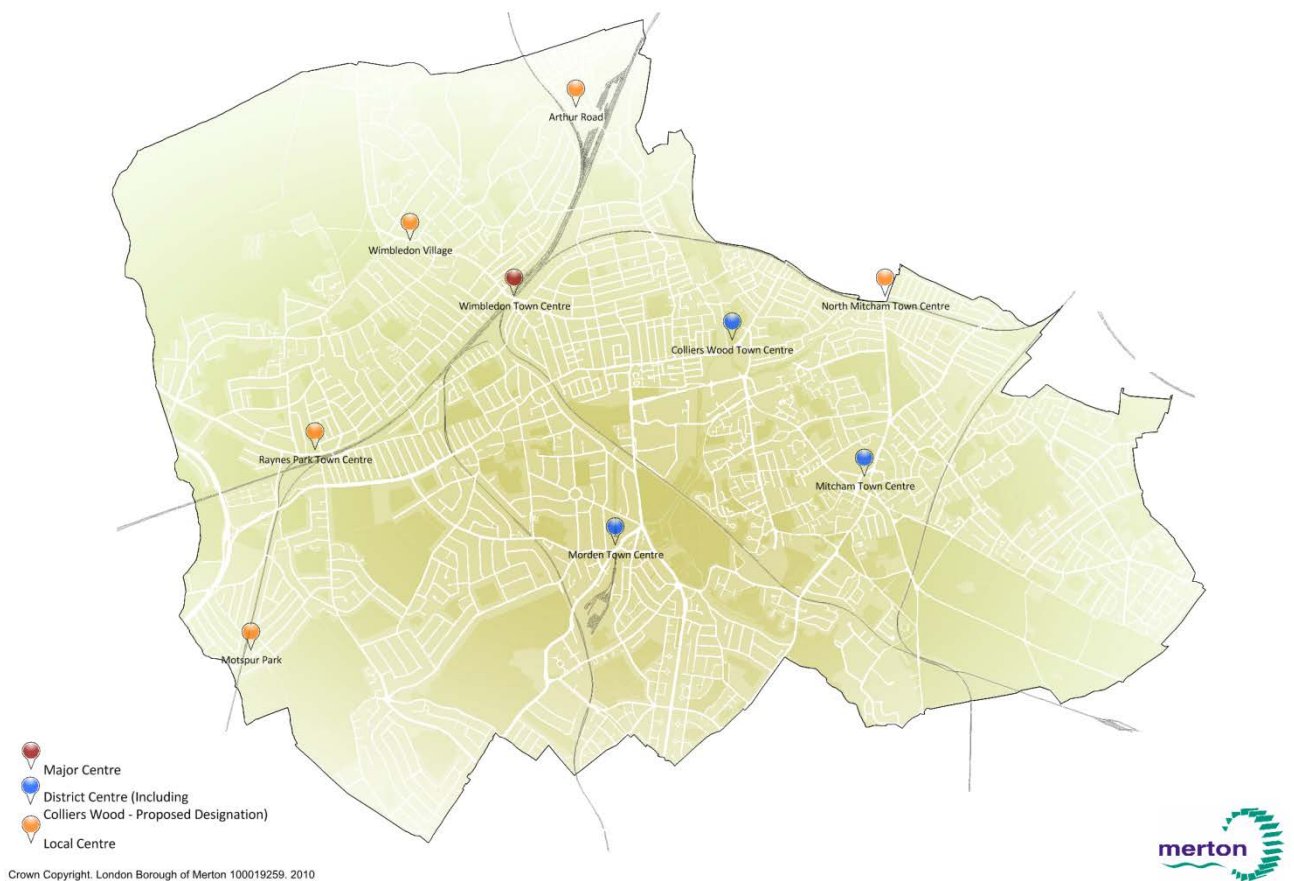


Figure5.1 - Centres in Merton
(Source: London Borough of Merton Strategic Policy and Research)

Local Plan Designation	Centres in Merton
Major Centre: providing a range of facilities serving a wide catchment area	<ul style="list-style-type: none"> • Wimbledon
District: providing shopping and services for the local neighbourhood, mainly for weekly convenience shopping	<ul style="list-style-type: none"> • Mitcham • Morden • Colliers Wood (following re-designation)
Local Centre: shops and service for day-to-day needs, limited office based and other small and medium business activities	<ul style="list-style-type: none"> • Arthur Road • Motspur Park • Raynes Park • North Mitcham • Raynes Park • Wimbledon Village
Neighbourhood Parades: Convenience shopping and other service, mainly accessible to those walking or cycling, or with restricted mobility.	<ul style="list-style-type: none"> • Central Road, Morden • Christchurch Road • Colliers Wood • Church Road, Mitcham • Durnsford Road • Durham Road • Epsom Road, Morden • Grand Drive • Green Lane, St Heliers • Grove Road, Mitcham • Haydon's Road • Kingston Road • Leopold • Martin Way • Merton Hall Road • Merton High Street • Northborough Road, Pollards Hill • South Lodge Avenue, Pollards Hill • St Heliers Avenue • Tamworth Lane • Tudor • Ridgeway

Table 5.1 - Merton's Centres

- 5.4. In accordance with Merton's Core Planning Strategy sub-area policies, the Local Centres at Arthur Road, Motspur Park, North Mitcham and Raynes Park, and Neighbourhood Parades will continue to function as attractive, thriving and accessible to local residents and workers to help meet day-to-day needs. Local Centres should serve small catchment areas, focused on serving local communities. It is recognised that small scale infill development is likely to be appropriate within Local Centres, where it provides local services and enhances the areas character.
- 5.5. To meet the day-to-day needs of local communities and to reduce the need to travel, essential local shops such as small supermarkets, pharmacies and post offices should be retained within 5 minute walk (400 metres) of residential areas in Merton. Neighbourhood parades, located throughout the borough, have been designated to ensure that residents and workers continue to have access to a range of important local shops available for their day-to-day needs, which are easily accessible to people without a car or with restricted mobility.

Vacancy rates in town and local centres

5.6. As can be seen in **Figure 7.2** the general vacancy rate for Merton’s town centre is 8%, which is 1% more than 2011. It should be noted that Motspur Park had 3 out of 30 shops vacant and Colliers Wood 18 out of 179. As these figures are relatively small, it is likely that the vacancies are the result of changing of tenancies and that the shops will be reoccupied shortly. This type of vacancy is known as “market churn”.

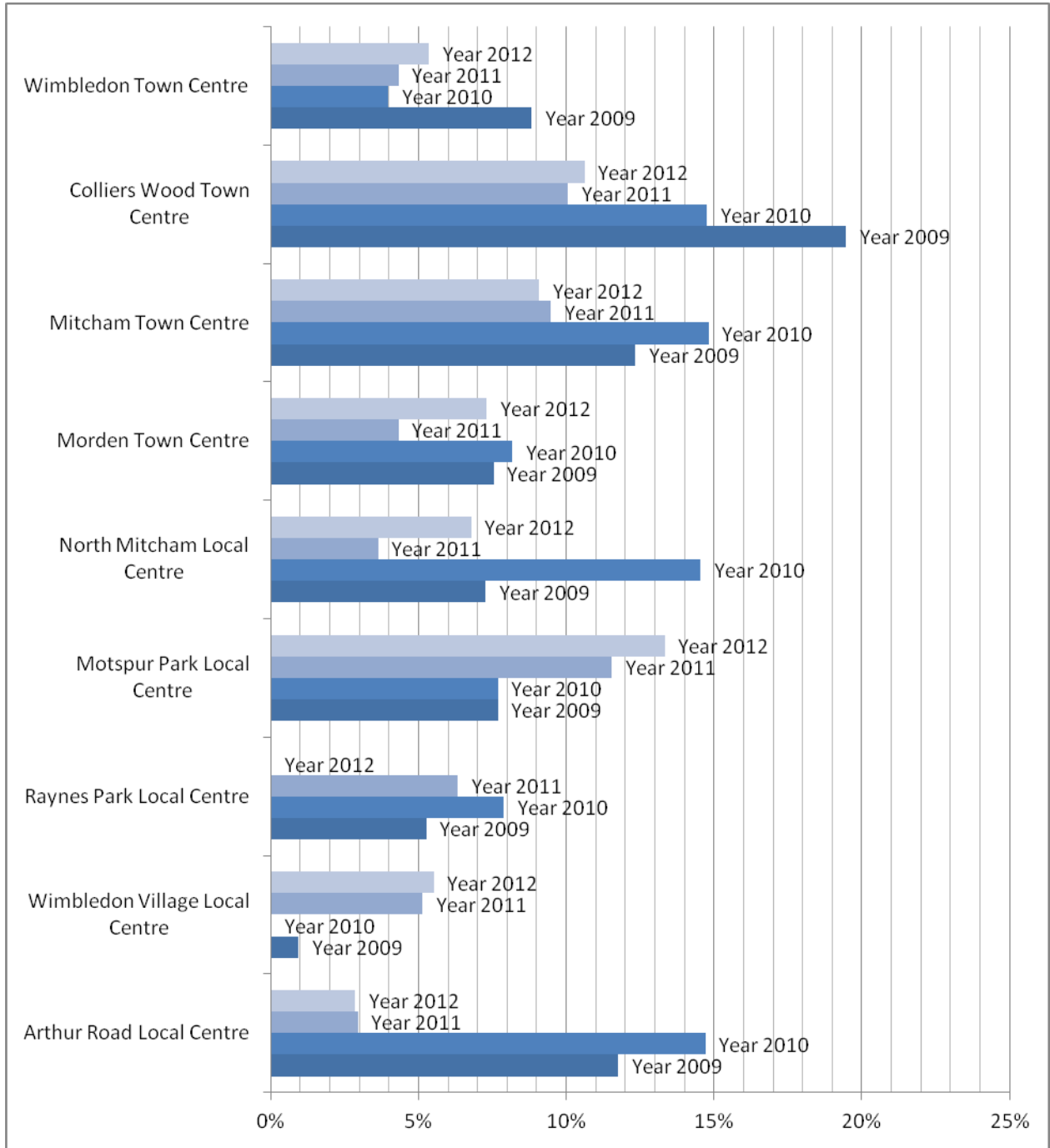


Figure 5.2 – Vacancy % Rate by Town/ Local Centre

(Source: Merton’s Annual Shopping Survey 2012)

Town Centre	Year 2008	Year 2009	Year 2010	Year 2011	Year 2012
Arthur Road Local Centre	3%	12%	15%	3%	3%
Wimbledon Village Local Centre	2%	1%	0%	5%	6%
Raynes Park Local Centre	3%	5%	8%	6%	0%
Motspur Park Local Centre	0%	8%	8%	12%	13%
North Mitcham Local Centre	4%	7%	15%	4%	7%
Morden Town Centre	8%	8%	8%	4%	7%
Mitcham Town Centre	11%	12%	15%	9%	9%
Colliers Wood Town Centre	14%	19%	15%	10%	11%
Wimbledon Town Centre	3%	9%	4%	4%	5%
Other	8%	10%	11%	8%	10%
Total	7%	10%	10%	7%	8%

Table 5.2 - 2012 Vacancy rates by Town Centre

(Source: Merton's 2012 Annual Shopping Survey)

5.7. The national vacancy average is 14% based on Local Data Company and Experian Goad. In the monitoring year all town and local centres are below this vacancy rate which means that Merton is faring better than the national average.

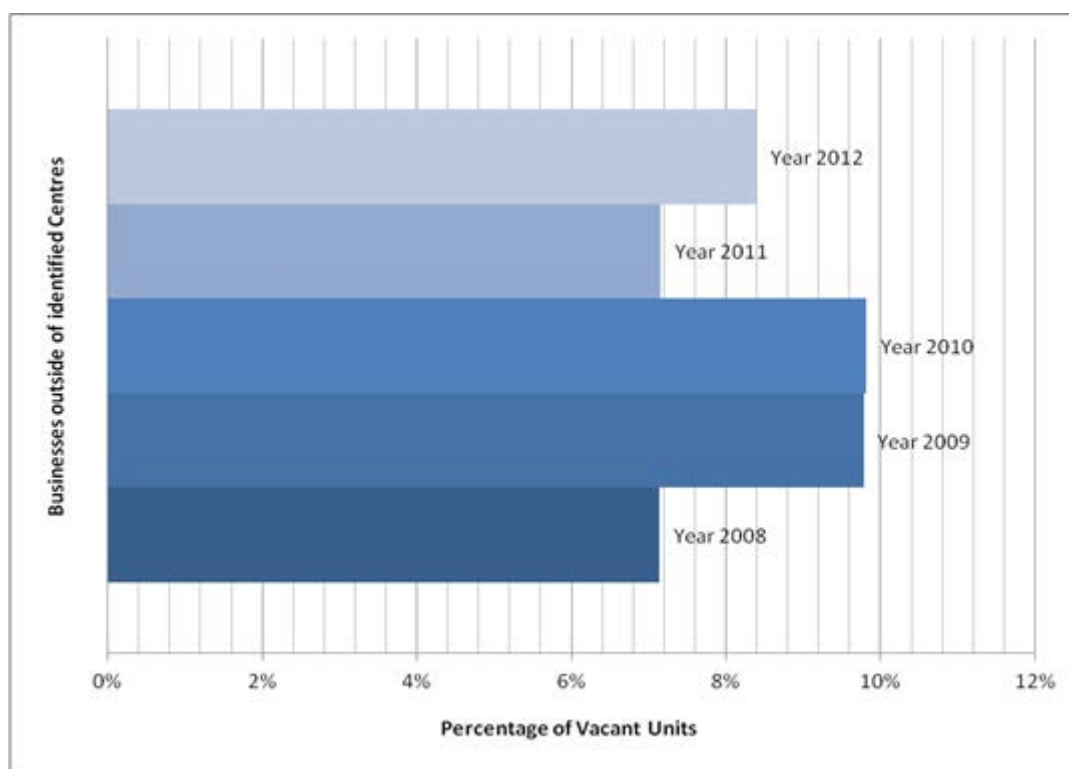


Figure 5.3 - Business Vacancy rates in areas outside of town and local centres

(Source: Merton's 2012 Annual Shopping Survey)

Land uses across the borough

- 5.8. The following list gives an indication of the types of use which may fall within each use class based on Planning Portal (<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>, Last visit: 20/11/12)

A1	Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2	Financial & professional services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3	Restaurants & cafes	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	Drinking Establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5	Hot food takeaway	For the sale of hot food for consumption off the premises.
B1	Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2	General Industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8	Storage or distribution	This class includes open air storage.
C1	Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A	Secure Residential Institutions	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3	Dwellinghouses	C3(a): covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
		C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
		C3(c): allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4	Houses in multiple occupation	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

D1	Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.
D2	Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Certain uses do not fall within any use class	Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.

Table 5.3 – Use Classes

(Source: Planning Portal, <http://www.planningportal.gov.uk>)

Town Centre	2008 Total Units	2009 Total Units	2010 Total Units	2011 Total Units	2012 Total Units
Arthur Road Local Centre	33	34	34	34	35
Wimbledon Village Local Centre	117	108	117	117	127
Raynes Park Local Centre	76	76	76	79	81
Motspur Park Local Centre	26	26	26	26	30
North Mitcham Local Centre	53	55	55	55	59
Morden Town Centre	159	159	159	162	178
Mitcham Town Centre	150	162	162	169	187
Colliers Wood Town Centre	135	149	149	149	179
Wimbledon Town Centre	275	272	277	278	299
Other	684	809	830	902	1,029
Total	1,708	1,850	1,885	1,971	2,204

Table 5.4 - All Business Units within town centres

(Source: Merton's 2012 Annual Shopping Survey)

Town Centre	Business Units	A1	A2	A3	A4	A5
Arthur Road Local Centre	34	23	4	2	0	1
Wimbledon Village Local Centre	117	78	15	17	4	0
Raynes Park Local Centre	79	43	15	6	4	5
Motspur Park Local Centre	26	14	0	4	1	4
North Mitcham Local Centre	55	27	9	4	1	6
Morden Town Centre	162	74	34	22	3	14
Mitcham Town Centre	169	96	24	13	3	11
Colliers Wood Town Centre	149	79	21	18	6	7
Wimbledon Town Centre	278	160	42	42	12	3
Other	902	448	110	70	15	84
Total	1,971	1,042	274	198	49	135

Table 5.5 - Breakdown of A1 - A5 Class uses in town centres across Merton

(Source: Merton's 2012 Annual Shopping Survey)

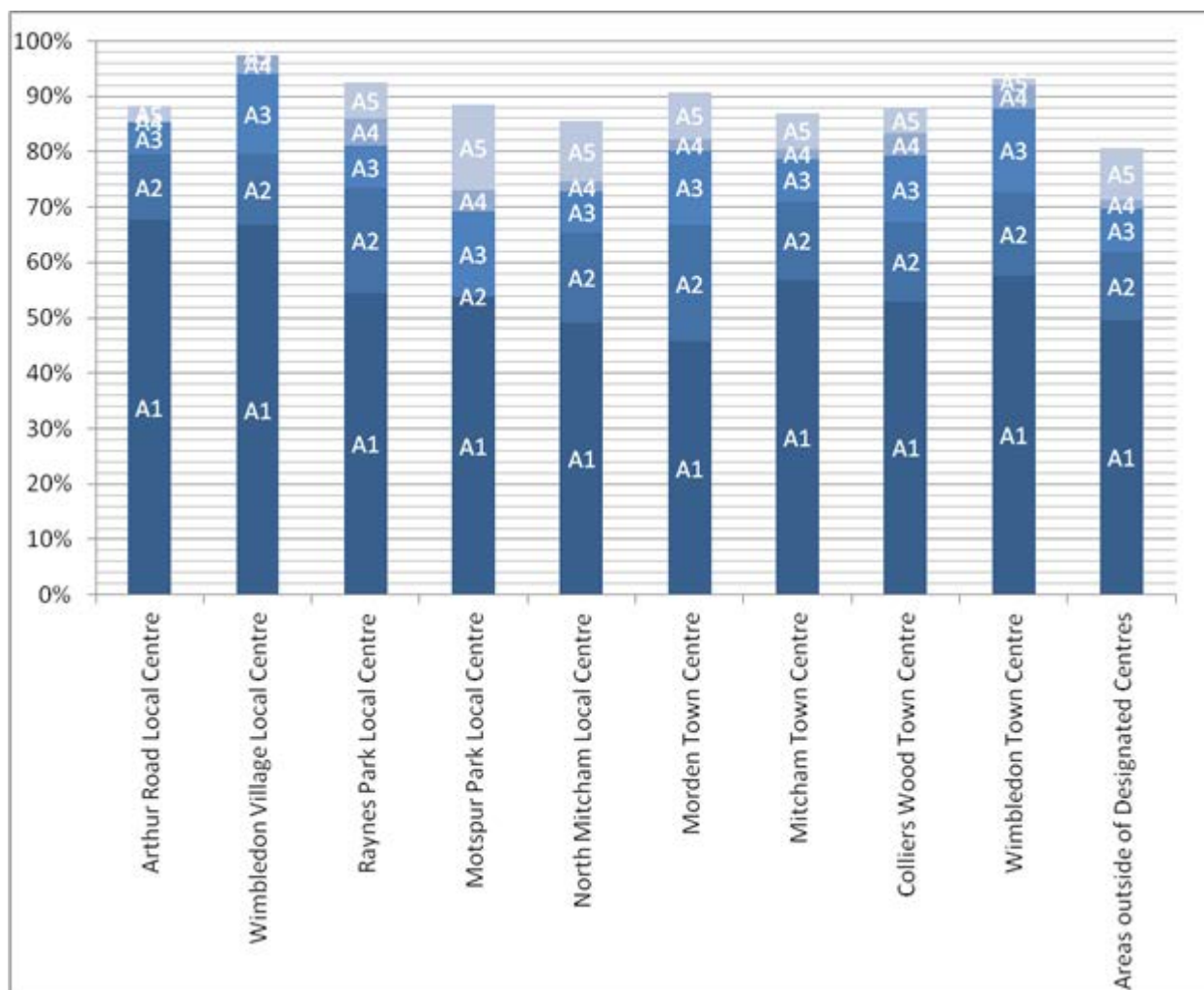


Figure 5.4 - Breakdown of A1 - A5 Class uses in town centres across Merton
(Source: Merton's 2012 Annual Shopping Survey)

Town Centre	B1	B2	B8	D1	D2	Redeveloped	Refurbishment	SG
Arthur Road Local Centre	0	0	0	2	0	0	2	0
Wimbledon Village Local Centre	0	0	0	2	0	0	0	1
Raynes Park Local Centre	0	0	0	2	0	0	1	3
Motspur Park Local Centre	2	0	0	0	0	0	0	1
North Mitcham Local Centre	2	0	0	2	0	0	0	4
Morden Town Centre	2	0	0	7	2	0	0	4
Mitcham Town Centre	1	0	0	13	1	0	1	6
Colliers Wood Town Centre	4	0	0	10	1	0	0	3
Wimbledon Town Centre	5	0	0	4	3	0	4	3
Other	44	2	8	47	1	2	2	69
Total	60	2	8	89	8	2	10	94

Table 5.6 - B1-B8, D1 and D2 and SG Class Uses in Merton's town centres
(Source: Merton's 2012 Annual Shopping Survey)

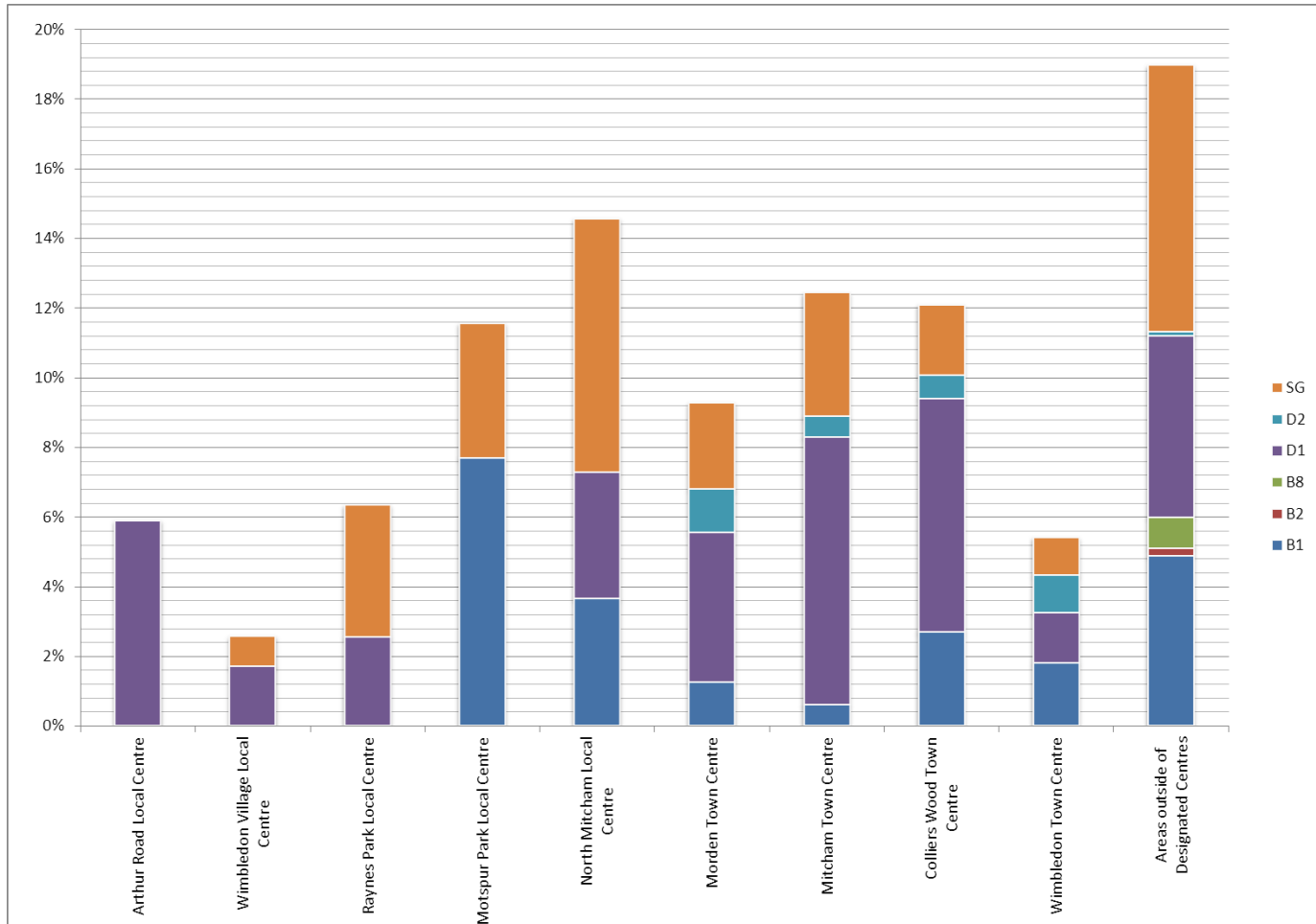


Figure 5.5 - B1-B8, D1 and D2 and SG Class Uses in Merton's town centres
(Source: Merton's 2012 Annual Shopping Survey)

Hot Food Takeaways

- 5.9. In 2012, council carried out extensive research (Hot Food Take-aways Research, 2013) on hot food take-aways in Merton as this type of uses were highlighted by Councillors, residents and other key stakeholders in consultations as a concern. This analysis is provided in **Table 5.7** and **Figure 5.6**.
- 5.10. **Figure 5.6** below illustrates spatially where the hot food take-aways in Merton are located. Also officers put a radius of 400 metres (5 minutes walking distance) and 800 metres (10 minutes walking distance) around all schools in Merton to identify if there is an issue with the over concentration of hot food take-aways located near schools. In general, Hot food take-aways are located throughout Merton and are not overly concentrated in any one town centre, though there is concern with the impacts of the over concentration of hot food take-aways particularly in Merton High Street, the London Road (Mitcham) and Streatham Road (Hot Food Take-aways Research, 2013).

Number of hot food take-aways					
Locations in Merton	2009	2010	2011	2012	2012%
Arthur Road Local Centre (38 units)	1	1	1	1	2.6%
Colliers Wood Urban Centre (142 Units)	7	8	7	7	4.9%
Mitcham Town Centre (185 units)	11	11	11	11	5.9%
Morden Town Centre (154 units)	11	12	13	13	8.4%
Motspur Park Local Centre (26 units)	3	3	3	3	11.5%
North Mitcham Local Centre (59 units)	7	6	6	6	10.2%
Raynes Park Local Centre (76 units)	4	4	5	5	6.9%
Wimbledon Town Centre (261 units)	2	3	3	3	0.4%
Wimbledon Village Local Centre (127 units)	0	0	0	0	0%
Outside Town Centres	89	91	87	84	8.2%
Total	135	139	136	133	6.1%

Table 5.7 – Number of hot food take-ways
(Source: (Hot Food Take-aways Research, 2013).)

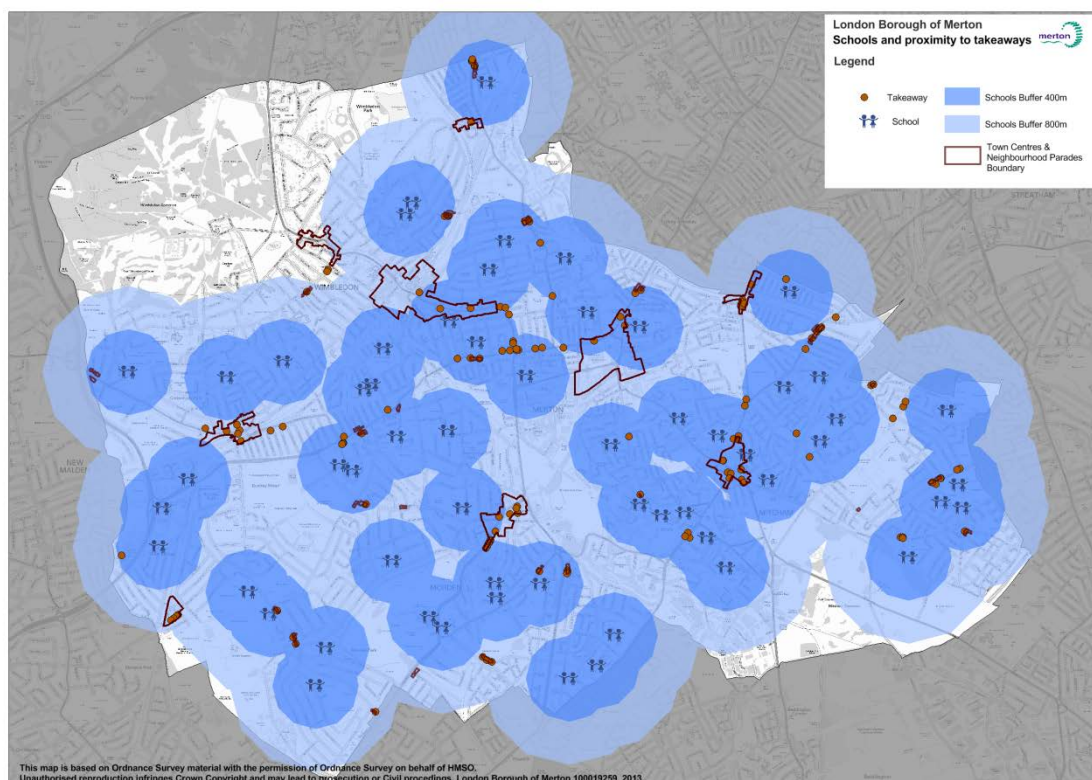


Figure 5.6 – Schools and Proximity to take-aways
(Source: Hot Food Take-aways Research, 2013)

Betting Shops

- 5.11. Betting shops are located throughout Merton and are not overly concentrated in any town centre as it is presented in Figure 5.7. They represent only a small proportion (always less than 4%, usually close to 2%) of the total number of shops in each centre. Although there are a large number of units in each town centre which could open up as betting shops without the need for planning permission (e.g. cafes, restaurants, pubs, bars, takeaways, banks, estate agents), there hasn't been a significant change in the number or location of betting shops over the past 5 years, nor is there any indication that future change will take place. There is wider evidence that there has been a nationwide increase in internet gambling during this period. Neither the Met police nor Council officers have flagged up persistence or significant antisocial behaviour issues in relation to betting shops in Merton (Committee: the use of the planning system to restrict betting shops in Merton, 2013).

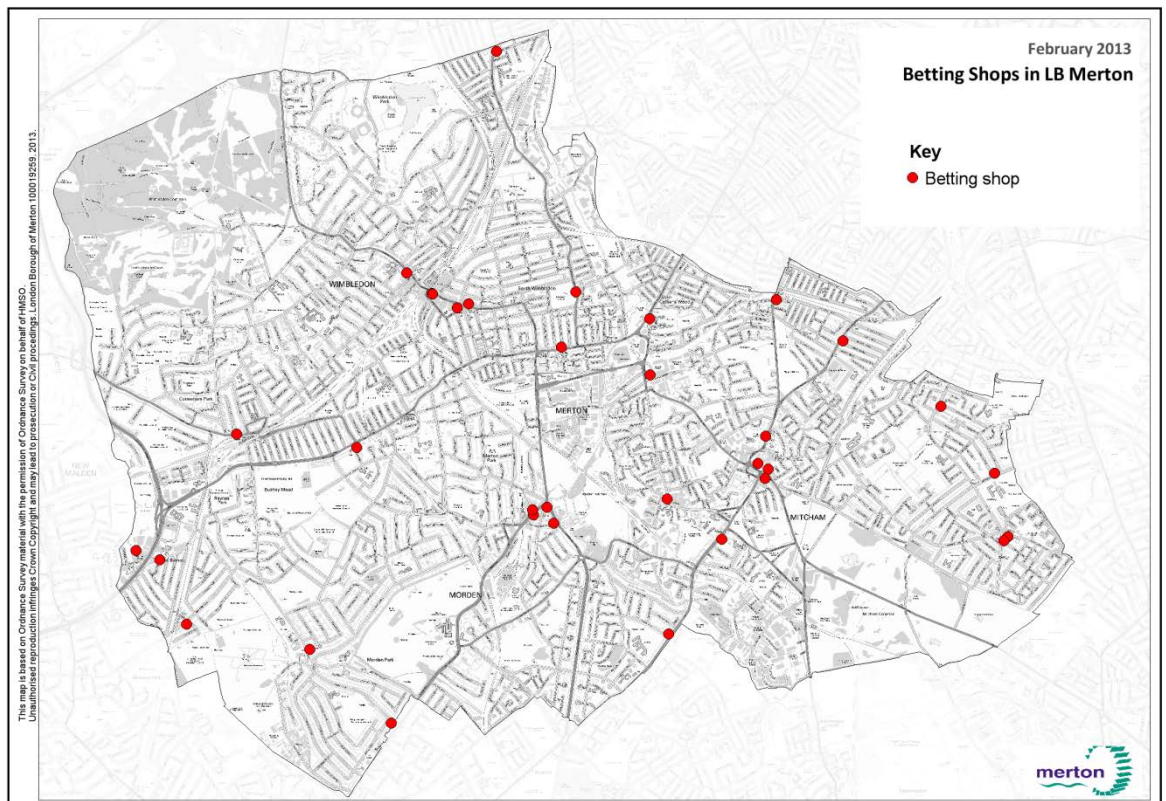


Figure 5.7 - Designated Industrial Sites in Merton

(Source: Committee - the use of the planning system to restrict betting shops in Merton, 2013)

Industrial Uses

- 5.12. Across Merton there is 167 hectares of designated industrial land. 133ha is Strategic Industrial Locations and 34ha is Locally Significant Industrial Sites. This figure has not changed in the last year. A table is provided below which lists each Industrial Location by type and size.

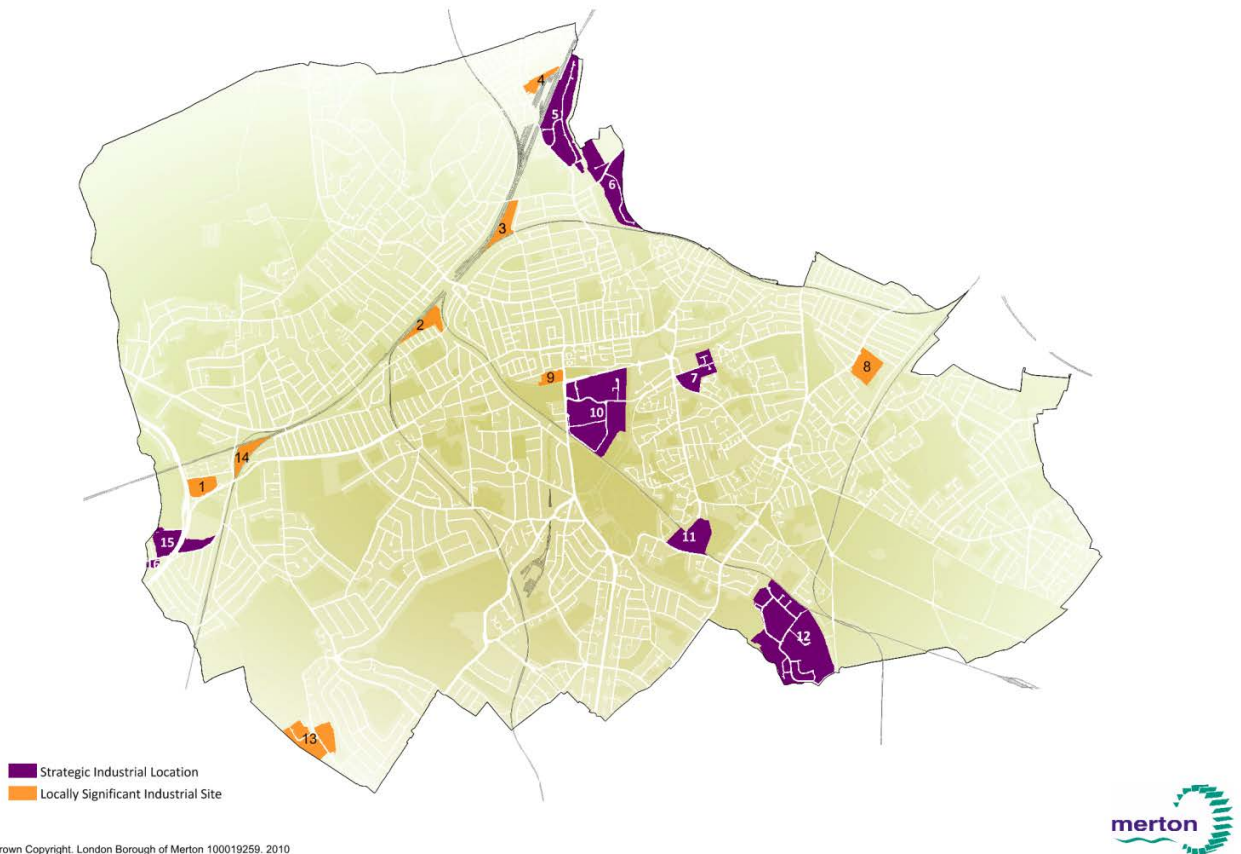


Figure 5.8 - Designated Industrial Sites in Merton
(Source: London Borough of Merton Strategic Planning and Policy)

Number	Name	Designation	Ha
1	Bushey Road	Locally Significant Industrial Site	3.69
2	Dundonald Road	Locally Significant Industrial Site	4.55
3	Gap Road	Locally Significant Industrial Site	3.57
4	Durnsford Road A	Strategic Industrial Location	2.26
5	Durnsford Road B	Strategic Industrial Location	18.77
6	Plough Lane	Strategic Industrial Location	14.47
7	Prince George's Road	Strategic Industrial Location	6.09
8	Streatham Road	Locally Significant Industrial Site	5.92
9	Nelson Trading Estate	Strategic Industrial Location	2.37
10	Morden (South Wimbledon Industrial Location)	Strategic Industrial Location	34.2
11	Hallowfield	Strategic Industrial Location	7.64
12	Willow Lane	Strategic Industrial Location	43.8
13	Garth Road	Locally Significant Industrial Site	9.6
14	Rainbow	Locally Significant Industrial Site	2.5
15	Burlington Road	Strategic Industrial Location (Proposed to Locally in Sites and Policies Plan)	6.86
16	Malden Way	Strategic Industrial Location (Proposed to Locally in Sites and Policies Plan)	0.85
TOTAL			167.14

Table 5.8 – Designated Industrial Land in Merton
(Source: Merton's Economic and Employment Land Study 2010 – NLP)

6. LOCAL ENVIRONMENT

BIODIVERSITY AND OPEN SPACE

- 6.1. [Merton Open Space Strategy](#) (MOSS), published in November 2011, is an audit of the existing facilities and sets out the likely demand for future facilities. Merton is a suburban borough with already a significant amount of green space, with over 60 parks and around 30% of the borough being open space, compared to a 10% London average.

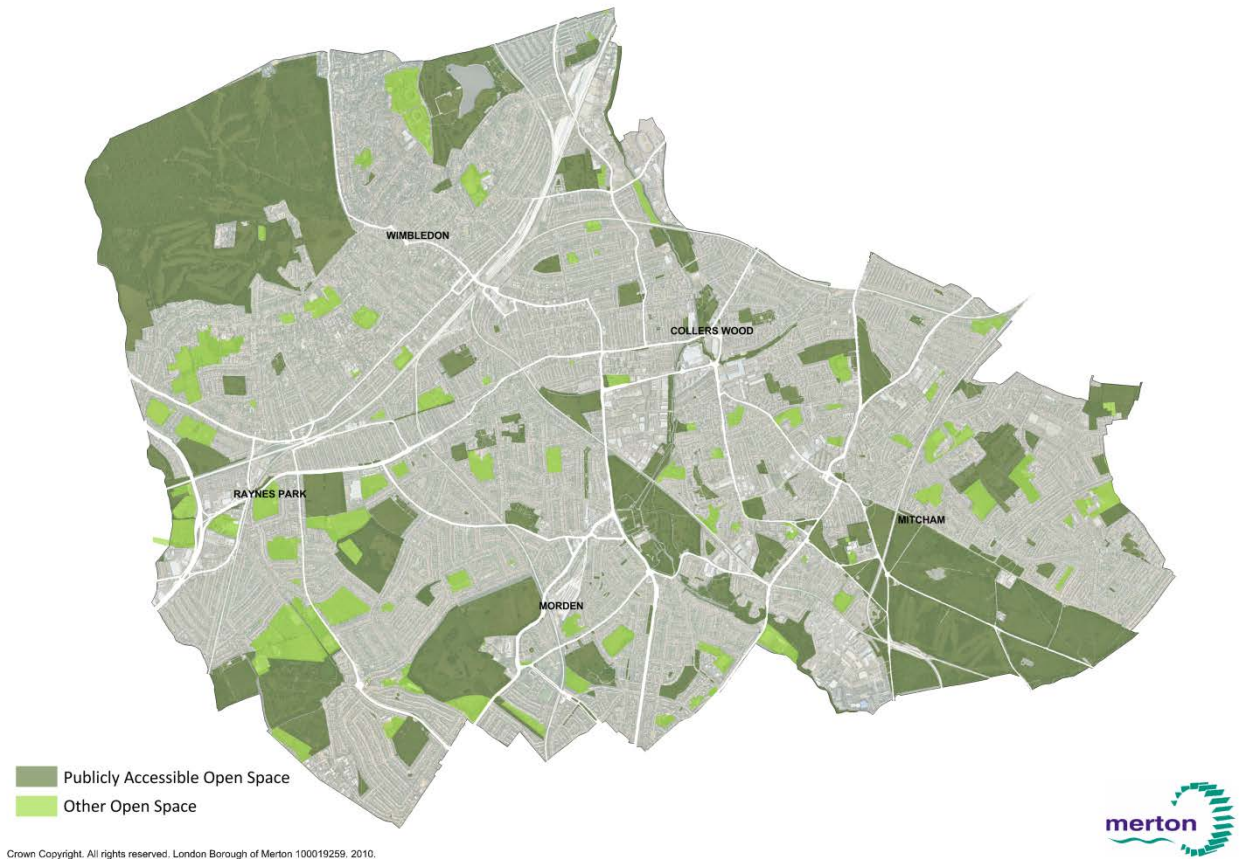


Figure 6.1 - Merton's Open Space Network
(Source: London Borough of Merton)

Nature conservation areas

- 6.2. **Table 6.1** provides the proportion of local nature conservation sites where positive conservation management is being or has been implemented (National indicator 197 has been replaced by Single Data List 160-00).

Number of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2013 (X)	Total number of Local Sites in area (Y)	% of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2013 (X/Y x 100)
37	57	65%

Table 6.1 - Single Data List - Proportion of local sites where positive conservation management is being or has been implemented (Source: LB Merton Environment and Regeneration Department, 2013)

Special Areas of Conservation (SACs, Special Protection Areas (SPAs) and Sites of Special Scientific Importance (SSSIs)

- 6.3. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are areas designated under European law and are the most important sites for wildlife in the UK. The designations aim to conserve important or threatened species and habitats and provide them with increased protection and management. Areas are very unlikely to change year-on-year. Wimbledon Common is the only Special Area of Conservation in Merton with an area of 246 ha (6.6% of Council's Area).
- 6.4. Consultation and some form of agreement with the national statutory conservation agency is mandatory before any listed (potentially damaging) activity or development can be carried out on a Sites of Special Scientific Importance (SSSI). Wimbledon Common is the only Site of Special Scientific Importance in Merton. The areas designated as SSSIs are very unlikely to change year-on-year and there were no changes to its designation during 2012-2013 however its condition is monitored and may change year on year as seen at **Table 6.2**.
- 6.5. Natural England SSSI condition assessment data for Merton is presented at **Table 6.2**. It refers to Wimbledon Common only and indicates the condition of the areas of the Common assessed as at the Condition Assessment Date (March 2009, June 2009 and July 2010).

Site Name	Wimbledon Common		
Unit Area	17.62	129.31	95.40
Natural Feature Code	D112	B11	A111
Natural Feature Description	Heathland: Dry Dwarf Shrub Heath, Acid, Lowland	Grassland: Acid, Unimproved	Woodland: Broadleaved, Semi-Natural
Main Habitat	Dwarf Shrub Heath	Acid Grassland	Broadleaved, Mixed And Yew Woodland
Sub Habitat	Lowland	Lowland	Lowland
Condition Assessment Date	20/07/2010	11/06/2009	02/03/2009
Condition Assessment Description	Unfavourable Declining	Unfavourable Recovering	Unfavourable Recovering
At Risk Status	No Identifiable Risks	No Identifiable Risks	No Identifiable Risks

Table 6.2 - SSSI Unit Condition Detail (2010)

(Source: GiGL Report data 2012)

Sites of Nature Conservation (SINC)

- 6.6. Sites of Importance for Nature Conservation (SINCs) are important wildlife sites which are recognized by the Greater London Authority and London borough councils. There are over 1,400 SINCs which have been identified across London and this amount to nearly 20% of the total area.
- 6.7. There are three different types of SINCs:
- (i) Sites of Metropolitan Importance
 - (ii) Sites of Borough Importance (Grades 1 and 2); and
 - (iii) Sites of Local Importance

- 6.8. The individual sites are categorized into those types listed above based upon their level of importance on either a local, borough or wider still (metropolitan) scale.
- 6.9. A London Wildlife Sites Board (LWSB) has been established to provide support and guidance on the selection of SINCs. There has been no change to the London Borough of Merton's SINCs within the 2012-2013 monitoring period (GiGL Report data 2012).

Borough Name	Borough area (ha)	SINC GRADE*	SINC area (ha) per grade	Count of SINC's per grade	% of Borough
Merton	3750.68	Borough Level 1	201.73	11	5.4%
Merton		Borough Level 2	89.43	23	2.4%
Merton		Local	19.26	19	0.5%
Merton		Metropolitan	521.51	4	13.9%

Table 6.3 - Total area of SINC in Merton
(Source: GiGL Report data 2012)

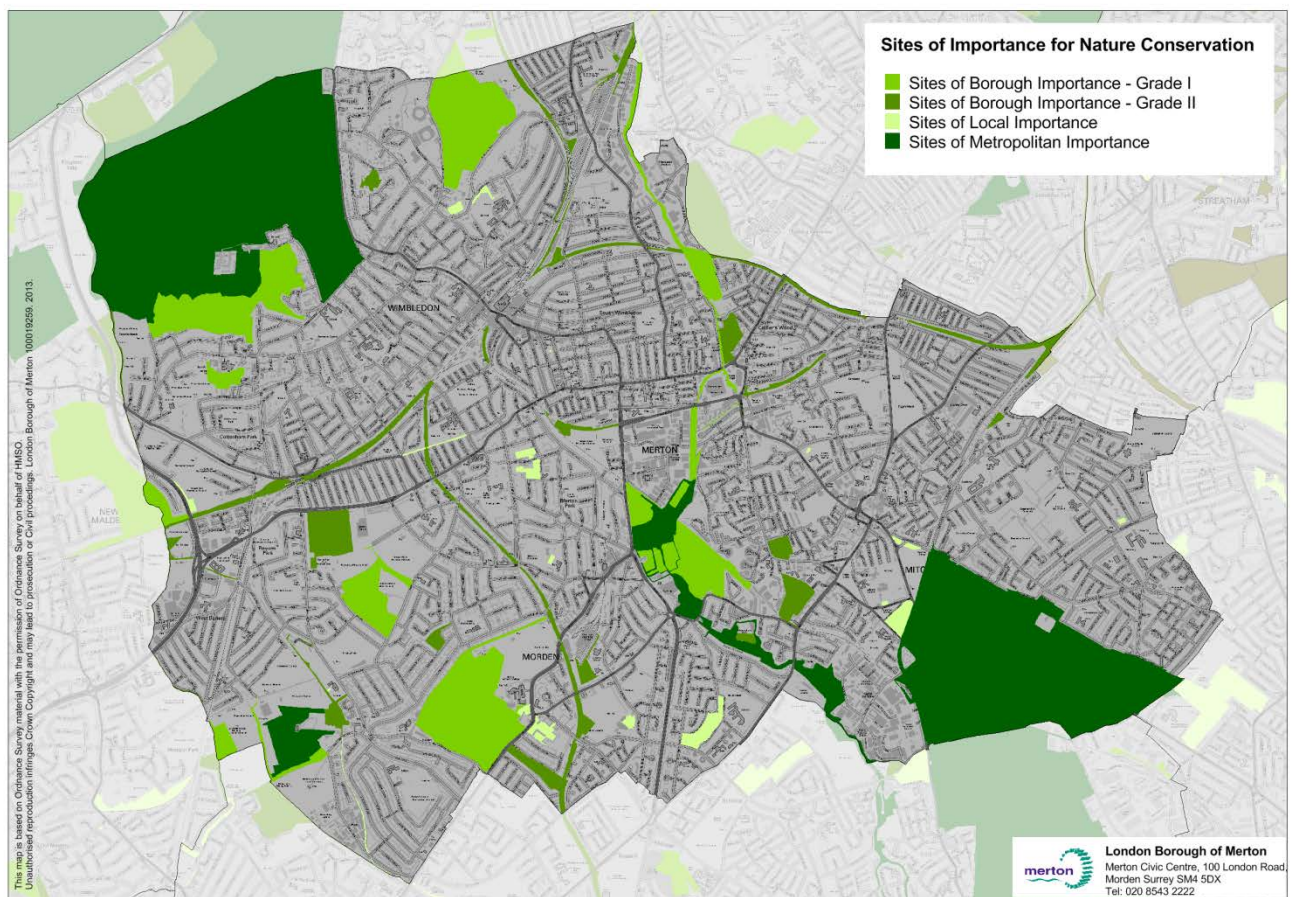


Figure 6.2 - Sites of Importance for Nature Conservation in Merton
(Source: GIGL Report data 2012)

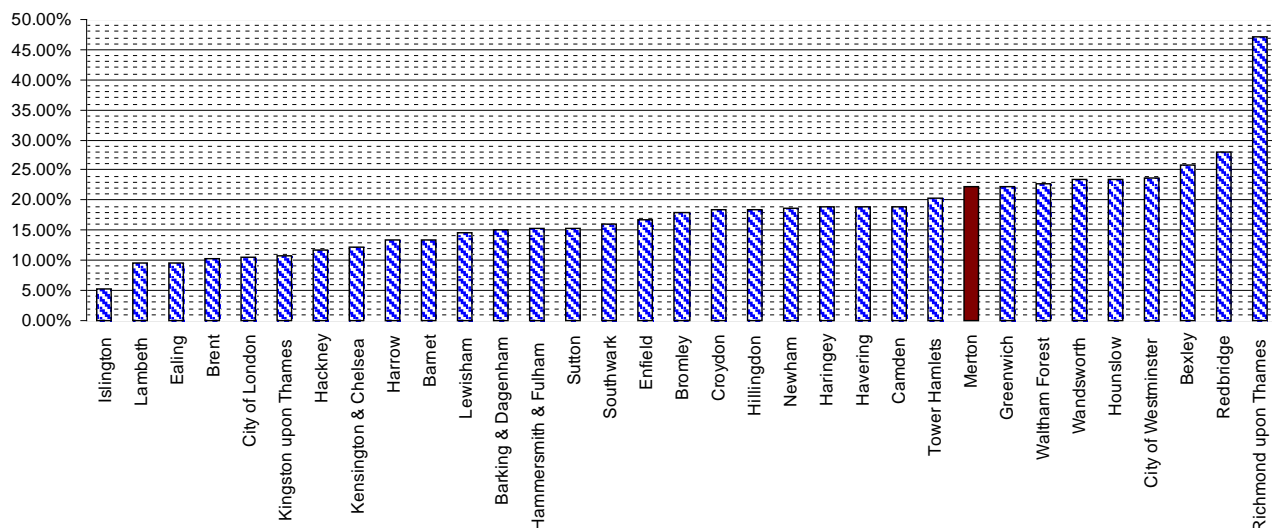


Figure 6.3 - % of borough designated as SINC

(Source: GiGL Report data 2012)

- 6.10. As can be seen at **Figure 6.3**, Merton has the 9th highest percentage of the borough designated as SINC when compared with London boroughs. It should be noticed that Merton, Greenwich and Waltham Forest have less than 1% differences. Merton has 22.18% of the borough designated as SINC, compared with the London average which is 17.87%.

Local Nature Reserves

- 6.11. All of Merton's Local Nature Reserves have adopted management plans that identify ecological habitats and prescribe maintenance schedules designed to conserve and enhance wildlife value.

Borough area (ha)	Site Name	Local Nature Reserve area (ha)
3750.7	Bennetts Hole	1.53
	Cannon Hill Common	12.79
	Cherry Wood	1.75
	Cranmer Green	3.23
	Derwent Flood wash	1.82
	Fishpond Wood and Beverley Meads	5.71
	Lower Wandle	2.77
	Merton Park Green Walk	1.51
	Morden Park	27.40
	Myrna Close	0.71
	Ravensbury Park	7.32
	Oakley Way	0.63
	Pyl Brook	0.89
	Sir Joseph Hood Memorial Wood	2.75
	Wandle Meadow Nature Park	3.81

Table 6.4 - Local Nature Reserves in Merton

(Source: GiGL Report data 2012)

MOSS 2010 Local Nature Reserves
MERTON OPEN SPACE STRATEGY

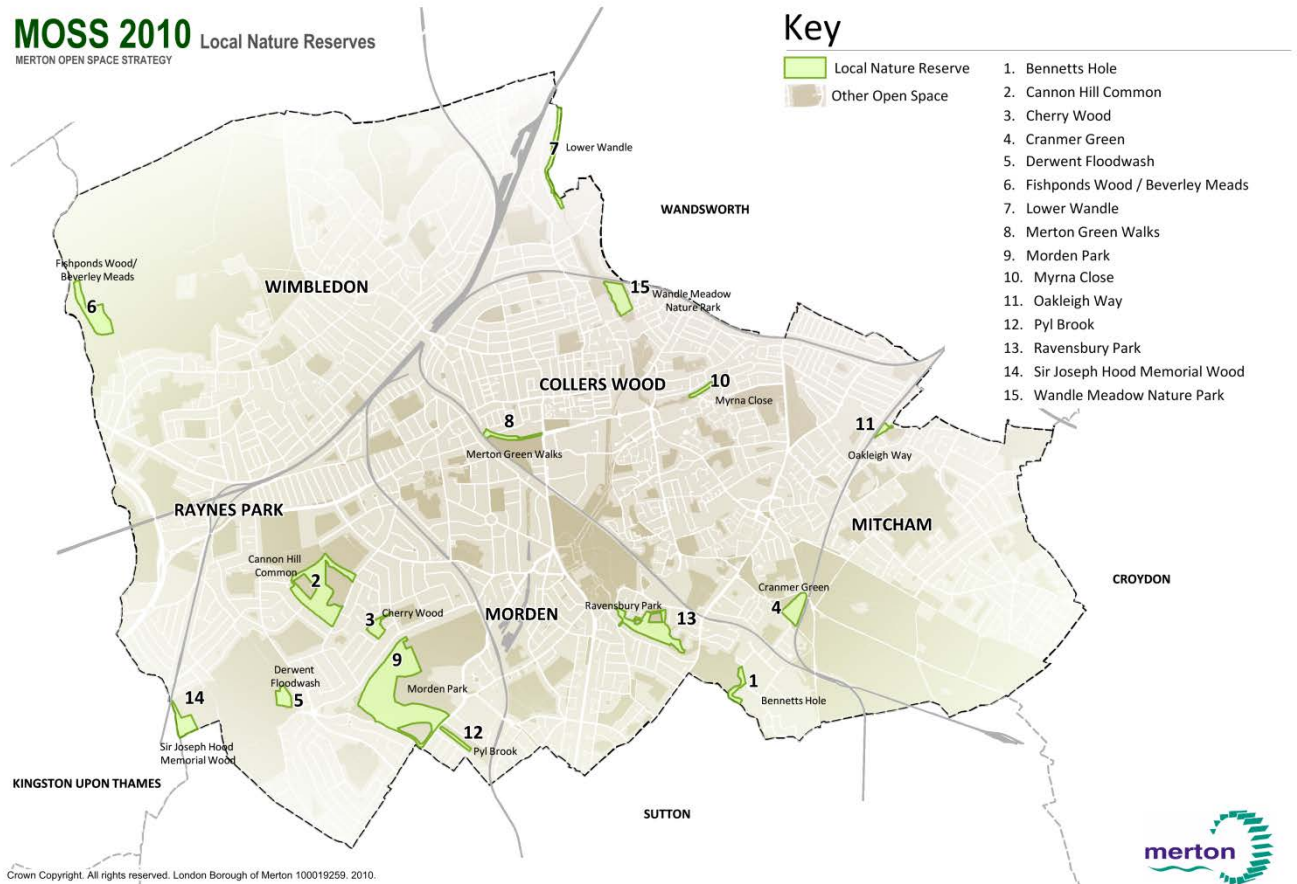


Figure 6.4 - Merton's Local Nature Reserves
(Source: London Borough of Merton Open Space Strategy, 2011)

6.12. The borough has 14 Local Nature Reserves (as listed in Table 6.4) and a potential further Local Nature Reserve at Derwent Flood wash. The designation of the Derwent Flood wash as a Local Nature Reserve is currently being proposed as part of the revision to the council's Sites and Policies Plan. The reserve has a variety of habitats such as woodland, scrub, marsh, open ditch, tall herbs and rough land. The northern side of the site is dominated by a wide selection of amenity trees, while the south is home to a selection of semi-mature crack-willow and oak trees. The current timetable shows that the new Policies Map is likely to be adopted in spring 2014.

CLIMATE CHANGE

- 6.13. Combating climate change is a priority for Merton. Merton's Core Planning Strategy aims to address the impacts of climate change and accommodate new development sustainably. In addition to environmental impacts, Climate change also has social and economic impacts worldwide, with Merton's residents and workers likely to be subjected to higher energy bills, food supply and more extreme weather events in the future.
- 6.14. In this monitoring year the climate change projects that have helped to achieve the objective under Policy CS15 are in sort the following:
- Green Deal Pioneer Places (Jan 2013 – present) – £46.2k funding secured to deliver engagement project with the local community on energy efficiency and the Green Deal. Fully funded Green Deal assessments were offered to 60 local households on first come, first served basis. This provided them with a report detailing the energy performance of their property and enabled them to undertake improvements to their property (funded either through or outside of the GD) should they wish to.
 - Collective Energy Switching - The Big London Energy Switch (Jan 2013 – present) - £31.4k funding secured to deliver community engagement on collective energy switching and behavioural change. Offering residents opportunity to reduce their energy bills by switching supplier and being more energy efficient in the home.
 - School 'pay as you save' (PAYS) insulation project (April 2012 – Oct 2013) – energy efficiency retrofit project investing £80k in improving energy performance of x13 primary schools in Merton over.
 - REFIT (Phase 1) – programme to invest £500k in energy efficiency retrofit of x13 corporate offices and sites through the GLA's REFIT framework. Project to be delivered through energy performance contracting with target to reduce energy consumption 19% across all sites.
- 6.15. Additionally during the monitoring year the council produces the [Climate Change Strategy](#) for 2013-16. It will set out how the council and the wider Borough can take action on climate change. The updated action plan is going to have five themes that represent the core target areas for activity to tackle climate change and enhance sustainability within the borough. These are:
- Energy
 - Planning and development
 - Sustainable resources
 - Natural environment and green space
 - Greening business
- 6.16. A key measure of Merton's progress toward reducing the impact of human activities on the environment is determined by the amount of CO₂ (Carbon Dioxide) emissions released. The Carbon Reduction Commitment (CRC) Annual Report Emissions' figure can be seen at **Table 6.5**.

	Amount of CO ₂ (Tonnes)
2012-2013	16,450

Table 6.5 - 2012-2013 Carbon Reduction Commitment

(Source: London Borough of Merton)

- 6.17. The CO₂ figure is derived from a figure for the total emissions of the whole Council (footprint). These figures do include our two Academies and our PFI Schools. The figure is

increased in comparison to previous year mainly because of the cold winter that we experienced last year.

- 6.18. The London Borough of Merton has invested in several solar panel installations across the borough. These systems are located across a range of the most suitable council buildings. A summary of the amount of renewable energy generated at each site is given in **Table 6.6**.

	Corporate Archive	High Path Day Centre	Jan Malinowski Centre	Lavender Childrens Centre	Street Sweeping & Salt Store	Transport Offices & Workshop	SMART + Home Care
Size (kWp)	25.38	9.40	49.35	28.20	20.68	24.44	12 + 12
	32.90	37.80	32.90	32.90	32.90	32.90	15.2
Installation Date	07/03/2012	22/02/2012	22/02/2012	13/06/2012	21/02/2012	21/02/2012	30/07/2012
01/01/2013	2,049	854	4,452	2,531	1,992	2,142	NA
01/02/2013	2,590	1,053	5,528	3,142	2,387	2,644	NA
01/03/2013	2,478	986	5,183	2,983	2,329	2,613	NA
01/04/2013	2,609	1,070	5,706	3,250	2,469	2,742	417
01/05/2013	2,557	1,062	5,476	3,094	2,428	2,670	1,320
01/06/2013	2,165	896	4,492	2,480	1,972	2,071	1,162
01/07/2013	1,151	450	2,363	1,267	1,041	1,089	673
01/08/2013	704	288	1,437	745	664	657	464
01/09/2013	412	182	863	425	410	399	305
01/10/2013	409	173	800	418	371	389	257
01/11/2013	826	338	1,628	867	732	762	459
01/12/2013	1,258	500	2,490	1,393	1,080	1,192	617
Annual Total	19,208	7,852	40,418	22,595	17,875	19,370	5,674

Table 6.6 – Electricity Consumption in Council Buildings
(Source: London Borough Merton, 2013)

WASTE MANAGEMENT

- 6.19. The [South London Waste Plan](#) sets out the issues and objectives to be met in waste management for the period between 2012 and 2022. 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.

WATER MANAGEMENT AND FLOODING

- 6.20. The [Strategic Flood Risk Assessment \(SFRA\)](#) published in 2008 was produced to assist the London Boroughs of Croydon, Merton, Sutton and Wandsworth in their Local Plans' sustainability appraisals. The primary purpose of the SFRA is to determine the variation in flood risk across the Boroughs. Robust information on flood risk is essential to inform and support the Council's revised flooding policies in their emerging Local Plans.

Flood risk management

- 6.21. The Council is currently producing a Local Flood Risk Management Strategy (LFRMS). The LFRMS will be in conformity with the Environment Agency's National Strategy on flooding. The aim of the LFRMS will be to assess risk from local sources or flooding namely surface water, ground water and ordinary watercourses. The Strategy will have local objectives to manage local flood risk in the Borough. Planning has an important role to play in delivering these new duties and must ensure that it forms part of authority wide co-ordination of the LLFA role (Since April 2011, London boroughs have been given the roles of Lead Local Flood Authority (LLFA) by the Flood and Water Management Act 2010. This means that each borough has a new flood risk management duties).
- 6.22. During 2012/13 there were no planning permissions granted contrary to the advice of the Environment Agency (EA), meeting the target.
- 6.23. Our climate is changing and one of the important changes is that our rainfall is expected to come in more intense storms, increasing peak rainfall rates by up to 40 per cent in London. These heavy rainstorms put us at greater risk of surface flooding; to mitigate that risk we need to first better understand it.
- 6.24. The Environment Agency offers a free flood warning service, which gives advance warning of flooding via telephone, mobile SMS text, email, pager or fax. As of March 2013, 4,523 properties in Merton are registered to receive flood warnings. It should be noted that this figure does not include all properties at risk from flooding. These properties receive flood warnings from other sources such as broadcasts on local radio who broadcast flood warnings in London.
- 6.25. Merton is an active member of Drain London project set up by the Mayor of London in partnership with the Environment Agency, Thames Water and London boroughs. This partnership provides an opportunity to engagement not only other boroughs but with statutory bodies.
- 6.26. The aim of Drain London project is to look at one of the most serious challenges that London will face in the near future, flooding from surface water. The project assists and helps borough on managing and reduce surface water flood risk, by improving our knowledge of the surface water drainage system and identifying areas at greatest risk of flooding.
- 6.27. The Mayor's Regional Flood Risk Appraisal identifies surface water flood risk as the most likely cause of flooding in London. In urban areas where many surfaces are sealed by buildings and paving, Natural infiltration is limited. Instead, drainage networks consisting of pipes and culverts divert surface water to local watercourses. In some cases, this has

resulted in downstream flooding and deterioration in river water quality. Sustainable drainage systems (SuDS) aim to alleviate these problems by storing or re-using surface water at source, by decreasing flow rates to watercourses and by improving water quality.

Water availability

- 6.28. Merton is in Thames Water's 'London water resource zone'. The River Thames is the primary source of public water supply in London. Two thirds of London's supply is taken from the freshwater River Thames, a further 22% comes from the River Lee and the remaining 15% comes from groundwater - from the confined Chalk aquifer beneath London.
- 6.29. Merton falls into the London Catchment Abstraction Management Scheme (CAMS) area and is situated in 2 catchments: the Wandle catchment and the Beverley Brook catchment. The upper reaches of the Wandle catchment were assessed as having 'no water available' in the London CAMS. The Beverley Brook has water available for further abstraction.
- 6.30. With regards to London, 55% of the available water within the Thames Basin is already abstracted of which 80% is used for public water supply purposes. The River Thames is the single largest source of water for the capital.
- 6.31. Merton is located within both Thames Water and; Sutton and East Surrey Water's supply area. The Environment Agency has classified Merton's water capacity as an area of serious water stress. Combined with population growth and climate change predictions it shows that pressure on water resources will continue to increase in the future, annual flows in River Thames by the 2050's could be over 10% lower when compared to today's values.
- 6.32. During 2012/13 the EA did not object to any planning applications on the grounds of lack of availability of water.

Discharges from sewage treatment works

- 6.33. Merton is served by Crossness sewage treatment works (STW). Crossness STW is located in south east London. There are planned upgrades which will provide sufficient treatment at Crossness to ensure that it can cope with London's growing population to at least 2021 whilst, delivering improved quality effluent to meet water quality requirements.
- 6.34. The improvements will enable the site to treat 44% more sewage than it does at present. This increase in treatment capacity will allow for a 6% increase in population until 2021. The upgrade is due for completion in March 2014. This increase in capacity will also ensure sufficient treatment to meet requirements of Urban Waste Water Treatment Directive (UWWTD). It will significantly reduce the amount of storm sewage that overflows into the Thames Tideway during heavy rainfall when the works can not treat all flow it receive and becomes overloaded.

7. LOCAL INFRASTRUCTURE

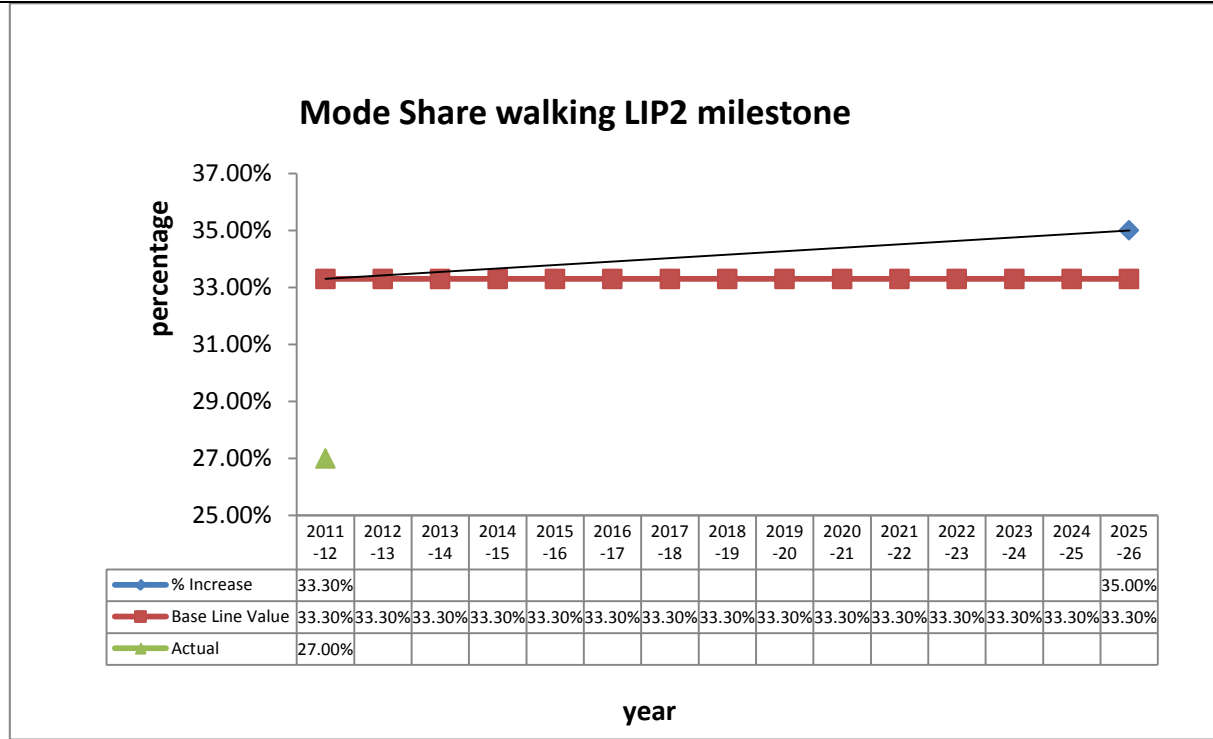
TRANSPORT

- 7.1. Merton and the neighbouring boroughs in south west London has the highest rate of traffic generation in London. This is largely a result of the geographic positioning of the boroughs in relation to the centre of London, the region's relative prosperity and extensive transport network.
- 7.2. As stated within Merton's Core Planning Strategy, the primary transport objective for the borough is to make Merton a well-connected place where walking, cycling and public transport is the modes of choice when planning journeys. The improvements and progress made to achieve this objective is explored further below.
- 7.3. [Merton's Sustainable Transport Strategy and Local Implementation Plan \(LIP2\)](#) has been designed to demonstrate how the borough can contribute to the Mayor of London's Transport Strategy (MTS) and to deliver the transport objectives of Merton's key policy and strategy documents including the Merton's Core Planning Strategy, Merton's Community Plan and Climate Change Strategy.
- 7.4. Following is presented the performance and targets of walking, cycling and public transport LIP2 updates (**Tables 6.7 - 6.9**).

Table 6.7 LIP2 Mandatory Indicator: P1 Walking mode share based on trips originating within Merton

Evidence on mode share is set out in Travel in London supplementary information – Borough Local Implementation Plan (LIP) performance indicators

Baseline	33.3% (2006/07 to 2008/09 three-year average)
Short-term (interim) target	33.8% (2011/12 to 2013/14 three year average).
Long-term target	35% (2023/24 to 2025/26 three-year average)
Data source	London Travel Demand Survey Travel in London Report 5
Link to LIP objectives	<p>SO1 Mitigate for the negative impact of transport on climate change;</p> <p>SO2 Reduce road traffic casualties;</p> <p>SO3 Encourage active transport;</p> <p>SO4 Reduce the impact of traffic congestion levels;</p> <p>SO7 Improve accessibility and social inclusion in the transport network;</p> <p>SO8 Further develop Merton’s relationship with strategic partners to support the regeneration of the town centres in the borough.</p>



Evidence that the target is ambitious and realistic

The growth in mode share from the LIP2 baseline of 33.3% to 35% is still perceived as challenging but achievable by 2025/26 because:

- Achieving modal shift towards sustainable transport remains a priority for the Council. (e.g. Merton’s Community Plan)
- Merton’s LIP2 includes a series of proposals for public realm improvements and smarter initiatives to deliver growth in sustainable mode share including walking.
- Merton will continue to invest its LIP2 funding into the public realm and smarter travel initiatives to support the short term milestone.
- The high profile of National campaigns about the positive effects of walking for health and reducing obesity have and are expected to continue boosting the number of trips by foot.
- The TfL Business Plan 2009/10-2017/18 also states the Mayor’s commitment to walking and cycling improvements.

Key actions for the Council

- To deliver the LIP2 programme to a high quality
- To ensure that other capital programmes maximise the opportunities to improve pedestrian environment (e.g. providing match funding for major scheme town centre bids).
- Delivery of Rediscover Mitcham and Connecting Colliers Wood major schemes
- School Travel Plan support
- Road Safety Training
- Sustainable Travel Campaigns
- Walk to School campaigns
- Street lighting and CCTV programme

	<ul style="list-style-type: none"> • De-clutter signs and street furniture • Improving condition of footways under highway maintenance programme 	
Key actions for local partners	<ul style="list-style-type: none"> • Schools – School travel plan progress, walk to school programmes • Business (including Wimbledon and Willow Lane Industrial Estate BIDS) – Workplace travel plans and Merton Chamber of Commerce Wimbledon Way walking route. NHS/Merton Health and Well-being Board – Active Travel for health programme 	
Principal risks and how they will be managed	<ul style="list-style-type: none"> • Availability and competing demands for LIP Funding • Changes in local and regional priorities • The Mayor of London’s continuation of support of sustainable modes of transport • Local objections to physical improvements • Availability of CIL funding and viability of new developments to support infrastructure improvements <p>Risk Management</p> <p>The performance monitoring provides the best opportunity to analyse the continued progress towards this target and to identify key areas of concern causing slower trajectory, possible options for mitigation could include reprioritising of the funding available and improving the method of communication to ensure that objectors understand the benefits of the programme.</p>	
Commentary	<p>Against a backdrop of gradually falling car trips in outer London (Travel in London Report 5), the impact of the economic recession and population growth the apparent 6.4 percentage drop in modal split for walking between 2010/11 and 2011/12 milestone raises some concerns of the validity of the original base or the 2011/12 figure. Although it could be that people are just walking less. The Long term target has therefore been retained until a clearer picture becomes available.</p> <p>Over the past 3 years, much of Merton’s delivery programme has been directed towards tackling access issues across a range of modes. The majority of schemes contained significant pedestrian improvements to support this target. Schemes were typically located in areas with higher footfalls and defined walking problems where the greatest benefit could be achieved, busy movement corridors and those locations where notable barriers to movement were apparent. Examples include Destination Wimbledon, Merton High Street, South Wimbledon Business Park and Lower Downs Road Railway Tunnel. Other Interventions, such as new crossing points or dropped kerbs were targeted towards more localise, but nevertheless important areas where movement problems had been identified. The Smiles programme also developed walks for health. Supporting these scheme based interventions the Council has delivered 20km of improved footways through its maintenance programme and delivered an extensive programme of educational and road safety courses focused towards ensuring that people have the right skills needed to walk safely.</p>	

Table 6.8 LIP2 Mandatory Indicator: P2 cycling mode share based on trips originating within Merton

Evidence on mode share is set out in Travel in London supplementary information – Borough Local Implementation Plan (LIP) performance indicators

Baseline	1.3% (2006/07 to 2008/09 three-year average)	<div style="text-align: center;"> <h3>Mode Share Cycling LIP2 milestone</h3> <table border="1" style="margin-top: 10px;"> <thead> <tr> <th></th> <th>2011-12</th> <th>2012-13</th> <th>2013-14</th> <th>2014-15</th> <th>2015-16</th> <th>2016-17</th> <th>2017-18</th> <th>2018-19</th> <th>2019-20</th> <th>2020-21</th> <th>2021-22</th> <th>2022-23</th> <th>2023-24</th> <th>2024-25</th> <th>2025-26</th> </tr> </thead> <tbody> <tr> <td>% Increase</td> <td>2.00%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5.00%</td> </tr> <tr> <td>Base Line Value</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> <td>1.30%</td> </tr> <tr> <td>Actual Cycle</td> <td>2.00%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> </div>		2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	% Increase	2.00%														5.00%	Base Line Value	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	Actual Cycle	2.00%														
	2011-12		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26																																																		
% Increase	2.00%															5.00%																																																		
Base Line Value	1.30%		1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%																																																		
Actual Cycle	2.00%																																																																	
Short-term (interim) target	3.1% (2016/2017)																																																																	
Long-term target	4.0% (2023/24 to 2025/26 three-year average) New target - increased longer term target from 4% to 5% thereby meeting the Mayor's longer term objective. (This target will be reviewed again in the New Year as soon as the outcomes of the Mayors Mini-Holland and other parallel funding programmes are known)																																																																	
Data source	London Travel Demand Survey																																																																	
Link to LIP objectives	<p>SO1 Mitigate for the negative impact of transport on climate change;</p> <p>SO2 Reduce road traffic casualties;</p> <p>SO3 Encourage active transport;</p> <p>SO4 Reduce the impact of traffic congestion levels;</p> <p>SO7 Improve accessibility and social inclusion in the transport network;</p> <p>SO8 Further develop Merton's relationship with strategic partners to support the regeneration of the town centres in the borough</p>																																																																	
Evidence that the target is ambitious and	<p>The growth in cycling mode share from the LIP2 original baseline of 1.3% to a revised long term target of 5% is considered challenging but achievable by 2025/26 because:</p> <ul style="list-style-type: none"> Achieving modal shift towards sustainable transport remains a priority for the Council. (e.g. Merton's Community Plan) 																																																																	

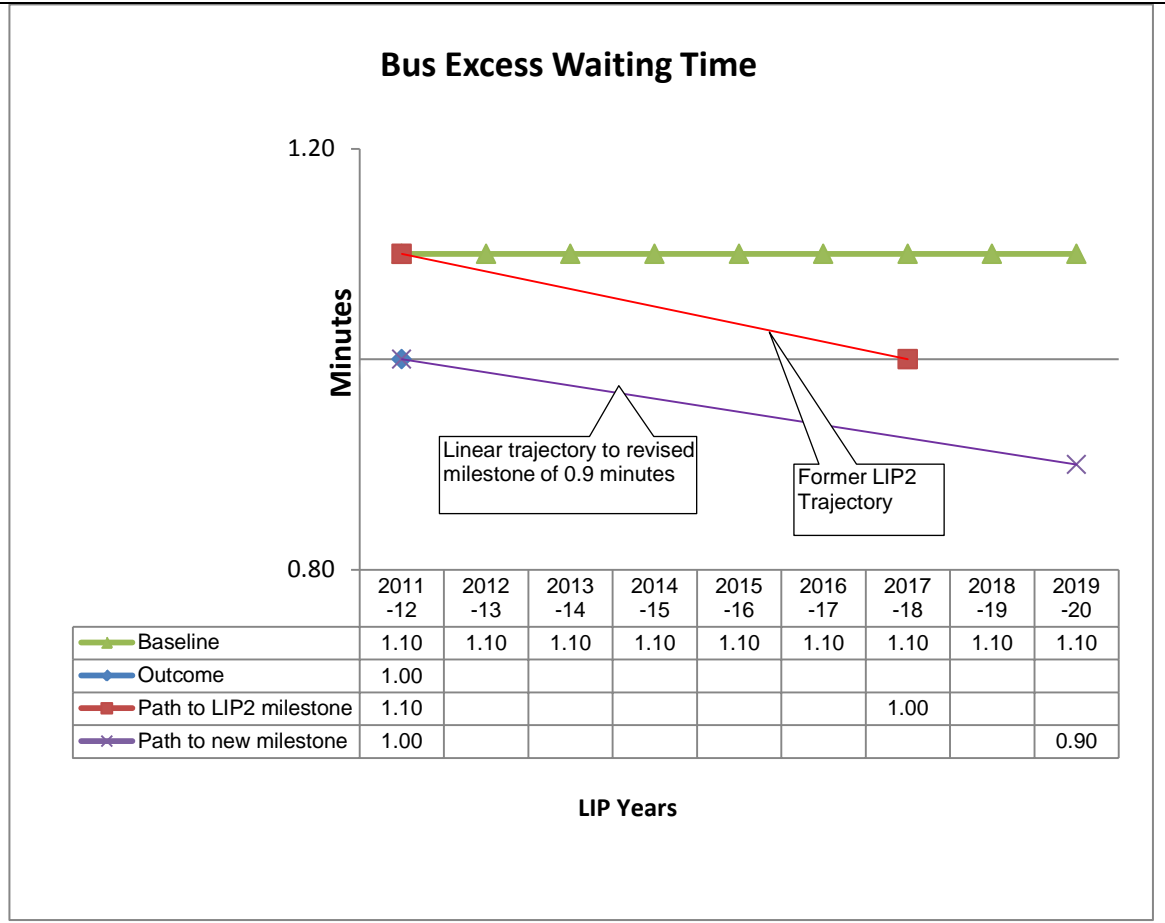
realistic	<ul style="list-style-type: none"> • Merton’s LIP2 updated delivery plan incorporates proposals for public realm improvements focused around town centres and smarter initiatives to underpin and sustain growth in sustainable mode share including cycling. • Merton will continue to invest in excess of £3 million LIP2 funding into the public realm and smarter travel initiatives up to the short term milestone. • The TfL Business Plan 2009/10-2017/18 also states the Mayor’s commitment to walking and cycling improvements and more recent reprioritisation and uplift in cycle funding (Mayor’s Cycle Vision). • Merton’s current cycling mode share of 2% is on par with the outer London average and greater London as a whole. This outcome reflects the suburban nature of the borough. • The Mayor has set for a 5% cycling mode share across London by 2026, which equates to an approximate 400% increase compared to 2000 levels. • The Cycle Superhighway from Merton to the City of London (Route 7) is complete and provides a safe and quick route into Central London. • Work undertaken by TfL Policy Analysis originally suggested that 29% of all trips that are currently made in the borough by mechanised modes could potentially be cycled. This excludes trips that might not reasonably be cycled (such as those by young or elderly people) and does not suggest that these trips could or would transfer to cycling but can be seen as the maximum potential for cycling trips (which is significantly higher than the 6.0% target now proposed). • Delivery of Merton’s Biking Borough Strategy is a Council priority and the LIP2 annual £100k local transport fund is prioritised for cycling for the 2014/15 – 2016/17 delivery plan period. 	
Key actions for the Council	<ul style="list-style-type: none"> • To deliver the LIP2 programme to a high quality • To ensure that the other capital programmes maximise the opportunities to improve cycling environment • Delivery of Rediscover Mitcham and Connecting Colliers Wood major schemes • Deliver the Biking Borough Strategy, including cycle parking at key locations 	<ul style="list-style-type: none"> • School Travel Plan support • Road Safety Training • Sustainable Travel Campaigns • Child & Adult cycle bikeability training and safety awareness • Cycle Maintenance training • “Safer Urban Driving” training for HGV/good vehicle drivers
Key actions for local partners	<ul style="list-style-type: none"> • Developers – to provide cycle facilities at new developments (in accordance with London Plan minimum standards). • Merton Chamber of Commerce continued development of Wimbledon Way Olympic walking route • NHS/Merton Health and Wellbeing Board – Active Travel for health programme 	
Principal risks and how they will be managed	<ul style="list-style-type: none"> • Availability and competing demands for LIP Funding • Changes in local and regional priorities (including those arising from political change). • The Mayor of London’s continuation of support of sustainable modes of transport • Local opposition to physical improvements and/or reallocation of road space • Availability of CIL funding and viability of new developments to support infrastructure improvements <p> Risk Management The performance monitoring annual and subsequent reviews provide the best opportunity to analyse the continued progress towards this revised target and to identify key areas of concern that may contribute to a slower trajectory, possible options for mitigation could include reprioritising of the </p>	

	<p>funding available and developing our communication approach to ensure that stakeholders and objectors better understand the benefits of the programme and wider messages.</p>
<p>Commentary</p>	<p>Supported by a significantly raised profile and pro-cycling policies by the London Mayor and the economic recession many areas of central London have seen a rapid rise in cycling trips. Social, housing and other demographic changes are also playing an increased role in driving this growth. However for outer London the car remains the dominant mode although the increase in the cycle share to 2% is encouraging. Personal safety fears when cycling remain a significant barrier to the take up of cycling. This increase perhaps helps to explain the rise in the numbers of cyclists involved in collisions, which increased from 7 KSI's in 2010 to 12 KSI's in 2012. Whilst this increase is from a low baseline, it nevertheless points to an unwelcomed upward trajectory. Over the same period all cycle collisions increased from 64 collisions in 2010 to 87 collisions in 2012.</p> <p>Backed by a strong political support, Merton's recently updated transport and development policies also promote the provision of improved cycle infrastructure. (See appendix B for additional casualty details). Merton has delivered a number of important connections to encourage cycling supported by detailed mapping of cycle routes across the borough based on the national bikeability standard as well as promotional, training and educational programmes and increased cycle parking. Important schemes delivered over the review period include the completion of the Railway cycle path between Wimbledon and Rayne Park (Lower Downs Road), Destination Wimbledon (cycle facility and cycle route along Merton High Street with the eventually aim of linking the route to CS7. Cycle parking was also providing where there was deemed to be a demand. Providing cycle facilities continues to be a high funding priority and this is reflected in the attached Annual Spending Submission.</p> <p>Performance monitoring suggests that Merton has achieved its short term target. It is therefore proposed to introduce a more challenging target of 3.1% mode share by 2016/17 and 5% by 2026 thereby meeting the London Mayors high level cycle mode target. Delivery of this target will be dependent the Councils ability to attract and prioritise the current level of funding.</p>

Table 6.9 LIP2 Mandatory Indicator: P3 Bus Excess Waiting Time (EWT) within Merton

Evidence on mode share is set out in Travel in London supplementary information – Borough Local Implementation Plan (LIP) performance indicators

Baseline	1.1minutes (2009/10)
Short-term (interim) target	Achieve EWT at 0.93 minutes to 2016/17
Long-term target	0.9 minutes (2019/20)
Data source	iBus data
Link to LIP objectives	<p>SO1 Mitigate for the negative impact of transport on climate change;</p> <p>SO4 Reduce the impact of traffic congestion Levels;</p> <p>SO5 Contribute to the improvement of all public transport;</p> <p>SO6 Improve the general transport infrastructure, including arrangements for parking and loading;</p> <p>SO7 Improve accessibility and social inclusion in the transport network; and</p> <p>SO8 Further develop Merton’s relationship with strategic partners to support the regeneration of the town centres in the borough</p>



Evidence that the target is ambitious and realistic

The reduction in bus EWT from the LIP2 baseline of 1.1 minutes to 0.9 minutes is perceived as challenging but achievable by 2019/20 because:

- Achieving modal shift towards sustainable transport priority for the Council. (e.g. Merton’s Community Plan)
- Merton’s LIP update includes a series of proposals for public realm improvements and smarter initiatives to deliver growth in sustainable mode share including public transport. MP 2, 3, 5 and 7 have been designed to have a positive impact on bus EWT.
- The Mayor of London’s commitment to public transport improvements

Key actions for the Council	<p>To achieve the first milestone the 3 year LIP programme focus investment in physical public realm improvements together with the Connecting Colliers Wood, Rediscover Mitcham and moreMorden major schemes to contribute to reducing bus excess waiting time.</p> <p>Bus stop accessibility improvements and improve efficiency of enforcement of bus lanes traffic management orders</p> <p>Work with new major development to improve public transport access and egress (where appropriate).</p>
Key actions for local partners	<ul style="list-style-type: none"> • TfL and Bus service providers – improve reliability and identification of delaying factors • PCSO’s – reduce levels of anti-social behaviour on buses • Schools – build on school travel plans and address pupil behaviour on public transport
Principal risks and how they will be managed	<ul style="list-style-type: none"> • Competing demands for limited LIP Funding to deliver interventions that would have a positive impact on EWT • Local opposition to bus facilities impacting on parking, waiting and loading and vehicle access • The Mayor of London’s continuation of support of sustainable modes of transport • Local objections to physical improvements <p>Risk Management</p> <p>The annual performance monitoring and 3 year reviews provide the best opportunity to analyse progress and identify key areas of concern causing slower trajectory, possible options for mitigation could include reprioritising of the funding available and improving the method of communication to ensure that objectors understand the benefits of the programme.</p>
Commentary	<p>Excess waiting times have dropped slightly to 1.0 for 2011/12, which suggests a broadly stable situation. As data is not yet provided on borough specific lbus data it is not possible to determine problem locations for investigation at a local level other than from wider traffic survey data such as queue surveys and traffic simulation models. Improved dissemination of EWT data along the worst affected routes would aid borough analysis. In order to tackle EWT boroughs also need more information on how currently funded LIP schemes have impacted on services, this would be particularly helpful when considering the impact of public realm type interventions.</p>

EDUCATION

- 7.1. Merton's profile indicates that it is a place where mainly families choose to live. This is a result of Merton's suburban character as well as its well-known educational institutions. The baby boom of the recent years required the council to urgently examine the demand for school places. In September 2013 the Council's Children, Schools and Families Department (CSF) published a report '[Provision of School Places – Update and Future Strategy](#)' with an appendix with data on [primary, secondary and special educational needs \(SEN\) school provision](#).
- 7.2. The CSF report shows that demand for primary school places in Merton will reach its peak in 2016-17. However, 10 of the planned 21 permanent 'forms of entry' (FE) expansions have already been completed (FE = 30 places per year). Despite the additional 21FE, the GLA projected demand peak in 2016-17 will result in a shortfall of 167 primary school places (7-8 FE incl. 2% surplus). Local evidence has shown that the GLA estimations may be slightly high and it is therefore considered prudent to meet this temporary shortfall by means of temporary accommodation measures. A major housing development scheme or a number of other factor that cannot be foreseen with certainty, could impact on the demand for primary school places over the next 5-10 years and it is therefore important that both the demand and the strategy to meet the demand, be reviewed annually.
- 7.3. There is currently a surplus of secondary school places but demand for secondary school places will start to increase in 2014/15, with pressure on sufficiency of places beginning to be felt in 2015/16. The initial growth will be absorbed through expansions of existing schools but a new secondary is likely to be needed for the Year 7 intake in September 2018.
- 7.4. The council caters for pupils with SEN through mainstream schools, specialist provision within mainstream schools ("additional resourced provision"), special schools and use of independent provision. There are three primary and three secondary schools that provide specialist provision for pupils with ASD (autistic spectrum disorders) and SCLN (Speech, language and communication needs), and there are three maintained special schools. There is also a Pupil Referral Unit (SMART centre) which operates under the same management as Melrose, our special school for pupils with emotional and behavioural difficulties.
- 7.5. The strategy in recent years has been to ensure the balance of provision is maintained, in light of increased demand, and to ensure that, where possible, there is a reduced reliance on more expensive independent provision. The projected increase in demand in SEN places will be addressed through the expansion of existing schools, where needed.

DELIVERY- SECTION 106 AGREEMENT

- 7.6. During the 2012-2013 financial year, 34 planning permissions were granted which required a S.106 agreement. Financial contributions to the value of £1,758,756 were agreed. These funds will only be received by the council (or other bodies as stated in the agreement) if the development takes place.
- 7.7. During this period the council received £1,075,578 in financial contributions from previous Section 106 agreement and £1,595,318 was spent from previous Section 106 agreements.

Category	10/11	11/12	12/13
Education	761,012	729,693	849,622.07
Open Space/Leisure	415,808	671,540	64,286.85
Transport and Highways	464,183	434,050	284,435.5
Regeneration and the Economy	553,000	193,988	11,500
Climate Change	23,435	0	2,279
Security	20,000	10,000	0
Affordable Housing	0	308,854	496,633
Total	2,237,438	2,348,124	1,758,756

Table 6.10- Monetary S106 agreed by Category 2010/11 , 2011/12 and 2012/13
(Source: S106 Monitoring Report 2012/13)

Category	Spend 10/11	Spend 11/12	Spend 12/13
Affordable Housing	30%	33%	18%
Climate Change	3%	1%	1%
Economic Development / Regeneration / Security	30%	16%	2%
Education	-	15%	55%
Open Space / Leisure	10%	14%	15%
Transport	27%	21%	9%
Total	£706,843	£2,188,759	£1,595,318

Table 6.11- Planning obligations (monetary) spend during financial year 2010/11, 2011/12 and 2012/13
(Source: S106 Monitoring Report 2012/13)

Year	Affordable Housing	Economy / Regeneration / Security / Waste	Education	Transport related	Open Space / Leisure	Health	Climate Change	Total Received per year
2001/02	-	64%	-	15%	-	-	-	£472,300
2002/03	0.764	-	-	-	5%	-	-	£5,000,000
2003/04	0.334	-	-	32%	-	-	-	£747,742
2004/05	-	35%	-	19%	19%	-	-	£594,046
2005/06	-	16%	13%	-	44%	-	-	£3,467,286
2006/07	-	26%	-	37%	13%	-	-	£570,519
2007/08	-	43%	30%	-	13%	-	-	£878,129
2008/09	-	24%	8%	14%	54%	-	-	£907,546
2009/10	-	1%	33%	34%	32%	1%	-	£1,007,288
2010/11	-	45%	13%	39%	1%	1%	1%	£906,295
2011/12	1%	33%	25%	27%	14%	-	-	£1,795,999
2012/13	-	22%	57%	15%	5%	-	1%	£1,075,578

Table 6.12 - 2001 - 2013 Planning Obligations Received
(Source: S106 Monitoring Report 2012/13)

8. PLANNING PERFORMANCE

8.1. In 2013 Merton took 1,800 planning decisions where 1,112 were granted (DCLG Statistics, June 2013). **Figure 8.1** presents the percentage of granted applications for Merton, London and England by the main categories.

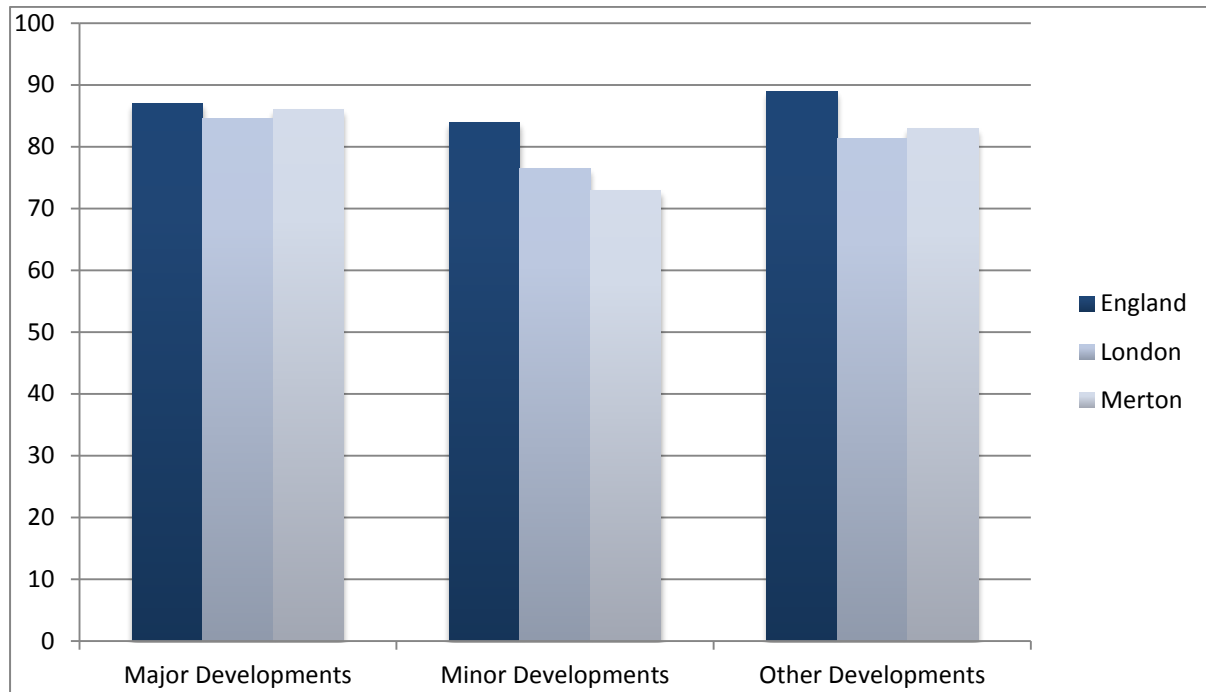


Figure 8.1 – 2012-2013 Percentage breakdown of granted planning applications by main categories
(Source: CLG Live Tables June 2013)

8.2. **Figure 8.2** illustrates the percentages of planning applications by length of time taken to determine. It should be noticed that Merton’s performance on how quick the applications are determined is above the averages of England and London.

8.3. Apart from the time needed for the determination of planning applications, the percentage of decisions’ delegation is another factor of assessing the planning performance. During this monitoring year Development Control Officers in Merton delegated the 97% of all decisions (see **Figure 8.3**).

8.4. **Figure 8.4** presents a breakdown of all planning applications determined by type of development. Householder developments is the main category nationally, however in Merton reached more than 50% of the total determined applications. This category includes extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches, balconies/terraces and satellite dishes (planning portal, last visit: 18/10/13)

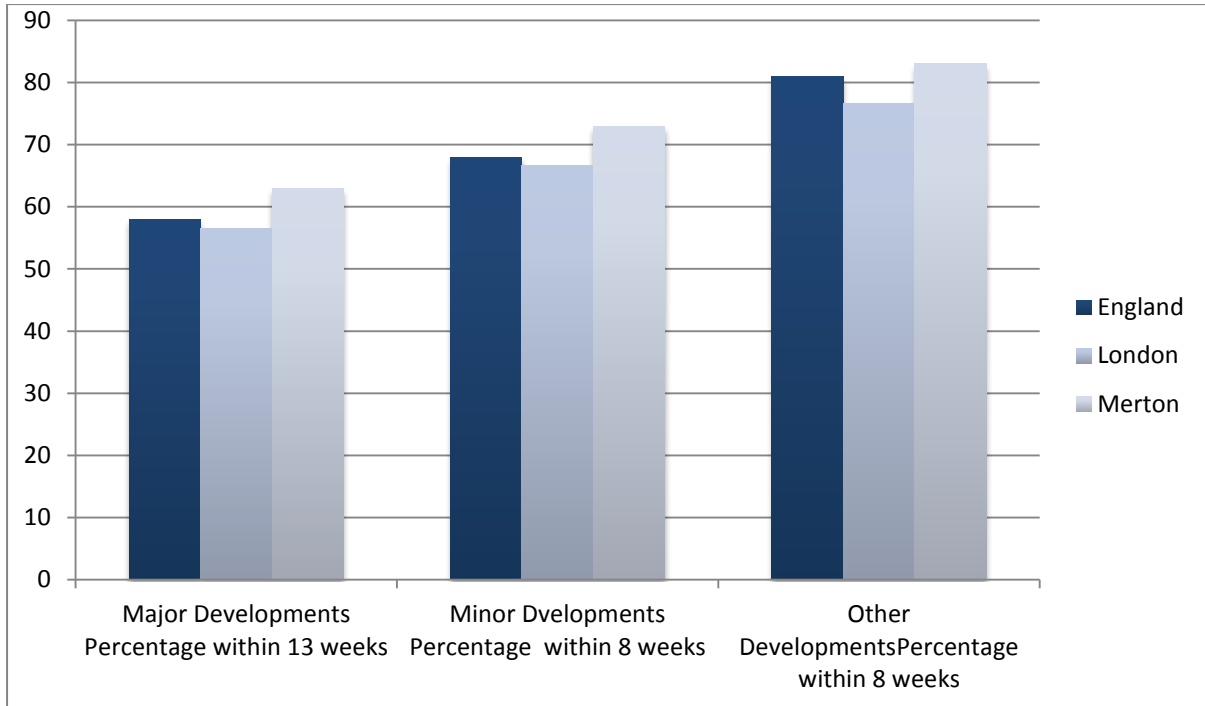


Figure 8.2 – 2012-2013 percentage of planning applications by length of time taken to determine
(Source: CLG Live Tables June 2013)

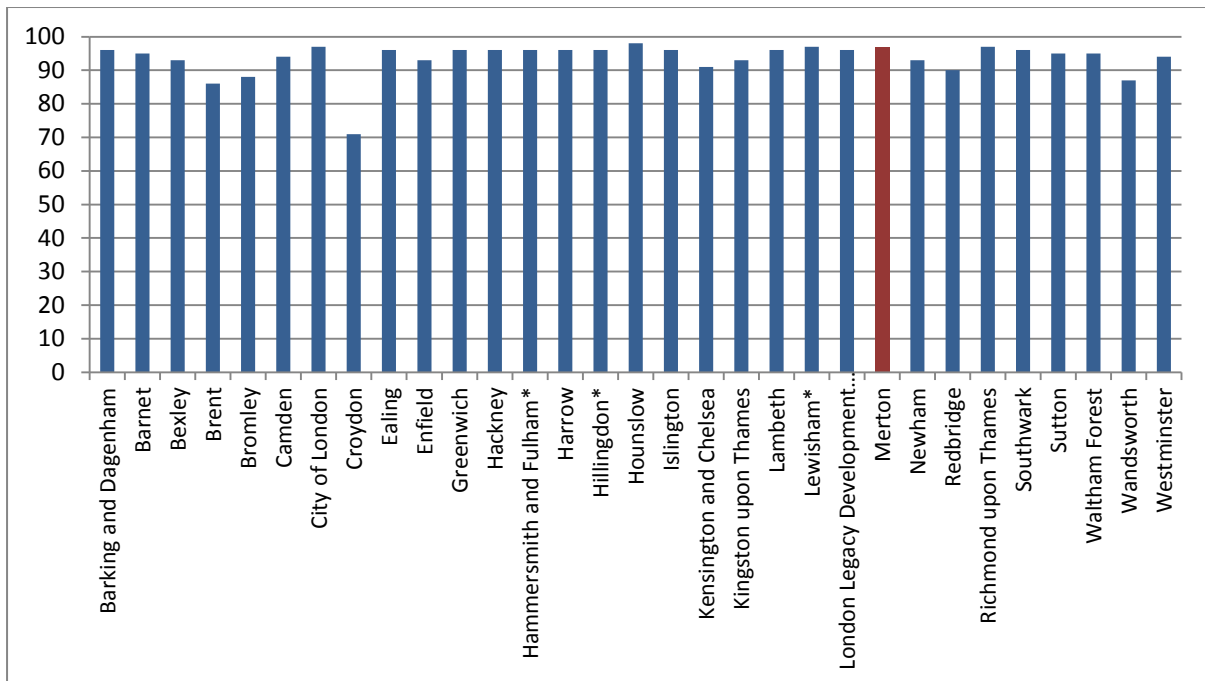


Figure 8.3 – 2012-2013 Percentage of decisions delegated to officers
(Source: Source: CLG Live Tables 2013 and General Development Control Returns)

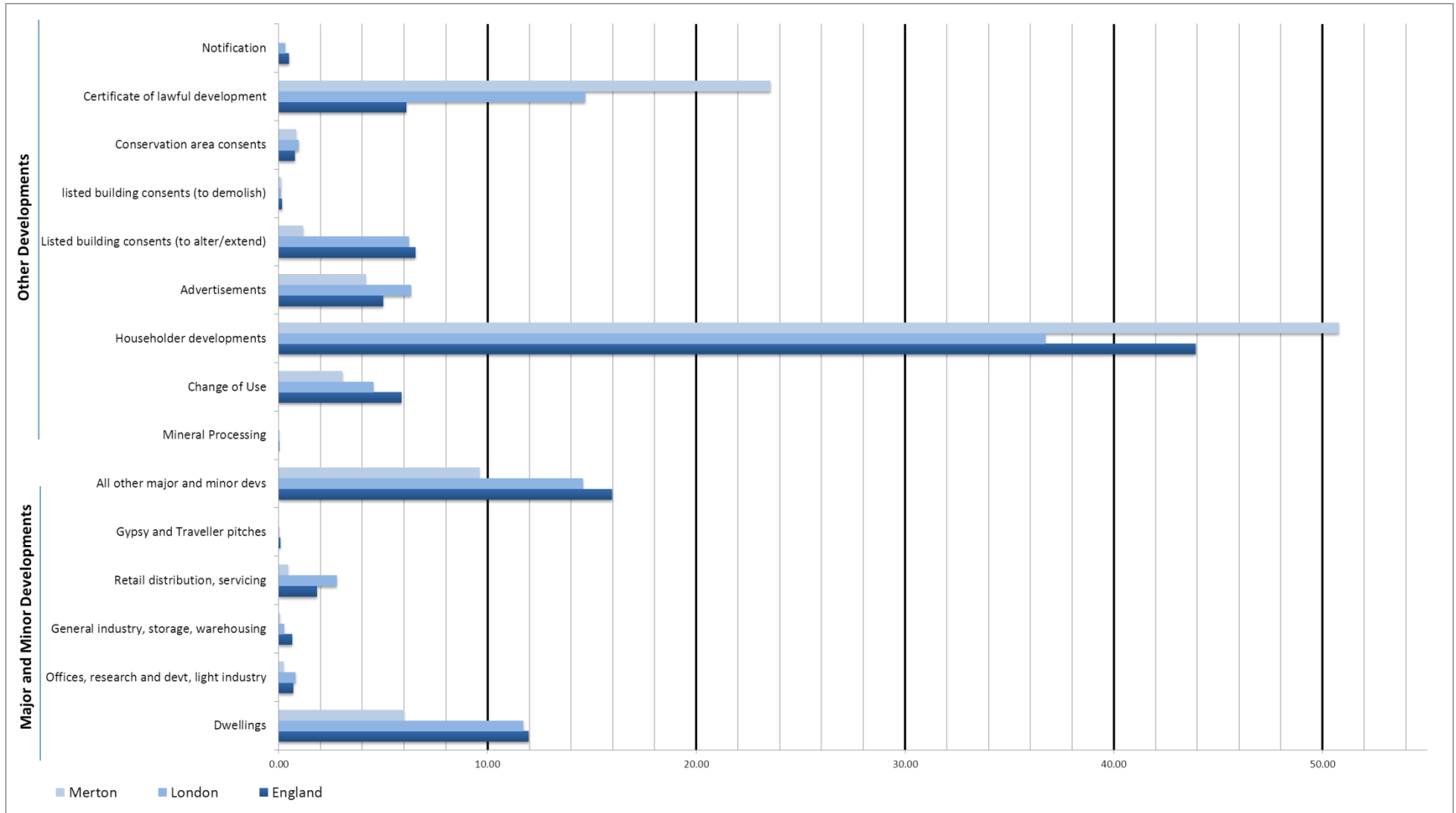


Figure 8.4 - 2012-2013 - Breakdown of planning applications determined by type
(Source: CLG Live Tables 2013 and General Development Control Returns)

Planning appeal information

8.5. There were a total of 56 planning appeal decisions determined between 01 April 2012 and 31st March 2013. Of these 34 appeals were dismissed, while 19 were allowed and 3 were half allowed and half dismissed. A breakdown of the appeal decisions by ward can be seen at **Figure 8.5** where it is clear that the majority of appeals decided were for developments situated in the Village ward.

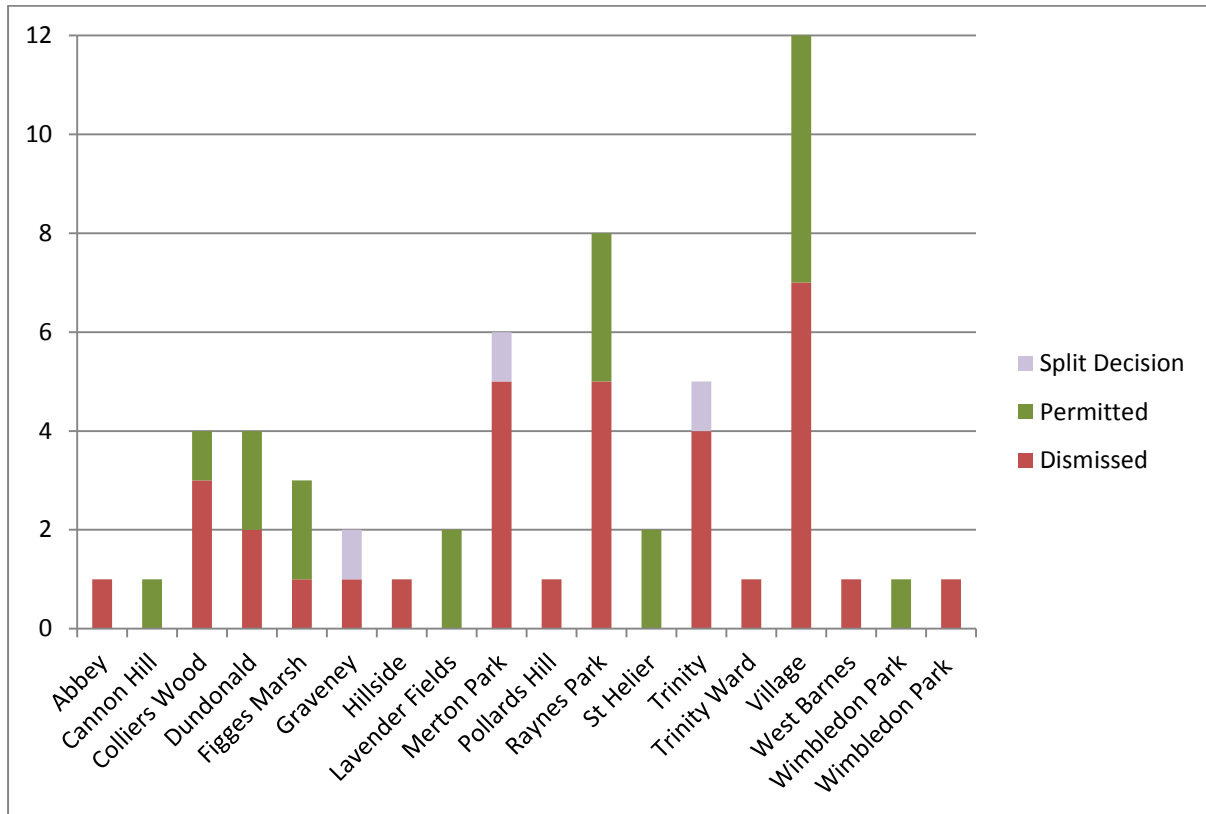


Figure 8.5 – 2012-2013 Appeals determined by ward
(Source: Merton’s Residential Monitoring Database)

8.6. Regarding the type of applications being presented for appeal (see **Figure 8.6**). It is clear that the majority of applications which proceed to appeal in Merton were residential alterations and additions (55%), followed by new build residential schemes (12.5%) and then by change of use (9%).

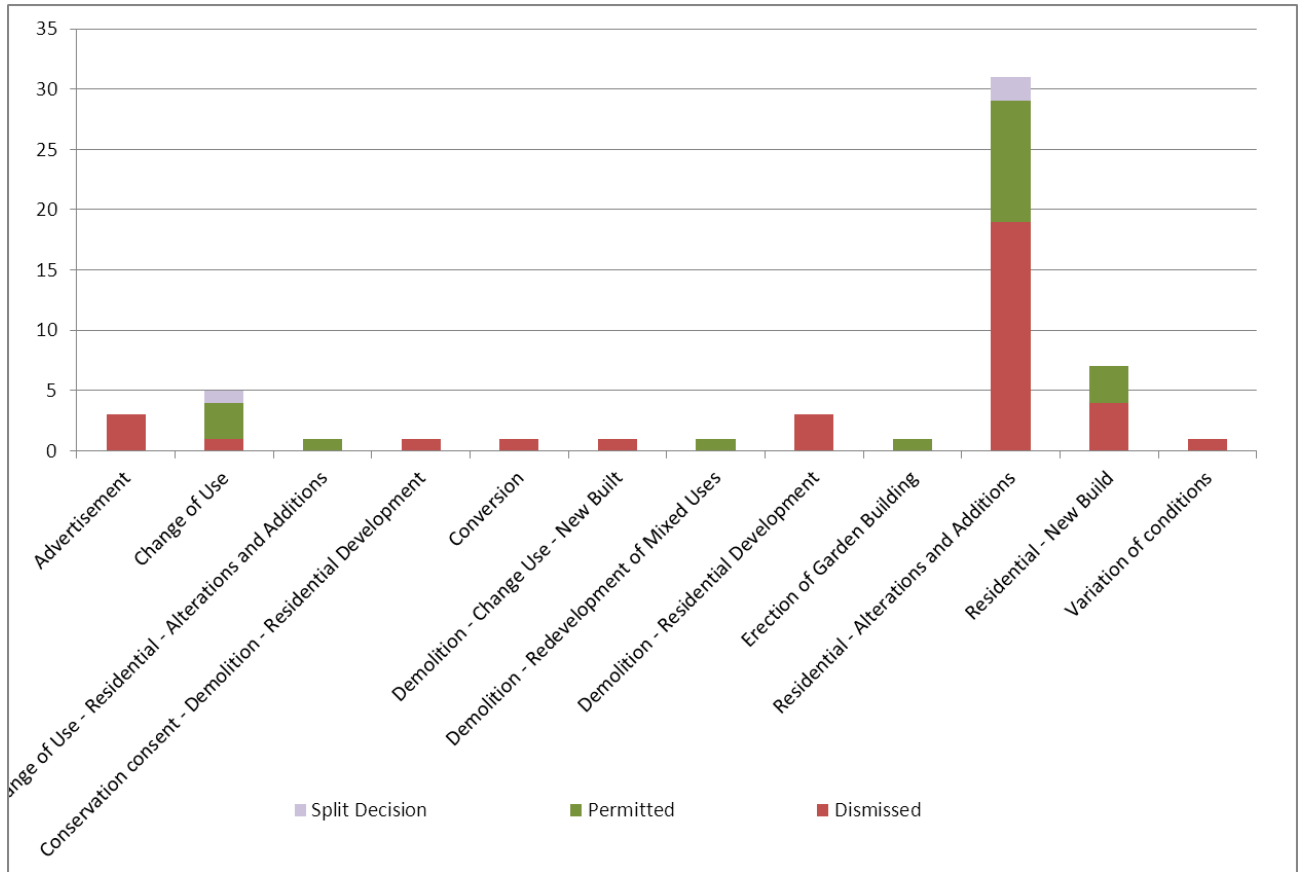


Figure 8.6 - 2012-2013 Appeals determined by type of planning application
 (Source: Merton's Appeal Monitoring Database)

Refusals

- 8.7. There were a total of 183 residential planning permissions refused in Merton between 1st April 2012 and 31st March 2013. As it appears in **Figure 8.7** the majority of these applications were related to household developments.

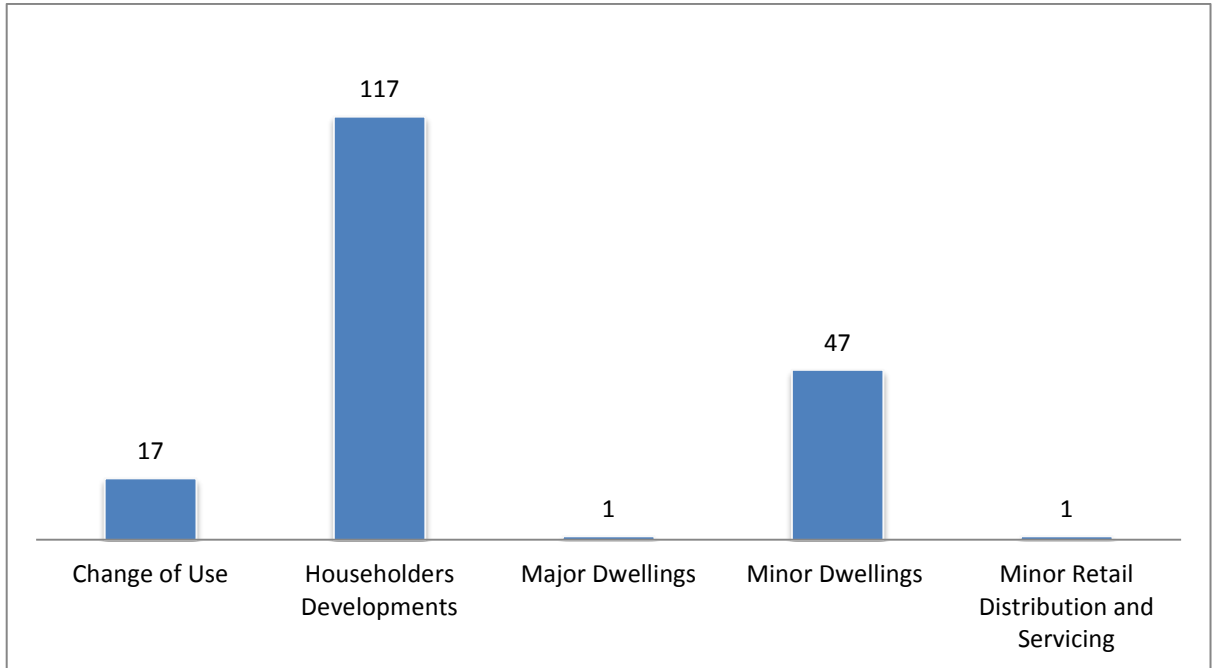


Figure 8.7 - 2012-2013 Refusals by Application Type
 (Source: Merton's Monitoring Database)

9. DUTY TO CO-OPERATE

- 9.1. [National Planning Practice Guidance](#) states that AMR should monitor all the actions related to Duty to Co-operate. In particular *“local planning authorities must give details of what action they have taken under the duty to cooperate to their communities in their local planning authority Monitoring Reports. This should include actions to both secure the effective cooperation of others and responding constructively to requests for cooperation. It should also highlight the outcomes of cooperation. This should be done at least once a year and information should be published on the local planning authority’s website and made available for inspection at their offices”*.
- 9.2. Section 110 of the Localism Act sets out a new 'duty to co-operate'. This applies to all local planning authorities, national park authorities and county councils in England and to a number of other public bodies. The new duty:
- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
 - requires that councils set out planning policies to address such issues;
 - requires that councils and public bodies 'engage constructively, actively and on an on-going basis' to develop strategic policies and;
 - requires councils to consider joint approaches to plan making.
- 9.3. Paragraph 156 of the National Planning Policy Framework (NPPF) sets out the strategic issues where co-operation might be appropriate. Paragraphs 178-181 of the NPPF gives further guidance on 'planning strategically across local boundaries', and highlight the importance of joint working to meet development requirements that cannot be wholly met within a single local planning area, through either joint planning policies or informal strategies such as infrastructure and investment plans.
- 9.4. In October 2013 Merton’s policy team submitted the Duty to co-operate Statement to the planning inspector for the upcoming [examination of Sites and Policies Plan and Policies Maps](#) in January 2014.
- 9.5. Merton Council has always engaged constructively and on an on-going basis with relevant authorities and bodies that have an interest in delivering the policies relating to identified cross boundary strategic issues and particularly housing, travellers’ sites, specific site allocations that affect the neighbouring authorities, Wandle Valley Regional Park, Open spaces and green corridors, school places, flood management and so on.
- 9.6. Merton is a partner in:
- London Enterprise Panel (London’s Local Economic Partnership)
 - South London Partnership
 - South London Planning & Regeneration Group (SLP&RG)
 - South London Partnership Forum
 - Transport Strategic Board
 - Strategic Planning Group
 - Business Workforce Development group
 - Outer London Commission
 - South London Gypsies & Travellers working group
 - London Waste and Recycling Board (LWARB)

- Drain London project
- All London Green Grid (ALGG)

9.7. Merton is in continues contact with all the partners taking consideration of their suggestions and consulting them in all planning matters. The benefits of this interactive process are mainly summarised as an enhancement in Merton’s policies, establishment of transparency in Plan’s development and increase of the accountability above borough’s administrative boundaries.

APPENDICES

APPENDIX A: Schemes counted on the trajectory 2012-13

Known information regardless of monitoring year	Grade	Application number	Ward	Site address	Capacity (units)
Monitoring Year 2012/13	A	09/P2224	Village	10Homefield Road, WimbledonSW19 4QE	0
Monitoring Year 2012/13	A	10/P0203	Hillside	9Mansel Road, WimbledonSW19 4AA	-5
Monitoring Year 2012/13	A	10/P0206	Hillside	11Mansel Road, WimbledonSW19 4AA	-5
Monitoring Year 2012/13	A	09/P0247	Village	11Margin Drive, WimbledonSW19 5HA	0
Monitoring Year 2012/13	A	07/P3886 & 10/P0580	Village	29Margin Drive, WimbledonSW19 5HA	0
Monitoring Year 2012/13	A	10/P1323	Village	20Parkside Avenue, Wimbledon SW19 5ES	0
Monitoring Year 2012/13	A	11/P2089	Trinity	145Queens Road, WimbledonSW19 8NS	-2
Monitoring Year 2012/13	A	09/P1803	Village	ShuttersWest Side Common, WimbledonSW19 4TN	0
Monitoring Year 2012/13	A	11/P2667	Wimbledon Park	162Dora Road, Wimbledon ParkSW19 7HJ	-1
Monitoring Year 2012/13	A	11/P2544	Figges Marsh	land adjacent104London Road, Mitcham (<270 & < 275)CR4 3LB	1
Monitoring Year 2012/13	A	07/P3827	Abbey	7Abbey Road, Colliers WoodSW19 2LZ	8
Monitoring Year 2012/13	A	12/P1546	Trinity	2Kings Road, WimbledonSW19 8QN	1
Monitoring Year 2012/14	A	02/P1161	Dundonald	25Graham Road, WimbledonSW19 3SW	1
Monitoring Year 2012/13	A	12/P2520	Abbey	101Hamilton Road, South WimbledonSW19	1
Monitoring Year 2012/13	A	08/P1272	Colliers Wood	The Holiday Inn200High Street Colliers Wood, Colliers WoodSW19 2BH	0
Monitoring Year 2012/13	A	07/P3679	West Barnes	Sun Alliance Sports ClubFairway, Raynes Park SW20 9DN	50
Monitoring Year 2012/13	A	10/P1644	Graveney	118Links Road, TootingSW17 9ES	1
Monitoring Year 2012/13	A	10/P3282	Abbey	Princess Royal Public House 25Abbey Road, Colliers WoodSW19 2LZ	7
Monitoring Year 2012/13	A	09/P1685	Raynes Park	59Cambridge Road, West WimbledonSW20 0PX	1
Monitoring Year	A	11/P0910	Trinity	150Haydon's Road, South WimbledonSW19 1AE	5

2012/13					
Monitoring Year 2012/13	A	11/P1859	Colliers Wood	104London Road, MitchamCR4 3LB	1
Monitoring Year 2012/13	A	10/P2155 & 11/P1952	Hillside	5St Mary's Road, WimbledonSW19 7DF	0
Monitoring Year 2012/13	A	08/P0126 & 11/P2346	Graveney	10Thirsk Road, MitchamCR4 2BD	1
Monitoring Year 2012/13	A	11/P0058	Village	15Copse Hill, West WimbledonSW20 0NB	1
Monitoring Year 2012/13	A	06/P0320	Ravensbury	Ravensbury Park Open SpaceMorden Gardens, MitchamCR4 4DH	0
Monitoring Year 2012/13	A	09/P0017 & 11/P2686	Lavender Fields	Roan Industrial EstateMortimer Road, MitchamCR4 3HH	58
Monitoring Year 2012/13	A	07/P3882, 09/P2250, 10/P2400, 11/P0974 & 11/P1905	Hillside	St Annes Convent14The Downs, West WimbledonSW20 8HS	9
Monitoring Year 2012/13	A	11/P1441 & 08/P0937	Longthornton	28Maple Close, MitchamCR4 1AQ	2
Monitoring Year 2012/13	A	12/P1133	Village	116Somerset Road, Wimbledon ParkSW19 5LA	0
Commenced	B	02/P1707	Colliers Wood	120Christchurch Road, Colliers WoodSW19 2PE	21
Commenced	B	03/P1939	Abbey	17Wandle Bank, Colliers WoodSW191DW	1
Commenced	B	03/P2290	Colliers Wood	118Christchurch Road, Colliers WoodSW19 2PE	14
Commenced	B	04/P0372	Graveney	1Stella Road, TootingSW17 9QP	1
Commenced	B	05/P3056	Merton Park	218Morden Road, South WimbledonSW19 3BY	2
Commenced	B	06/P0336	Cricket Green	The Bull Public House32Church Road, Mitcham CR4 3BU	5
Commenced	B	03/P0791	Figges Marsh	20Brenley Close, MitchamCR4 1HL	1
Commenced	B	04/P1400	West Barnes	Retail Park175Burlington Road, New Malden KT3 4LU	52
Commenced	B	05/P1692	Ravensbury	28Tramway Path, MitchamCR4 4BD	9
Commenced	B	05/P0164	Raynes Park	34Coombe Lane, Raynes ParkSW20 0LA	5
Commenced	B	02/P2413 & 06/P1574	St Helier	Merton Sixth Form CollegeCentral Road, MordenSM4 5SD	283
Commenced	B	03/P0824	Merton Park	5Sheridan Road & Langley Road, Merton ParkSW19	1
Commenced	B	07/P1649	Longthornton	168Rowan Road, Streatham SW16 5JQ	1
Commenced	B	06/P2390	Wimbledon Park	1Leopold Terrace, Dora Street, WimbledonSW19 7EY	3
Commenced	B	07/P1746	Dundonald	69Approach Road, Raynes ParkSW20 8BA	1
Commenced	B	09/P0957	Colliers Wood	26Walpole Road, Colliers WoodSW19 2BZ	1
Commenced	B	07/P0555	Abbey	159Merton Road, South WimbledonSW19 1EE	3
Commenced	B	08/P1738	Abbey	32Abbey Parade, Merton High Street, Colliers WoodSW19 1DG	1
Commenced	B	10/P2397	Hillside	58Wimbledon Hill Road, WimbledonSW19 7PA	6
Commenced	B	08/P0467	Merton Park	The Crown116London Road, MordenSM4 5AX	6
Commenced	B	08/P2936	Merton Park	217Kingston Road, WimbledonSW19 3NL	9

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Commenced	B	09/P1303	Village	10Bathgate RoadSW19 5PN	0
Commenced	B	10/P2148 & 11/P2599	Village	63Drax Avenue, West WimbledonSW20 0EZ	0
Commenced	B	09/P2057	Raynes Park	1Durham Road, Raynes ParkSW20 0QH	1
Commenced	B	09/P2080	Raynes Park	Selsey House and1Lambton Road, Raynes ParkSW20 0LS	-2
Commenced	B/C (unique occasion)	06/P0984	Lavender Fields	Segas House49Western Road, MitchamCR4 3ED	137
Commenced	B	07/P0371	Wimbledon Park	1Havelock Road, WimbledonSW19 8HE	8
Commenced	B	09/P1294	Village	9Homefield Road, WimbledonSW19 4QE	-3
Commenced	B	09/P2765	Hillside	King of Denmark83Ridgway, WimbledonSW19 4ST	9
Commenced	B	10/P1468	Dundonald	11The Broadway, WimbledonSW19 1PS	3
Commenced	B	11/P2376	Village	1Bathgate Road, Wimbledon Village SW19 5PW	0
Commenced	B	08/P3268 & 10/P1780	Abbey	159Merton Road, South WimbledonSW19 1EE	1
Commenced	B	08/P0931 & 11/P0490	Merton Park	154Dorset Road, Merton ParkSW19	1
Commenced	B	11/P0346 & 12/P0537	Village	Former Atkinson Morley Hospital and The FirsCope Hill, West Wimbledon SW20	59
Commenced	B	10/P3157	Village	Convent Of Marie Repartrice115Ridgway, WimbledonSW19 4RB	9
Commenced	B	11/P0379	Raynes Park	14Coombe Lane, Raynes ParkSW20 8ND	9
Commenced	B	10/P2263	Hillside	21Malcolm Road, WimbledonSW19 4AS	1
Commenced	B	09/P1891	Cricket Green	11Batsworth Road, MitchamCR4 3BX	14
Commenced	B	11/P1772	Lavender Fields	Dolliffe Close106Bond Road, MitchamCR4 3EN	5
Commenced	B	08/P0815	Colliers Wood	128Robinson Road, TootingSW17 9DR	1
Commenced	B	10/P2827	Trinity	Former Laundry Site1Caxton Road, South WimbledonSW19 8SJ	9
Commenced	B	10/P1012	Wimbledon Park	69Home Park Road, Wimbledon ParkSW19 7HS	0
Commenced	B	11/P1251 & 11/P2870	Wimbledon Park	75Home Park Road, Wimbledon ParkSW19 7HS	0
Commenced	B	08/P3119	Wimbledon Park	97Home Park Road, Wimbledon ParkSW19 7HT	1
Commenced	B	10/P3140	Village	120Home Park Road, Wimbledon ParkSW19 7HU	0
Commenced	B	11/P1509	Longthornton	Former Rowan High SchoolRowan Road, StreathamSW16 5JF	217
Commenced	B	10/P3432	Village	9Clement Road, Wimbledon VillageSW19 7RJ	0
Commenced	B	11/P3433	Village	3Lancaster Gardens, WimbledonSW19 5DG	1
Commenced	B	08/P0523	Village	3Marryat Place, WimbledonSW19 5BL	3
Commenced	B	11/P0372	Village	51Parkside, WimbledonSW19 5NE	0
Commenced	B	10/P3427	Colliers Wood	60Colwood Gardens, Colliers WoodSW19 2DS	2
Commenced	B	11/P1698	Village	6Castle Way, WimbledonSW19 5JN	1
Commenced	B	10/P2975	Wimbledon Park	413Durnsford Road, Wimbledon ParkSW19 8EE	2
Commenced	B	10/P3061	Wimbledon Park	Wimbledon Park Hall170Arthur Road, WimbledonSW19 8AQ	20
Commenced	B	10/P0024	Village	58Drax Avenue, West WimbledonSW20 0EY	0

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Commenced	B	11/P3101	Village	17Preston Road, West Wimbledon SW20 0SS	0
Commenced	B	11/P0939	Cricketer Green	67Haslemere Avenue, Mitcham CR4 3BA	4
Commenced	B	11/P1102	Wimbledon Park	73Arthur Road, Wimbledon SW19 7DP	1
Commenced	B	10/P3339	Village	21St Mary's Road, Wimbledon SW19 7BZ	0
Commenced	B	11/P3199	Village	7Margin Drive, Wimbledon SW19 5HA	0
Commenced	B	11/P0827	Village	20Parkside Gardens, Wimbledon SW19 5EU	1
Commenced	B	11/P1283	West Barnes	211West Barnes Lane, New Malden KT3 6HZ	2
Commenced	B	12/P1004	Village	1Coach House Lane, Wimbledon SW19 5JY	0
Commenced	B	12/P0125	Wimbledon Park	14Lambourne Avenue, Wimbledon Park SW19 7DW	0
Commenced	B	11/P0341	Village	The Chantry 15 Ellerton Road, West Wimbledon SW20 0ER	1
Commenced	B	12/P1304	Raynes Park	30Cottenham Park Road, West Wimbledon SW20 0SA	0
Commenced	B	12/P2536	Abbey	30AParkside Avenue, Wimbledon SW19 5NB	-3
Commenced	B	11/P1021	Cannon Hill	The Oaks 44 Eastway, Morden SM4 4HR	4
Commenced	B	10/P3231 & 11/P3088	Village	The Cottage 108 Home Park Road, Wimbledon Park SW19 7HU	-1
Commenced	B	10/P2138	Wimbledon Park	40Kenilworth Avenue, Wimbledon SW19 7LW	0
Commenced	B	12/P0418 (& 12/P0483 Conservation Conset)	Merton Park	The Nelson Hospital 220 Kingston Road, Wimbledon (146-200) (205-277) SW20 8DP	51
Commenced	B	10/P0265	Trinity	Rear of 237 South Park Road, Wimbledon SW19 8RY	4
Commenced	B	10/P1706	Wimbledon Park	155Arthur Road, Wimbledon SW19 8AD	2
Commenced	B	10/P3316	Graveney	1Links Road, Tooting SW17 9ED	2
Commenced	B	10/P3213	Graveney	75Melrose Avenue, Mitcham CR4 2EH	1
Commenced	B	06/P2640 & 10/P0496	Village	Dairy Walk Cottage 32 Burghley Road, Wimbledon Park SW19 5HN	1
Commenced	B	08/P2644	Lower Morden	Beverley Roundabout Services Station 374 Grand Drive, Raynes Park (>230 even) SW20 9NQ	15
Commenced	B	10/P1040	Cannon Hill	14Maycross Avenue, Morden SM4 4DA	1
Commenced	B	09/P0422 & 11/P3106	Village	29Lingfield Road, Wimbledon SW19 4PU	-3
Commenced	B	10/P0177	Village	37Seymour Road, Wimbledon SW19 5JL	0
Commenced	B	12/P0949	Village	31Woodside, Wimbledon SW19 7AW	-1
Commenced	B	12/P1420 and 12/P1419	Village	15Lauriston Road, Wimbledon SW19 4TJ	1
Commenced	B	12/P2006	Hillside	45Woodside, Wimbledon SW19 7AF	0
Commenced	B	10/P2703	Trinity	51Haydon's Road, South Wimbledon SW19 1HG	1
Commenced	B	11/P2027	Trinity	57Queens Road, Wimbledon SW19 8NP	0
Commenced	B	10/P2550	Village	13Lingfield Road, Wimbledon SW19 4QA	-1
Commenced	B	08/P0689	Abbey	212Merton Road, South Wimbledon SW19 1EQ	7
Commenced	B	11/P2312	Abbey	86Kingston Road, South Wimbledon SW19 1LA	1
Commenced	B	12/P1971	Village	5Beltane Drive, Wimbledon Park SW19 5JR	0

Commenced	B	09/P0899	Lavender Fields	Roan Industrial Estate 90Bond Road, Mitcham CR4 3HF	2
Completed 2013-2014	B	12/P0733 (Supersedes 09/P2868)	Abbey	33Montague Road SW19 1TF	-1
Completed 2013-2014	B	12/P0801 (supersedes: 10/P2381)	Village	4Deepdale, Wimbledon SW19 5EZ	0
Completed 2013-2014	B	10/P2394	Village	Gardeners Cottage Parkside, Wimbledon SW19 5NL	0
Completed 2013-2014	B	05/P2335	Cricket Green	66Church Road, Mitcham CR4 3BU	2
Completed 2013-2014	B	07/P3862	Figges Marsh	27Clarendon Grove, Mitcham CR4 2PH	5
Completed 2013-2014	B	05/P0711 & 06/P1691	Pollards Hill	Windmill Trading Estate 302Commonside East, Mitcham CR4 1HX	212
Completed 2013-2014	B	08/P1655	Merton Park	33Hatherleigh Close, Morden SM4 5AD	1
Completed 2013-2014	B	10/P1157	Trinity	83Haydon's Road, South Wimbledon SW19 1HH	2
Completed 2013-2014	B	08/P1266	Lavender Fields	2Lavender Grove, Mitcham CR4 3HU	2
Completed 2013-2014	B	04/P0536	Figges Marsh	203London Road, Mitcham CR4 2JD	4
Completed 2013-2014	B	10/P0111	Graveney	Rear Building 23London Road, Tooting SW17 9JR	4
Completed 2013-2014	B	08/P0876	Graveney	287Mitcham Road, Tooting SW17 9JQ	1
Completed 2013-2014	B	09/P0084	Colliers Wood	128Robinson Road, Tooting SW17 9DR	1
Completed 2013-2014	B	08/P1061	Graveney	23Rural Way, Streatham SW16 6PF	1
Completed 2013-2014	B	10/P0449	Graveney	63St Barnabas Road, Mitcham CR4 2DW	1
Completed 2013-2014	B	08/P0533	Graveney	1Cromer Road, Tooting SW17 9JN	1
Completed 2013-2014	B	09/P1324	Colliers Wood	20Cavendish Road, Colliers Wood SW19 2EU	1
Completed 2013-2014	B	07/P2869	Wimbledon Park	9Haslemere Avenue, Wimbledon Park SW18 4RN	10
Completed 2013-2014	B	08/P2136	Merton Park	353Kingston Road, Raynes Park SW20 8JX	9
Completed 2013-2014	B	09/P0947 & 10/P2713	Village	19Parkside Gardens, Wimbledon SW19 5EU	0
Completed 2013-2014	B	11/P2764	Ravensbury	15Pollard Road, Morden SM4 6EG	4
Completed 2013-2014	B	11/P0296	Dundonald	77Prince George's Avenue, Raynes Park SW20 8BQ	1
Completed 2013-2014	B	10/P3418	Raynes Park	Malden Court West Barnes Lane, New Malden KT3 4PW	9
Completed 2013-2014	B	10/P3319 & 11/P2132	Raynes Park	213Worple Road, Raynes Park SW20 8QY	9
Completed 2013-2014	B	11/P3215	Cricket Green	42Church Road, Mitcham CR4 3BU	1
Completed 2013-2014	B	12/P0032	Village	21Belvedere Drive, Wimbledon Village SW19 7BU	1
Completed 2013-2014	B	12/P0616	Wimb Park	70aLeopold Road, Wimbledon Park SW19 7JQ	1
Completed 2013-2014	B	11/P0215	Raynes Park	127Cottenham Park Road, West Wimbledon SW20 0DW	0
Completed 2013-2014	B	11/P0572	Dundonald	61Approach Road, Raynes Park SW20 8BA	1
Completed 2013-2014	B	11/P1664	Abbey	165Merton Road, South Wimbledon SW19 1EE	8
Completed 2013-2014	B	05/P1266	Wimbledon Park	109Kenilworth Avenue, Wimbledon Park SW19 7LP	1
Completed 2013-2014	B	05/P1087	Village	1Greenoak Way, Wimbledon SW19 5EN	0
Completed 2013-2014	B	09/P2319 & 11/P1643	Figges Marsh	Brenley Playing Fields Cedars Avenue, Mitcham CR4 1HN	169
Completed	B	13/P1253	Lavender	27Lavender Avenue, Mitcham CR4 3HL	1

2013-2014			Fields		
Completed 2013-2014	B	11/P0292	West Barnes	Gresham House 4Douglas Avenue, New MaldenKT3 6HU	1
Completed 2013-2014	B	10/P2398	Village	23High Street, WimbledonSW19 5DX	1
Completed 2013-2014	B	10/P2213	Village	33Lancaster Road, Wimbledon VilliageSW19 5DF	-2
Completed 2013-2014	B	10/P3405 & 10/P3404	Village	24Arthur Road, WimbledonSW19 7DZ	1
Completed 2013-2014	B	12/P0004	Wimbledon Park	86Arthur Road, WimbledonSW19 7DT	0
Completed 2013-2014	B	12/P0345	Village	21Deepdale, WimbledonSW19 5EZ	0
Completed 2013-2014	B	11/P0532	Trinity	136Haydon's Road, South Wimbledon SW19 1AE	1
Completed 2013-2014	B	11/P1722	Dundonald	566Kingston Road, Raynes ParkSW20 8DR	1
Completed 2013-2014	B	09/P0380	Dundonald	159Kingston Road, WimbledonSW19 1LJ	1
Completed 2013-2014	B	10/P2459	Abbey	16Brisbane Avenue, South WimbledonSW19 3AG	2
Completed 2013-2014	B	11/P1084	Village	9Belvedere Grove, Wimbledon VillageSW19 7RQ	-2
Completed 2013-2014	B	08/P0666	Village	32Lancaster Gardens, WimbledonSW19 5DG	0
Completed 2013-2014	B	11/P3411	Pollards Hill	Havrincourt10Cedars Avenue, MitchamCR4 1EA	3
Completed 2013-2014	B	11/P2048	Hillside	27Darlaston Road, West Wimbledon SW19 4LJ	0
Completed 2013-2014	B	10/P3400 & 11/P2096	Village	38Lauriston Road, WimbledonSW19 4TQ	0
Completed 2013-2014	B	11/P2569	Village	40Lauriston Road, WimbledonSW19 4TQ	0
Completed 2013-2014	B	11/P2757	Abbey	65Palmerston Road, WimbledonSW19 1PG	-1
Completed 2013-2014	B	10/P3459	Trinity	101Queens Road, WimbledonSW19 8NR	2
Completed 2013-2014	B	10/P0760	Hillside	79Ridgway, WimbledonSW19 4ST	1
Completed 2013-2014	B	09/P1193	Dundonald	77The Broadway, WimbledonSW19 1QE	3
Completed 2013-2014	B	07/P2909	Hillside	42Wimbledon Hill Road, WimbledonSW19 7PA	1
Completed 2013-2014	B	09/P0372	Dundonald	3Dorien Road, Raynes ParkSW20 8EL	1
Office to Resi	C	13/P1712	Wimbledon Park	391 Durnsford Road Wimbledon Park London SW19 8EE	2
Office to Resi	C	13/P1713	Village	First & Second Floors 18-20 Ridgway Wimbledon SW19 4QN	3
Office to Resi	C	13/P1714	Village	87 High Street Wimbledon SW19 5DX	1
Office to Resi	C	13/P1737	Abbey	254 The Broadway Wimbledon London SW19 1SB	1
Office to Resi	C	13/P1813	Trinity	Ivydell House 3 Cowper Road Wimbledon SW19 1AA	2
Office to Resi	C	13/P1867	Dundonald	98 Graham Road Wimbledon London SW19 3SS	1
Office to Resi	C	13/P1869	Wimbledon Park	Unit A1 43 Durnsford Road Wimbledon SW19 8GT	20
Office to Resi	C	13/P1879	Lower Morden	Enterprise House Garth Road Morden Surrey SM4 4LZ	13
Office to Resi	C	13/P1882	Abbey	277-281 The Broadway Wimbledon SW19 1SD	2
Office to Resi	C	13/P1894	Cricket Green	Justin Piazza 341 London Road Mitcham CR4 4BE	32
Office to Resi	C	13/P1947	Trinity	124 - 126 Haydon's Road South Wimbledon London SW19 1AE	2
Office to Resi	C	13/P1949	Graveney	1A - 1E Neptune Court Meopham Road Mitcham CR4 1BH	5

Office to Resi	C	13/P1968	Figges Marsh	Land RO 80 Gorringe Park Avenue Mitcham CR4 2DJ	3
Office to Resi	C	13/P2051	Cricket Green	1 Commonside West Mitcham Surrey CR4 4HA	1
Office to Resi	C	13/P2058	West Barnes	2 Estella Avenue New Malden Surrey KT3 6HP	1
Office to Resi	C	13/P2061	Cricket Green	Unit 13 Venus Mews Mitcham Surrey CR4 3FE	1
Office to Resi	C	13/P2062	Dundonald	31 Hartfield Crescent Wimbledon SW19 3RZ	1
Office to Resi	C	13/P2126	Colliers Wood	221 Western Road Colliers Wood London SW19 2QD	1
Office to Resi	C	13/P2132/NEW	Abbey	Office Block (second floor) adjacent to 12A Deer Park Road South Wimbledon SW19 3UQ	6
Office to Resi	C	13/P2138	Graveney	299A Mitcham Road Tooting London SW17 9JQ	1
Office to Resi	C	13/P2322	Lower Morden	The Old Library 150 Lower Morden Lane Morden SM4 4SJ	4
Office to Resi	C	13/P2354	Trinity	82 Craven Gardens Wimbledon London SW19 8LU	1
Office to Resi	C	13/P2355	Trinity	83 Craven Gardens Wimbledon London SW19 8LU	1
Office to Resi	C	13/P2378	Village	94 High Street Wimbledon London SW19 5EG	3
Office to Resi	C	13/P2433	Trinity	8 Burgess Mews South Wimbledon London SW19 1UF	8
Office to Resi	C	13/P2444	Wimbledon Park	Vantage House 1 Weir Road Wimbledon SW19 8UX	52
Office to Resi	C	13/P2461	Graveney	50-56 London Road, Tooting, SW17 9HP	4
Office to Resi	C	13/P2541	Trinity	89 Craven Gardens Wimbledon London SW19 8LU	1
Office to Resi	C	13/P2599	Village	First and second floors, 18-20 Ridgeway, Wimbledon SW19 4QN	3
Office to Resi	C	13/2529	Cricket Green	1c Taffy's How, Mitcham CR4 3AX	2
Office to Resi	C	13/P2533	Dundonald	576 Kingston Road, Raynes Park SW20 8DR	1
Office to Resi	C	13/P2700	Merton Park	THE LOOK OUT 217 Kingston Road Wimbledon SW19 3NL	1

Office to Resi	C	13/P2786	Wimbledon Park	391 Durnsford Road Wimbledon Park London SW19 8EE	2
Office to Resi	C	13/P2846	Figges Marsh	246-248 London Road Mitcham CR4 3XN	4
Office to Resi	C	13/P2911	Trinity	Ivydell House 3 Cowper Road Wimbledon SW19 1AA	1
Not commenced	C	11/P1436	Ravensbury	23Abbotsbury Road, MordenSM4 5LJ	1
Not commenced	C	11/P0387	Hillside	Worcester House Hotel38Alwyne Road, WimbledonSW19 7AE	1
Not commenced	C	11/P0937	Wimbledon Park	163Arthur Road, WimbledonSW19 8AD	1
Not commenced	C	10/P3160	Graveney	146Ashbourne Road, MitchamCR4 2BB	2
Not commenced	C	11/P0392	Cricket Green	0Batsworth Road, MitchamCR4 3BX	14
Not commenced	C	09/P1733	Graveney	50Bruce Road, MitchamCR4 2BG	1
Not commenced	C	10/P1742	West Barnes	Emerald Service Station284Burlington Road, New MaldenKT3 4NL	17
Not commenced	C	10/P2835	Village	4Camp View, Wimbledon SW19 4UL	-2
Not commenced	C	09/P1968	Cannon Hill	135Cannon Hill Lane, Raynes ParkSW20 9BZ	1
Not commenced	C	08/P0258	Cannon Hill	143Cannon Hill Lane, Raynes Park SW20 9BZ	5
Not commenced	C	10/P1746	Lower Morden	5Cardinal Close, MordenSM4 4SY	1
Not commenced	C	11/P2165	Village	5Castle Way, WimbledonSW19 5JN	1
Not commenced	C	08/P1631	St Helier	9Chalgrove Avenue, MordenSM4 5RB	1
Not commenced	C	09/P2829	Colliers Wood	59Colwood Gardens, Colliers WoodSW19 2DS	1
Not commenced	C	04/P2719 & 10/P0367	Raynes Park	Electrical Substation35Coombe Lane, Raynes ParkSW20 0LA	14
Not commenced	C	12/P0321	Village	135Copse Hill, West WimbledonSW20 0SU	1
Not commenced	C	10/P1854	Cannon Hill	17Copse Hill, West Wimbledon SW20 0NB	0
Not commenced	C	10/P0294	Colliers Wood	48Devonshire Road, Colliers WoodSW19 2EF	1
Not commenced	C	10/P2710	Village	8Ellerton Road, West WimbledonSW20 0EP	1
Not commenced	C	08/P2093	Village	8Ellerton Road, West WimbledonSW20 0EP	0

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Not commenced	C	12/P0102	Graveney	Rear of 2Elmhurst Avenue, MitchamCR4 2HN	1
Not commenced	C	09/P2691	St Helier	4Elsrick Avenue, MordenSM4 5RF	1
Not commenced	C	10/P2390	Pollards Hill	1Fern Avenue, MitchamCR4 1LS	1
Not commenced	C	11/P1926	West Barnes	Land between9Greenway, Raynes Park	1
Not commenced	C	10/P2277	Wimbledon Park	54Havelock Road, WimbledonSW19 8HD	1
Not commenced	C	10/P1387	Wimbledon Park	3Haydon's Park Passage, Haydon's Park RoadSW19 8JJ	1
Not commenced	C	10/P3144	Trinity	272Haydon's Road, South WimbledonSW19 8TT	1
Not commenced	C	09/P2823	Village	1Highbury Road, Wimbledon VillageSW19 7PR	1
Not commenced	C	10/P1646	Graveney	40Inglemere Road, MitchamCR4 2BT	1
Not commenced	C	08/P1695	Abbey	108Kingston Road, South WimbledonSW19 1LX	1
Not commenced	C	11/P1857	Abbey	108Kingston Road, South WimbledonSW19 1LT	1
Not commenced	C	12/P0377	Abbey	199Kingston Road, South WimbledonSW19 3NG	-1
Not commenced	C	10/P3522	Abbey	15Kingston Road, WimbledonSW19 1JX	1
Not commenced	C	11/P2163	Dundonald	24Kingswood Road, WimbledonSW19 3NE	1
Not commenced	C	12/P0484	Village	46Lake Road, WimbledonSW19 7EX	0
Not commenced	C	11/P2211	Hillside	4Leopold Avenue, Wimbledon Park SW19 7ET	1
Not commenced	C	10/P2633	Figges Marsh	250London Road, MitchamCR4 3HD	1
Not commenced	C	10/P1712	Figges Marsh	256London Road, MitchamCR4 3HD	1
Not commenced	C	07/P3591	Ravensbury	1London Road, MordenSM4 5HX	4
Not commenced	C	09/P0577	St Helier	Manor House230London Road, MordenSM4 5QT	0
Not commenced	C	11/P0642	Graveney	35London Road, TootingSW17 9JR	1
Not commenced	C	10/P2549	Wimbledon Park	29Lucien Road, Wimbledon ParkSW19 8EL	1
Not commenced	C	10/P1518	Abbey	136Merton High Street SW19 1BA	1

Not commenced	C	11/P0406	Abbey	192Merton High Street, Colliers WoodSW19 1AX	1
Not commenced	C	11/P0663	Abbey	122Merton High Street, WimbledonSW19 1BD	1
Not commenced	C	10/P1411	St. Helier	166Middleton Road, MordenSM4 6RW	1
Not commenced	C	11/P3029	St. Helier	Part of former Risley Playing Fields (Land adj Perseid School)Middleton Road, MordenSM4 6SD	20
Not commenced	C	08/P2249	Hillside	31Midmoor Road, WimbledonSW19 4JD	1
Not commenced	C	10/P0665	Graveney	4Milton Road, MitchamCR4 2DT	1
Not commenced	C	10/P1487	Cannon Hill	123Monkleigh Road, Morden SM4 4EQ	1
Not commenced	C	11/P2467	Abbey	The Grove Hotel2Morden Road, South WimbledonSW19 3BH	8
Not commenced	C	09/P2219	Abbey	Spur House14Morden Road, South WimbledonSW19 3BJ	34
Not commenced	C	08/P1140	Abbey	18Nelson Road, South WimbledonSW19 1HT	1
Not commenced	C	11/P0996	Village	5North View, WimbledonSW19 4UJ	1
Not commenced	C	10/P3544	West Barnes	2Phyllis Avenue, New MaldenKT3 6JY	1
Not commenced	C	10/P2784(Supersedes 03/P0202)	Colliers Wood	Brown & Root House125High Street Colliers Wood, Colliers WoodSW19 2JG	218
Not commenced	C	11/P1129	Graveney	17Ridge Road, MitchamCR4 2ET	1
Not commenced	C	11/P2975	Village	1Ridgway, WimbledonSW19 4RS	-1
Not commenced	C	11/P1015	Village	66Ridgway, WimbledonSW19 4RA	2
Not commenced	C	09/P2711	Village	66Ridgway, WimbledonSW19 4RA	1
Not commenced	C	11/P2934	Longthornton	30Rowan Crescent, Streatham SW16 5JB	-1
Not commenced	C	09/P0196	Longthornton	216Rowan Road, Streatham SW16 5HX	8
Not commenced	C	09/P2458	Village	7Somerset Road, Wimbledon ParkSW19 5JU	1
Not commenced	C	07/P0621	Village	50Somerset Road, Wimbledon ParkSW19 5JX	1
Not commenced	C	11/P2148	Raynes Park	41Spencer Road, West WimbledonSW20 0QN	1
Not commenced	C	10/P1190	Ravensbury	67St Helier Avenue, MordenSM4 6HY	1
Not	C	10/P0919	Hillside	19Stanton Road, Raynes ParkSW20 8RN	1

commenced					
Not commenced	C	11/P1504	Graveney	247Streatham Road, StreathamSW16 6PB	1
Not commenced	C	07/P0055	Trinity	222The Broadway, WimbledonSW19 1RY	14
Not commenced	C	10/P2420	Trinity	254The Broadway, WimbledonSW19 1SB	1
Not commenced	C	11/P1430	Trinity	254The Broadway, WimbledonSW19 1SB	1
Not commenced	C	06/P2912	Abbey	153The Broadway, Wimbledon (93-281)SW19 1NE	2
Not commenced	C	11/P1326	Dundonald	91The Quadrant, Wimbledon ChaseSW20 8SW	1
Not commenced	C	11/P0268	Hillside	Former Garage Site at3Thornton Hill, WimbledonSW19 4HU	1
Not commenced	C	11/P1221	Trinity	43Trinity Road, WimbledonSW19 8QS	-1
Not commenced	C	12/P0208	Wimbledon Park	Mulberry Cottage49Vineyard Hill Road, Wimbledon ParkSW19 7JL	0
Not commenced	C	09/P0480	Pollards Hill	1Walton Way, MitchamCR4 1HQ	1
Not commenced	C	11/P1781	Raynes Park	West CourtWest Barnes Lane, Raynes ParkSW20 0BT	1
Not commenced	C	10/P1853	Hillside	80Woodside, WimbledonSW19 7QH	-2
Not commenced	C	07/P0120 & 10/P1463	Merton Park	2Woodville Road, MordenSM4 5AF	3
Not commenced	C	08/P3098	Trinity	1York Road, WimbledonSW19 8TP	8
Not commenced	C	12/P1144	Village	28Lingfield Road, WimbledonSW19 4PU	-3
Not commenced	C	12/P0051	Village	92Copse Hill, West WimbledonSW20 0NN	0
Not commenced	C	12/P0410 and 12/0408	Village	45Parkside, WimbledonSW19 5NB	0
Not commenced	C	12/P2333	Dundonald	8Wilton Crescent, Merton ParkSW19 3QY	-1
Not commenced	C	12/P2464	Hillside	43Richmond Road, West WimbledonSW20 0PG	-1
Not commenced	C	12/P2294	Hillside	336Western Road, Colliers WoodSW19 2QA	-1
Not commenced	C	12/P1709	Village	7&9Somerset Road, Wimbledon ParkSW19 5JU	0
Not commenced	C	12/P0832	Graveney	67Revelstoke Road, Wimbledon ParkSW18 5NL	0
Not commenced	C	12/P2671	Abbey	21 Abbey ParadeAbbey Parade, Merton High Street, Colliers WoodSW19 1DG	-2

d					
Not commenced	C	12/P3139	Abbey	4Seaforth Avenue, New MaldenKT3 6JP	1
Not commenced	C	12/P2719	Raynes Park	141Cottenham Park Road, West WimbledonSW20 0DW	0
Not commenced	C	13/P0034	Hillside	19Thornton Hill, WimbledonSW19 4HU	-3
Not commenced	C	13/P0057	Raynes Park	86Pepys Road, Raynes ParkSW20 8PF	1
Not commenced	C	12/P3228	Dundonald	24Cliveden Road, Merton ParkSW19 3rb	-1
Not commenced	C	12/P3321	Merton Park	30Dorset Road, Merton Park, Merton ParkSW19 3HB	0
Not commenced	C	11/P0815	St Helier	Morden Tavern Public House144Central Road, MordenSM4 5RL	24
Not commenced	C	11/P2254	Dundonald	77-91Hartfield Road, WimbledonSW19 3TJ	50
Not commenced	C	12/P1127	Graveney	18-20Beecholme Avenue, MitchamCR4 2HT	-1
Not commenced	C	11/P2561	Trinity	7Florence Road, South Wimbledon	1
Not commenced	C	13/P0187	Hillside	7Thornton Road, WimbledonSW19 4HU	-2
Not commenced	C	13/P0209	Raynes Park	5Lambourne Avenue, Wimbledon ParkSW19 7DW	0
Not commenced	C	12/P1430	Cannon Hill	Land side of 27Cannon Hill Lane, Raynes ParkSW20 9JY	1
Not commenced	C	11/P0706	Cannon Hill	Vacant Site101Christchurch Road, Colliers WoodSW19	9
Not commenced	C	12/P2122	Colliers Wood	42High Street Colliers Wood, Colliers WoodSW19 2AB	1
Not commenced	C	13/P0376	Village	8Bathgate Road, Wimbledon VillageSW19 5PN	0
Not commenced	C	12/P0071 & 12/P2328	Village	The Emma Hamilton328Kingston Road, Raynes Park (314-344)SW20 8LR	57
Not commenced	C	12/P2673	Pollards Hill	67ASherwood Park Road, MitchamCR4 1NB	1
Not commenced	C	12/P2619	Ravensbury	Wandle Road Surgery161Wandle Road, MordenSM4 6AA	1
Not commenced	C	12/P2157	Village	Former Wolfson CentreCopse Hill, West WimbledonSW20 0NJ	8
Not commenced	C	12/P0913	West Barnes	EMERALD SERVICE STATION284Burlington Road, New MaldenKT3 4NL	20
Not commenced	C	13/P0829	Village	16Homefield Gardens, MitchamSW19 4QF	-1
Not commenced	C	13/P0667	Wimbledon Park	2Camelot Close, Wimbledon ParkSW19 7DS	1

Not commenced	C	13/P0150	Graveney	235Streatham Road, StreathamSW16 6PB	1
Not commenced	C	13/P0845	Colliers Wood	13Cavendish Road, Colliers WoodSW19 2ET	0
Not commenced	C	13/P1072	Village	27High Street, WimbledonSW19 5BY	1
Not commenced	C	13/P0996	Village	109Home Park Road, Wimbledon ParkSW19 7HT	0
Not commenced	C	12/P2165	Abbey	Spur House14Morden Road, South WimbledonSW19 3BJ	16
Not commenced	C	13/P1137	Abbey	17Seymour Road, Wimbledon ParkSW19 5JL	0
Not commenced	C	12/P2970	Cricket Green	Land adjoining1Fox Path, MitchamCR4 3DL	1
Not commenced	C	12/P1074	Dundonald	77The Broadway, Wimbledon (1-91)SW19 1RQ	1
Not commenced	C	12/P3032	Lavender Fields	The Old Library150Lower Morden Lane, MordenSM4 4SJ	1
Not commenced	C	12/P0581	Cricket Green	2 to 4Miles Road, MitchamCR4 3DA	4
Not commenced	C	13/P1350	Merton Park	32London Road, MordenSM4 5BQ	1
Not commenced	C	12/P2390	Village	18Lancaster Gardens, WimbledonSW19 5DG	1
Not commenced	C	13/P1764	Village	14Merton Hall Road, Wimbledon Chase (2-78/ 1-99)SW19 3PP	-1
Not commenced	C	12/P0991	Dundonald	17Lower Downs Road, Raynes ParkSW20 8QQ	1
Not commenced	C	12/P3253	Wimb Park	48Leopold Road, Wimbledon ParkSW19 7JD	-1
Not commenced	C	11/P1996	Cannon Hill	24Greenwood Close, MordenSM4 4HX	1
S106	D	08/P2942	Wimbledon Park	Land RO 290 - 296Haydon's Road, South Wimbledon	2
S106	D	09/P1848	Village	85-86High Street, WimbledonSW19 5EG	8
S106	D	10/P0767	Dundonald	185Kingston Road, Wimbledon (141-203)SW19 1LH	2
S106	D	11/P1127	Graveney	Land adjacent to 184Seely Road, TootingSW17 9JL	1
S106	D	07/P3488 & 11/P2469	Cricket Green	Standor House272London Road, MitchamCR4 3NB	18
S106	D	11/P3278	West Barnes	Rear of 211-217 West Barnes Lane, New MaldenKT3 6HZ	1
S106	D	11/P3414	Abbey	Wimbledon School of Art AnnexePalmerston Road, WimbledonSW19 1PB	24
S106	D	12/P0143	Dundonald	The Old Library150Lower Morden Lane, Morden	1
S106	D	12/P0559	Ravensbury	Land adj to 22Edward Avenue, MordenSM4 6EP	1
S106	D	12/P0574	Hillside	66/67Alwyne Road, WimbledonSW19 7AE	1
S106	D	12/P0888	Figges Marsh	27-29Clarendon Grove, MitchamCR4 2PH	5
S106	D	12/P1299	Raynes Park	82&82aCoombe Lane, Raynes ParkSW20 0AX	1
S106	D	12/P1431	Village	46Crooked Billet, WimbledonSW19 4RQ	-1
S106	D	12/P1927	Hillside	Leopold Court3 & 4Leopold Avenue, Wimbledon	-1

				ParkSW19 7ET	
S106	D	12/P2052 (13/P1432 - Discharge of conditions)	Merton Park	100Worple Road, WimbledonSW19 4JB	3
S106	D	12/P3121	Raynes Park	127Durham Road, West WimbledonSW20 0DF	4
S106	D	10/P1707	Wimb Park	155Arthur Road, WimbledonSW19 8AD	1
S106	D	11/P0670	Hillside	Rear of30Wimbledon Hill Road, WimbledonSW19	2
S106	D	11/P1978	Graveney	50-56London Road, TootingSW17 9HP	3
S106	D	11/P2589	Graveney	50Wandle Road, MordenSM4 6AQ	1
S106	D	11/P3128	Wimb Park	81Revelstoke Road, Wimbledon ParkSW18 5NL	1
S106	D	12/P1230	Wimb Park	Leopold Court4Leopold Avenue, Wimbledon Park	0

Sites of Grade E are the Site Proposals presented on [Sites and Policies Plan Submission Draft with Incorporated amendments](#). Sites of Grade F cannot be published because of commercial sensitivity reasons.

Future Merton
London Borough of Merton
12th Floor Merton Civic Centre
London Road
Morden SM4 5DX

Telephone: 020 8545 3837 / 020 8545 4141

Fax: 020 8545 4160

Email: future.merton@merton.gov.uk

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