



2018/19 Authority Monitoring Report

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1. INTRODUCTION

- 1.1. Every local planning authority is required to publish an Authority Monitoring Report (AMR) each year containing information on the implementation of the Local Development Scheme (LDS), and the extent to which the planning policies set out in the Local Plan documents are being achieved including the five year supply of housing developments.
- 1.2. This is the thirteenth (14th) monitoring report that covers the financial year 2018/19 (1st April 2018 to 31st March 2019) and the eighth (8th) that monitors Merton's Core Strategy (2011). 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 legislation:
 - National Planning Policy Framework (NPPF) published on 27 March 2012
 - National Planning Practice Guidance (regularly updated and web-based)
 - 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;
 - 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, Housing Strategy and so on);
 - NOMIS
 - Housing Register and;
 - DCLG Statistics

2. PLANNING POLICY UPDATES AND LOCAL DEVELOPMENT SCHEME

Headlines

- Sites and Policies Plan and Policies map adopted in July 2014
- New Local Plan out for Stage 2a Consultation Autumn 2020
- New South London Waste Plan out for Issues and Preferred Options Consultation from October 2019-December 2019
- Future Wimbledon SPD Final Consultation January 2020-March 2020
- Morden town centre regeneration: the council and TfL are working together to bring forward the regeneration of Morden, working towards the procurement of a development partner in 2020/21

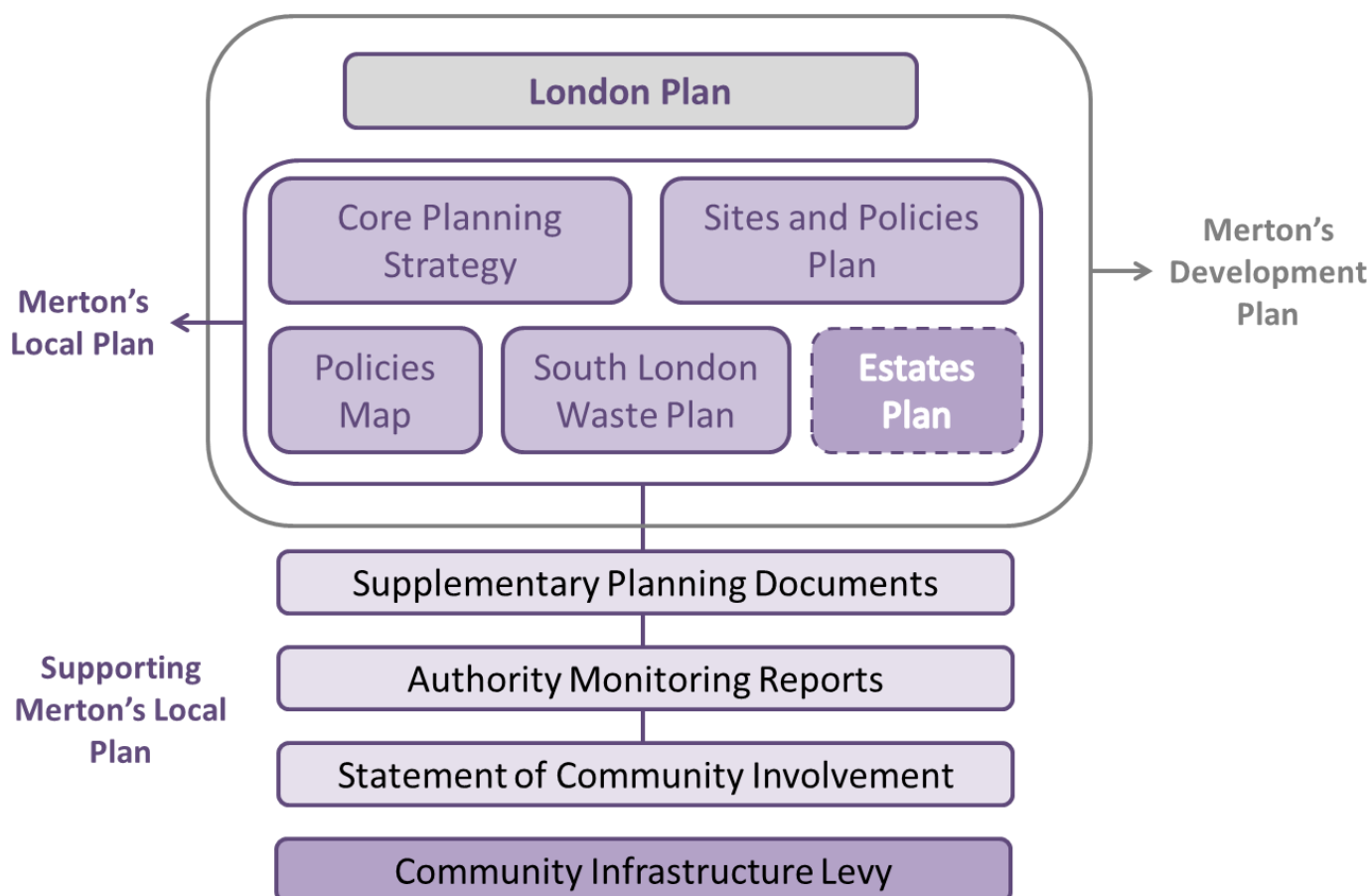
- 2.1. This section presents the progress towards the timetables and milestones of Merton's statutory Development Plan and other planning policy documents and reports. The **Graph 2.1** presents the relationships between all the planning frameworks.
- 2.2. Local Development Scheme is the project plan that sets out what documents are going to be produced in the Local Plan, when they are going to be produced - including the stages of community consultation - and some information on what they are likely to contain.
- 2.3. Statement of Community Involvement SCI: sets out how the council will involve communities, businesses, and stakeholders in the preparation of development planning documents such as the Local Plans and planning applications. It also gives advice on Neighbourhood Plans. The council will be updating its SCI in the Autumn 2019 with adoption in Spring 2020 after consultation.
- 2.4. Core Planning Strategy: sets out the strategic planning framework for the borough including the guiding principles and objectives as well as the policies for delivering the spatial strategy and vision in Merton, for 15 year period following its adoption on 13th July 2011.
- 2.5. Sites and Policies Plan and Policies Map: sets out the general approach to development, the use of land and buildings in the borough and provides guidance for development control to support the effective delivery of planning decisions in Merton. It also allocates sites for specific future land uses or developments. Sites and Policies Plan was adopted on 9th July 2014.
- 2.6. Estates Plan: The outline planning applications for Merton's Estate Regeneration Projects comprising of; High Path, Eastfields and Ravensbury Estate have been granted permission with s106 signed and completed on 29th April 2019. The reserved matters application for High Path Estate Regeneration Phase 2 was granted permission at Planning Applications Committee on 26th September 2019. Further phased applications for High Path Estate will be submitted once detailed designs have been progressed and discussed at pre-planning application meetings with the Local Planning Department and independent design experts (Design Review Panel). The reserved matters application for Ravensbury Estate Regeneration Phases 2 – 4 was also granted permission at Planning Applications Committee on 14th November 2019. We anticipate the early phases for Reserved Matters Applications for Eastfields Estate Regeneration to be submitted and planning application process to commence in the new year 2020.
- Phase 1 of High Path and Ravensbury already have planning permission and it is expected that these homes will be built in the next 12 months, so that existing residents can move into them and phase 2 can be started.

- 2.7. Community Infrastructure Levy charges '£ per sqm' for new residential and retail warehouse/superstore floorspace. It is a levy on development that local councils across the country including Merton, and the Mayor of London are implementing to help pay for infrastructure. Merton's CIL Charge applies to new development granted permission from 1 April 2014, in addition to the Mayor of London's CIL which has been applicable to new development since April 2012.
- 2.8. 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.

The 6-week public consultation on the next iteration of the South London Waste Plan started in October 2019. The draft plan, which will cover the period 2021-2036, proposes that all the waste apportioned to the partner boroughs in the London Plan, can be managed on the existing safeguarded sites. The new plan is scheduled to be adopted in 2021.

- 2.9. Supplementary planning documents (SPDs) add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design, shop fronts and basement development. SPDs do not create new policies.
- 2.10. Authority Monitoring Reports: monitors the performance of Merton's planning policies and the extent to which the council meets targets set out in the LDS. Visit the website for the most recent updates.
- 2.11. Morden town centre regeneration: Morden town centre regeneration is one of the biggest projects in the borough, following on from the 2015 announcement that Morden is one of the Mayor of London's Housing Zones. Morden has been identified by both the council and Transport for London (TfL) as a strategic priority and will meet a number of objectives in the London Plan, Merton's Local Plan and the Mayor's Transport Strategy. The council and TfL are working together to bring forward the regeneration of Morden, working towards the procurement of a development partner in 2020/21.
- 2.12. Future Wimbledon Supplementary Planning Document: has been prepared by to create a long-term vision for the future of development of Wimbledon town centre. It supplements Merton's existing planning policies to provide guidance for development, public spaces and to attract investment in SW19. The document was consulted on between 1st October 2018 and 6th January 2019, and again in early 2020, with the aim of adopting later in 2020.
- 2.13. New Local Plan: We are creating a new Local Plan to provide a sound basis for planning decisions. The plan will help guide how the borough develops over time and create a vision that enables the council to successfully and responsibly manage growth, while ensuring the best interests of the borough, its residents and businesses. The document has been out for Stage 2 consultation between 31st October 2018 and 6th January 2019. There will be another Regulation 18 consultation in Autumn 2020. The aim is for the new Local Plan to be adopted in 2021.

Graph 2.1 Merton's Planning Policy Framework



3. MERTON IN NUMBERS

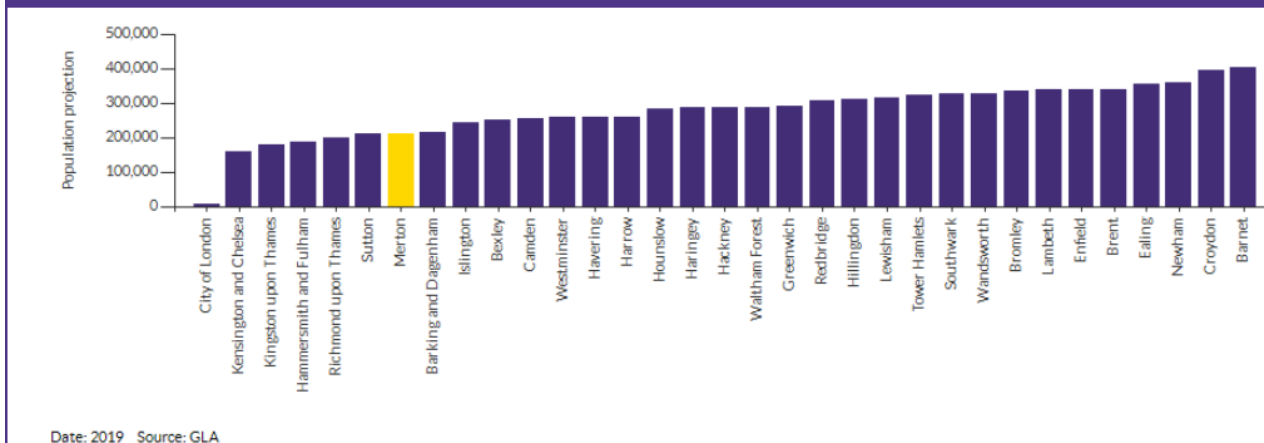
- 3.1. This chapter presents some key figures that enhance the readers' understanding of the borough. For more data on Merton please visit the [Merton Data Hub](#).

Population

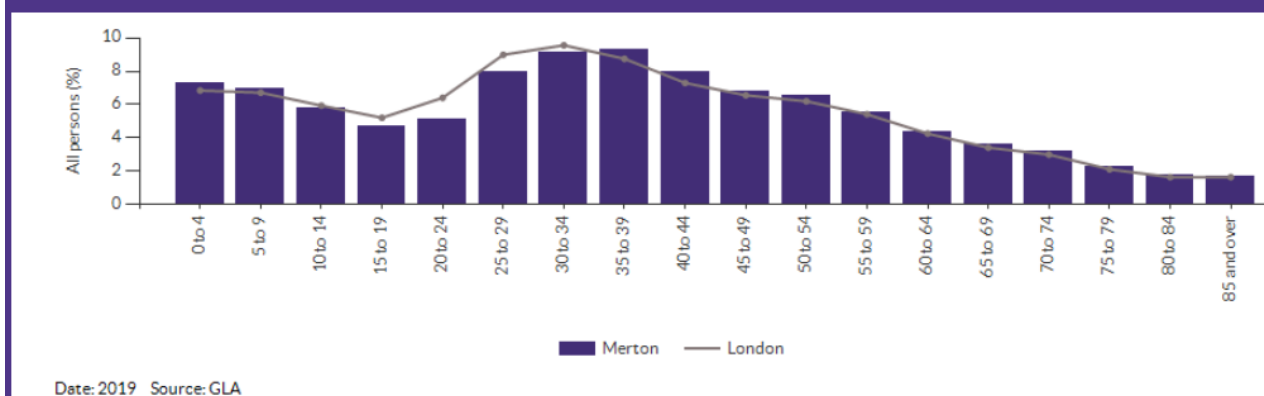
- 3.2. Merton's population is projected to increase to 222,717 by 20205 and 232,473 by 2030. The age profile is also predicted to shift with a notable growth in the proportion of the population that are under the age of 16 and those over 50 years old. The number of households is projected to rise to 99,000 by 2021, an average annual household growth of 2.2%, with much of the increase expected to be in single person households.
- 3.3. Merton Council has agreed to use the Borough Preferred Option (BPO) for population projections instead of the GLA housing-led projection. This is because Merton's housing target in the draft New London Plan increased from 411 new homes per annum to 918 new homes per annum and the GLA housing-led population projections take the higher housing target into account, even though the level of assumed development is much higher than Merton has delivered historically.

3.4. The Borough Preferred Option (BPO) population projections. These are calculated using our housing trajectory (published in the Authority Monitoring Report each year), which is considered to be the best estimate of assumed development in Merton.

Total projected population comparison across London



Population projection for all persons by 5-year age group



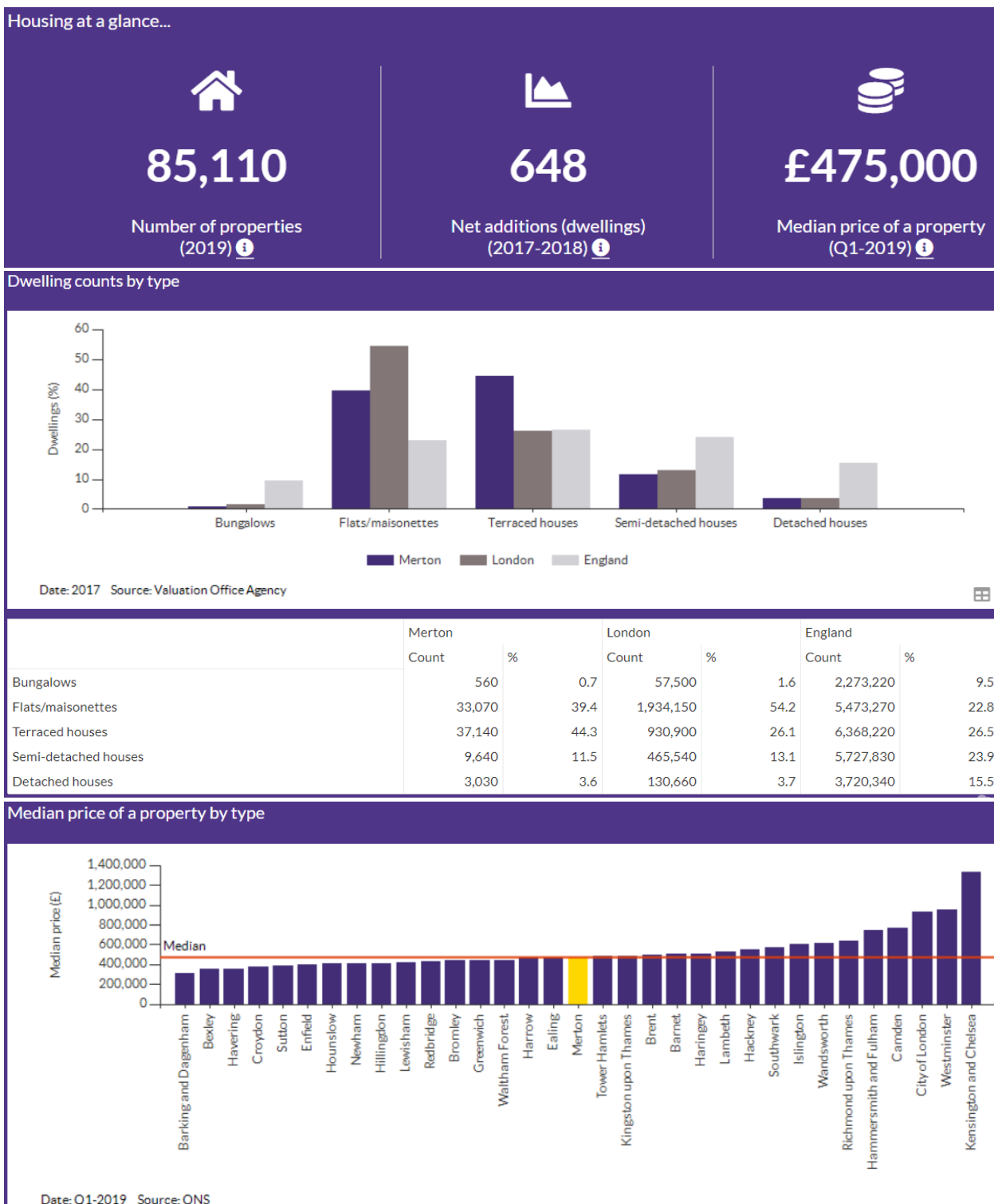
3.5. Merton has a rich mix of ethnicity, culture, and languages. GLA data at 2018 puts Merton’s Black, Asian and Minority Ethnic (BAME) population as 76,800, meaning BAME groups make up just under 38% of the population.

Projected ethnic makeup



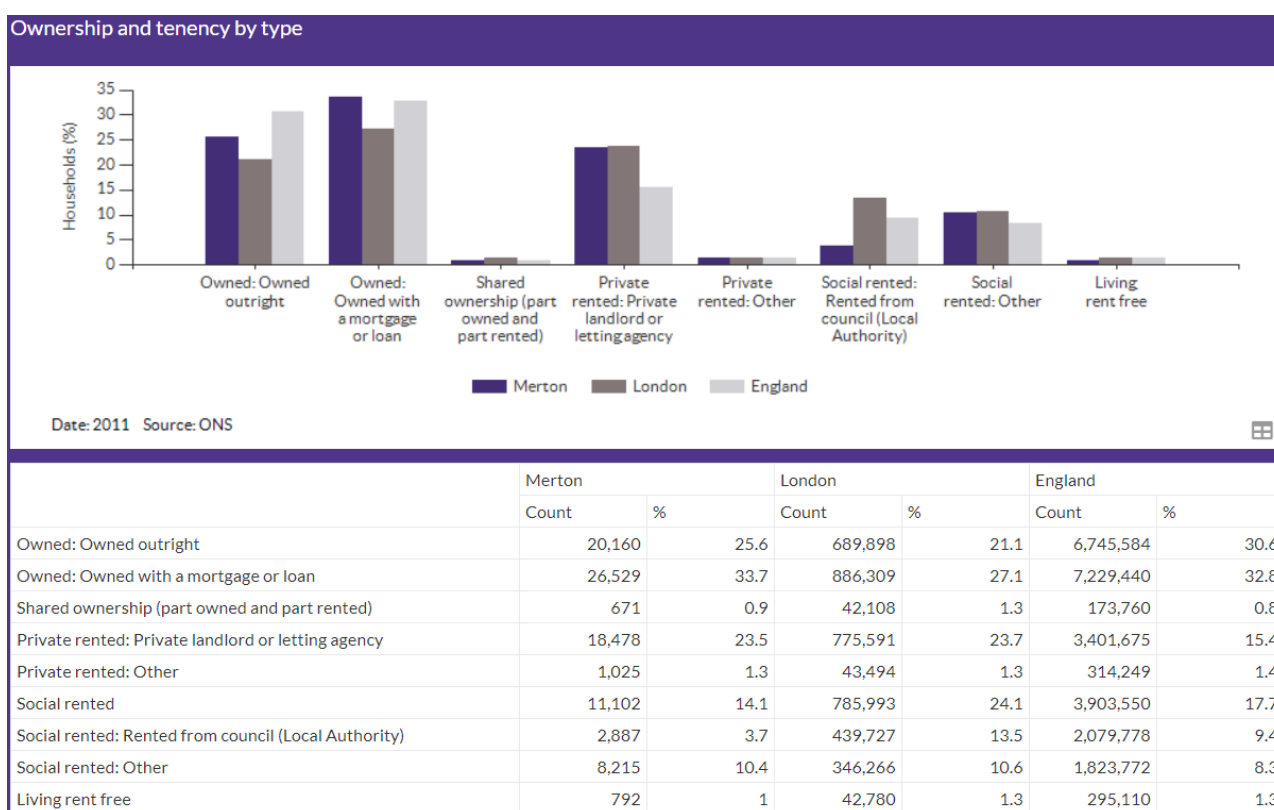
Housing

3.6. In 2019 there are 85,110 households in Merton. The median house price in Merton in 2019 is £475,000, the nineteenth highest in London. The average house price in London is £540,937. The ratio of house prices to earnings in Merton is 12.9, which is the twentieth highest in London and below the London average of 14.5.





3.7. 59.3% of households in the borough are owner occupied, either owned outright or with a mortgage. This is higher than the London average of 48.2%. 0.9% of residents are living in shared ownership properties, and 23.5% are privately rented through a private landlord or letting agency. 14.1% of households are social rented, with 3.7% rented from the council. This is lower than the London average of 24.1%. The rate of homeless priority in need persons in Merton is 1.4%, much lower than the London average of 4.2% and the third lowest of all of the London boroughs.



Economy

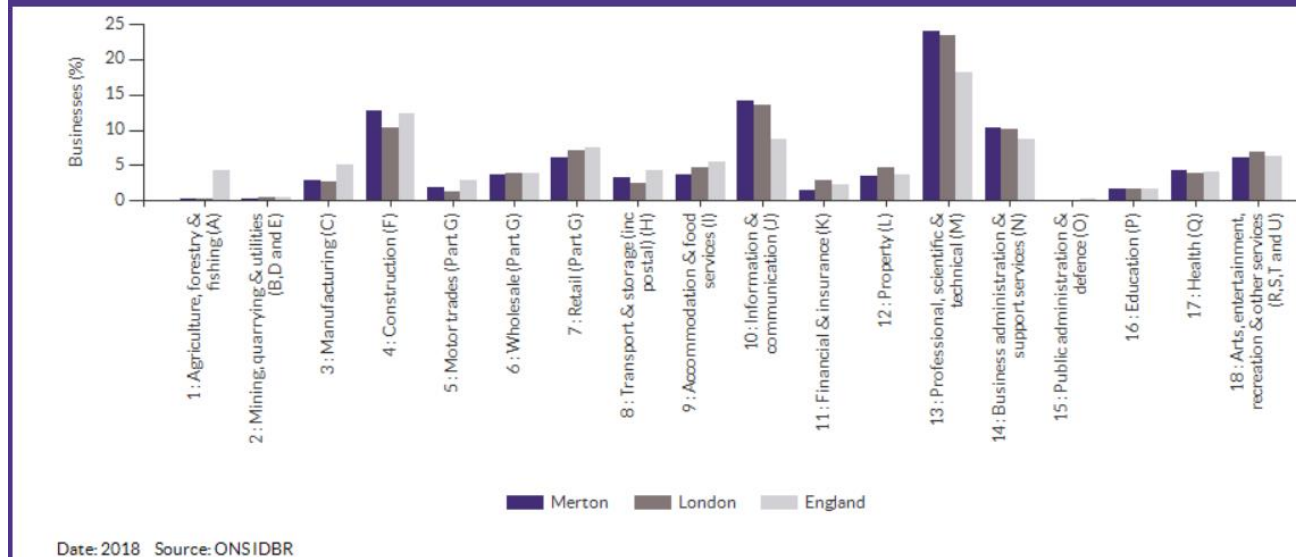
3.8. Served by 12,905 active businesses, the borough’s main commercial centres are Mitcham, Morden and Wimbledon, of which Wimbledon is the largest. Other smaller centres include Raynes Park, Colliers Wood, South Wimbledon, Wimbledon Park and Pollards Hill, each with well-developed characters of their own. The borough is predominantly suburban in character, with high levels of commuter flows in and out of central London.



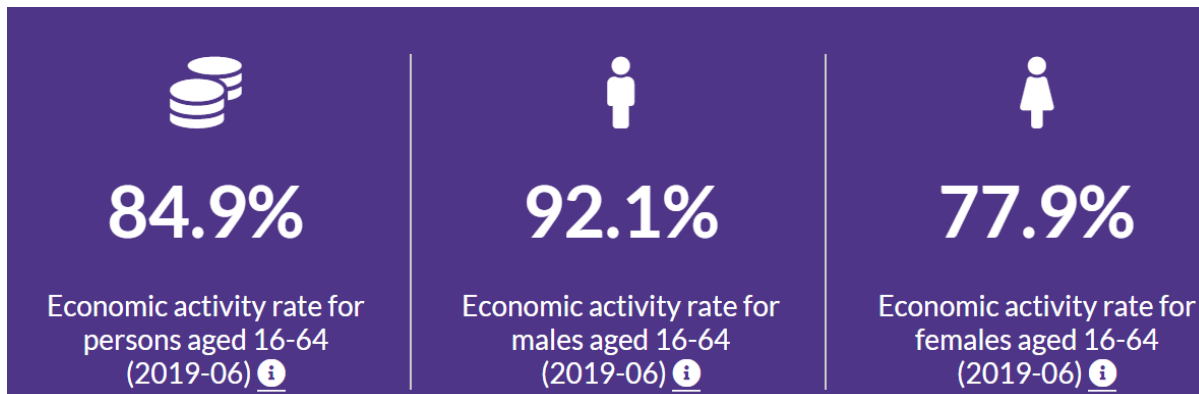
Businesses by employment size



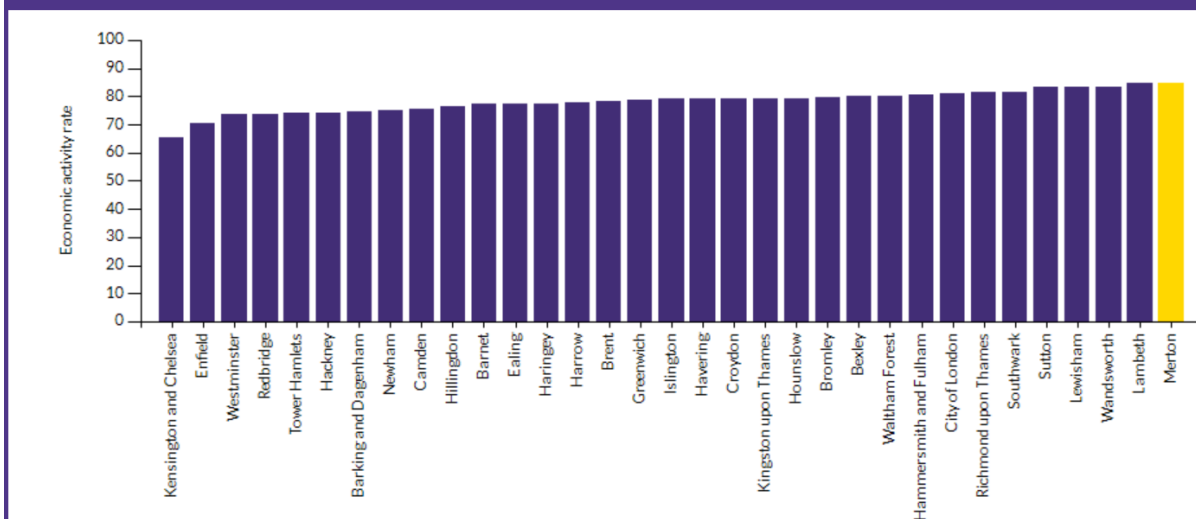
Businesses by industry



3.9. Merton has the highest economic activity rate for persons aged 16-64 of all of the London boroughs (84.9%). The employment rate for the borough as at 2019 is 81.3%, higher than the London average of 74.5%. Unemployment in the borough is 4.3% in 2019, below the London average of 4.8%. The median gross annual pay for residents in Merton as at 2019 is £32,692, slightly above the London average of £31,114.



Economic activity rate



Date: 2019-06 Source: ONSAPS

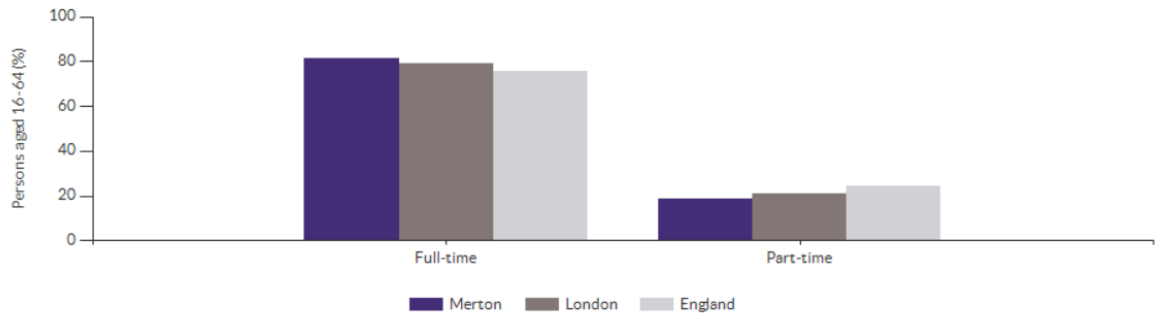
Median annual resident salaries for 2019



Date: 2019 Source: ONSASHE

3.10. The percentage of persons in full time employment in Merton is 18.6%, lower than the London average of 20.8%. Merton also has a higher proportion of residents who are self-employed (13.9%) compared to the London average of 13.1%. The occupation type of Merton residents is shown below. The greatest proportion is 24% professional occupations and 19% associate professional and tech occupations.

Full-time and part-time employment



Date: 2019-06 Source: ONSAPS

	Merton		London		England	
	Count	%	Count	%	Count	%
Persons aged 16-64 in full-time employment	91,700	81.4	3,554,600	79	19,873,700	75.4
Persons aged 16-64 in part-time employment	21,000	18.6	935,200	20.8	6,438,900	24.4

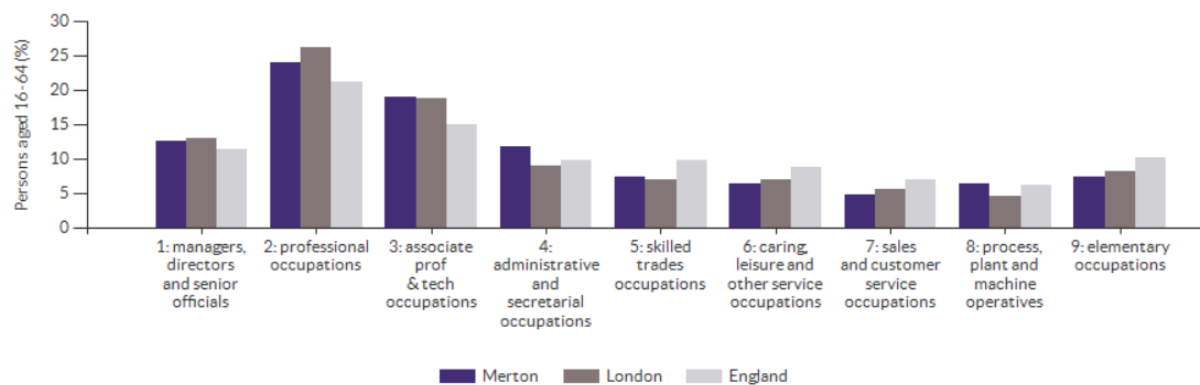
Employees and self employed



Date: 2019-06 Source: ONSAPS

	Merton		London		England	
	Count	%	Count	%	Count	%
Persons aged 16-64 who are employees	92,600	66.7	3,689,200	61	22,470,700	64.6
Persons aged 16-64 who are self employed	19,300	13.9	793,800	13.1	3,801,300	10.9

Occupation type



Date: 2019-06 Source: ONSAPS

3.11. As at November 2019, the monthly claimant rate for Merton is 2.6. This is below the London average of 3. The overall economic inactivity rate for persons aged 16-64 in Merton is 15.1%. The latest figure for the Proportion of 16-18 year olds who are Not in Employment, Education or Training (NEET) is 4.3%, which is above the London average of 3.4%.

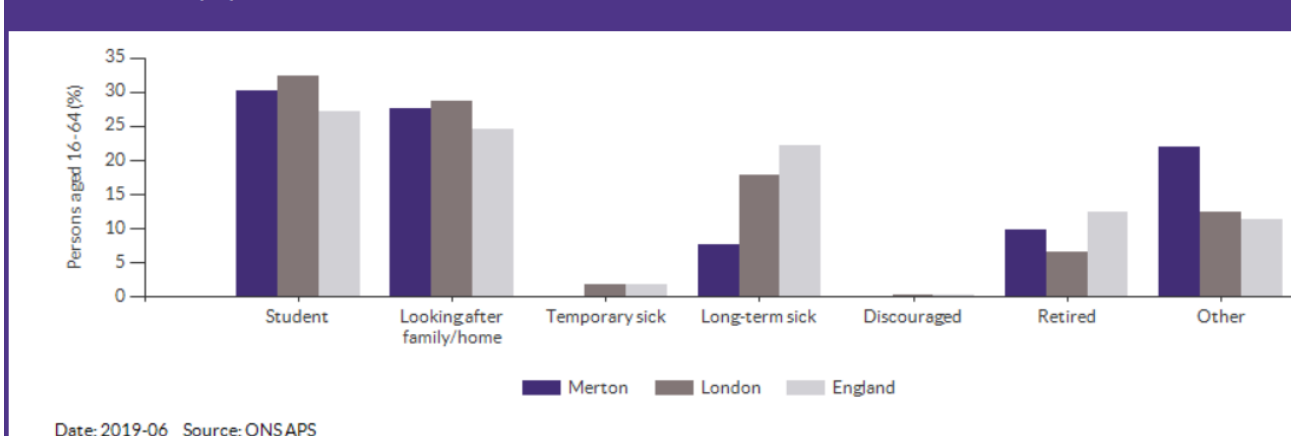
Economically inactive at a glance...



Unemployment rate

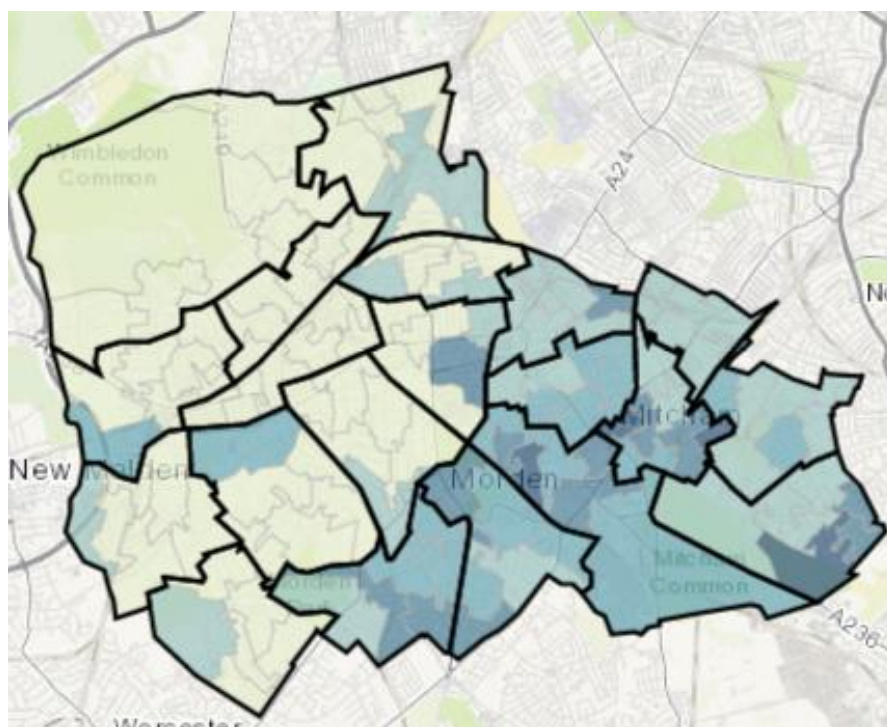
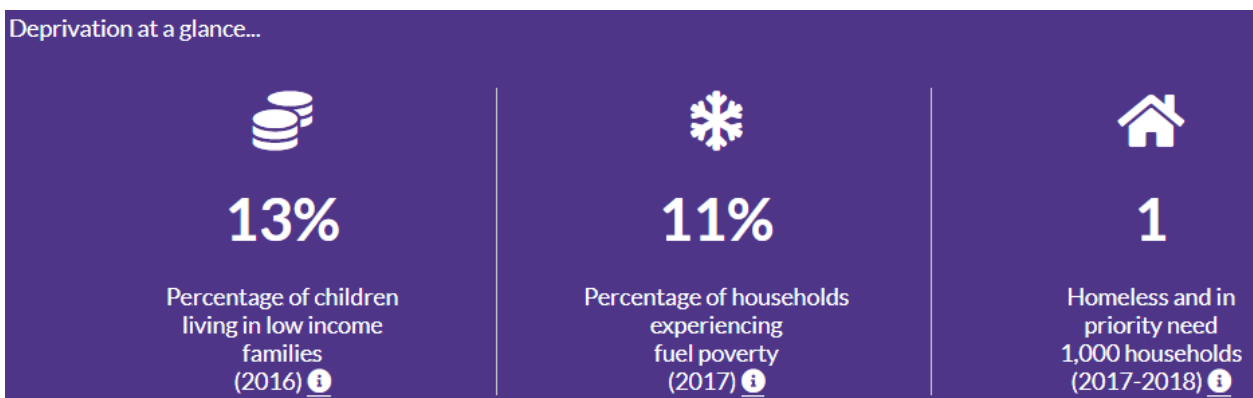


Economic inactivity by reason



Deprivation

- 3.12. The Index of Multiple Deprivation (IMD) 2019 is the official measure of relative deprivation for small areas (or neighbourhoods) in England. The IMD ranks every small area (Lower Super Output Area) in England from 1 (most deprived) to 32,844 (least deprived). For larger areas we can look at the proportion of LSOAs within the area that lie within each decile. Decile 1 represents the most deprived 10% of LSOAs in England while decile 10 shows the least deprived 10% of LSOAs.
- 3.13. Merton ranks as ‘very low’ in terms of overall social deprivation compared to other London boroughs and nationally in the UK. It is the sixth least deprived of the 33 London boroughs and ranks 114th out of 326 authorities (where 1 is the most deprived) in England. This overall lack of deprivation does, however, hide inequalities and extremes in the borough between deprived wards in the east of the borough that are some of the top 15% most income-deprived in the country, and the more affluent wards in the west that are amongst the top 5% most affluent. Three wards are more deprived than the average for London: Cricket Green, Figge’s Marsh and Pollards Hill.



Index of Multiple Deprivation score 2019

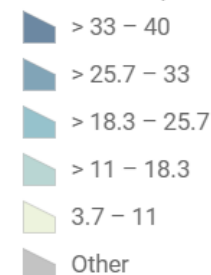
Legend

Ward



LSOA

Index of Multiple Deprivation



4. HOUSING

Headlines

- 273 additional new homes were built during the monitoring period
- One site completed in 2018/19 that was eligible to provide affordable homes. This site provided 45% affordable homes = 5 additional affordable homes during the monitoring period.

Starts, completions, five year supply and trajectory

Core Strategy:
Strategic Objective
3 To provide new homes and infrastructure within Merton's town centres and residential areas, through physical regeneration and effective use of space.

Core Strategy
Policies CS8, CS9

Sites and Policies DM H1, DM H2, DM H3, DM H5
Plan Policies

Indicator	Borough Target	Progress	Source of Information
NET ADDITIONAL HOUSING COMPLETED OVER THE PLAN PERIOD:	For the 15 year period Merton's minimum housing target (London Plan 2015) is 5,801 This is divided into:	Progress against this target is as follows: the total completed and projected: 8,265 homes (see Table 4.1)	Merton's Monitoring Datastore and LDD
2011-2026	2011-16 target: 1,691 new homes	2011-16 provision: 2,573 new homes, 52% over the target	
TOTAL OVER 15 YEARS	2016-21 target: 2,055 new homes	2016-21 provision: 2,400 new homes (delivered and projected), 17% over the target	
	2021-26: 2,055 new homes	2021-26 provision: 3,269 new homes (projected), 59% over the target	
PRIOR APPROVALS		The housing trajectory goes currently until 2030 (Table 4.2). In 2018/19 52 new homes were the result of Prior Approvals from Office, Retail and Storage uses to Residential	

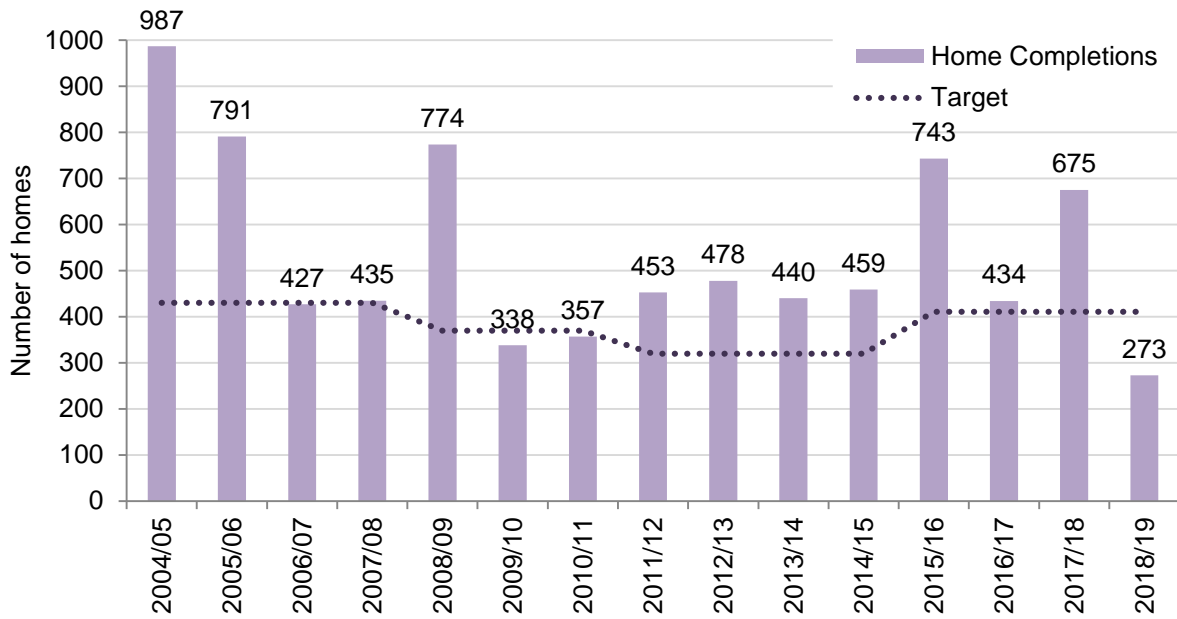
<p>SELF-BUILD AND CUSTOM HOUSE BUILDING ACT 2015</p>	<p>The Act places a duty on certain public authorities to keep a register of individuals and associations who wish to acquire serviced plots of land for self-build and custom housebuilding projects. The Act also places duty on certain public authorities to have regard to those registers in carrying out planning and other functions.</p>	<p>On 31st December 2019 there were the following individuals and groups on Merton's register:</p> <p>Self-Build Register Part 1 (meets Local Connection criteria): 90 individuals and 5 groups</p> <p>Self-Build Register Part 2 (without Local Connection): 126 individuals and 1 group</p> <p>21 homes were granted self-build exemption from Community Infrastructure Levy (CIL) in the financial year 2018/19</p>	
<p>BROWNFIELD LAND REGISTER</p>	<p>Brownfield land registers will provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in <u>regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017</u>.</p>	<p>268 sites have been added to Merton's Brownfield Land Register. These include sites larger than 0.25 hectares or capable of supporting more than 5 homes, with valid planning permission that have not commenced, sites where planning permission has lapsed, and allocations in Merton's Sites and Policies Plan (2014).</p> <p>The Brownfield Land Register can be found at https://www.merton.gov.uk/planning-and-buildings/planning/brownfield-land-register and via https://maps.london.gov.uk/brownfield-site-register</p>	

Table 4.1 – Home Completions 2008/9 – 2018/19

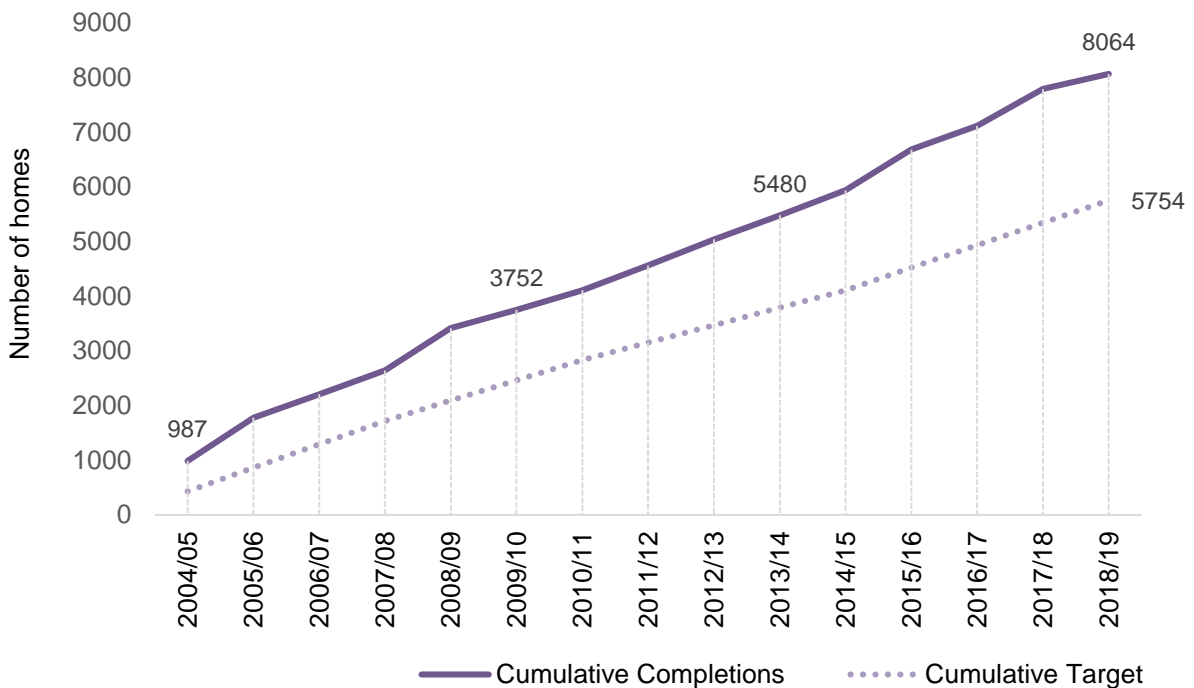
Financial Year	No. of homes	Target (London Plan)	% of target achieved
2004/05	987	430	230%
2005/06	791	430	184%
2006/07	427	430	-1%
2007/08	435	430	101%
2008/09	774	370	209%
2009/10	338	370	-9%
2010/11	357	320	-4%
2011/12	453	320	142%
2012/13	478	320	149%
2013/14	440	320	138%
2014/15	459	320	143%
2015/16	743	411	181%
2016/17	434	411	106%
2017/18	675	411	164%
2018/19	273	411	-34%
Total	8,064	5,754	140%

- 4.1. All of the completions this financial year were on small sites of less than 0.25 hectares in size. All of the schemes except one delivered 10 homes or fewer, with one scheme of 11 homes. There were no large schemes that completed this year, which resulted in a lower number of new homes built in the borough. **Graph 4.1** presents all new home completions in financial year 2018/19 including affordable homes. Merton has always exceeded the London Plan target apart from 2009/10 and this year 2018/19 (**Graph 4.2**). In total Merton has exceeded the London Plan target by 987 homes during this period.
- 4.2. Merton's Local Plan is positive and pro-growth in encouraging the development of new homes. Table 4.1 shows that Merton has over-delivered against the London Plan housing target for the past 15 years (140% over the total target). This period covers several economic and housing market cycles. The financial year 2018-2019 was a slow year nationally for construction, resulting from macro-economic uncertainty caused in part by the successive Brexit deadlines. This affected house price sales, house price growth and led to a stagnation in construction.
- 4.3. We have great ambitions for growth and placemaking and are consistently approving large numbers of new homes. In the years 2016/17 to 2018/19 Merton approved schemes that will deliver an additional 2,924 homes in the borough. During the monitoring year 111 schemes have been completed resulting in 273 new homes. 120 schemes were started during the monitoring year, 55 of which were started but not completed. Moreover 177 schemes that will provide 605 new homes have been approved during 2018/19 (Graph 4.3).
- 4.4. Over the past 15 years more than 2,300 additional homes have been built above the London Plan housing targets during that period.

Graph 4.1 Home Completions 2004 - 2019



Graph 4.2 Cumulative over-delivery against Merton's housing target 2004-2019



4.5. **Housing Delivery Test**

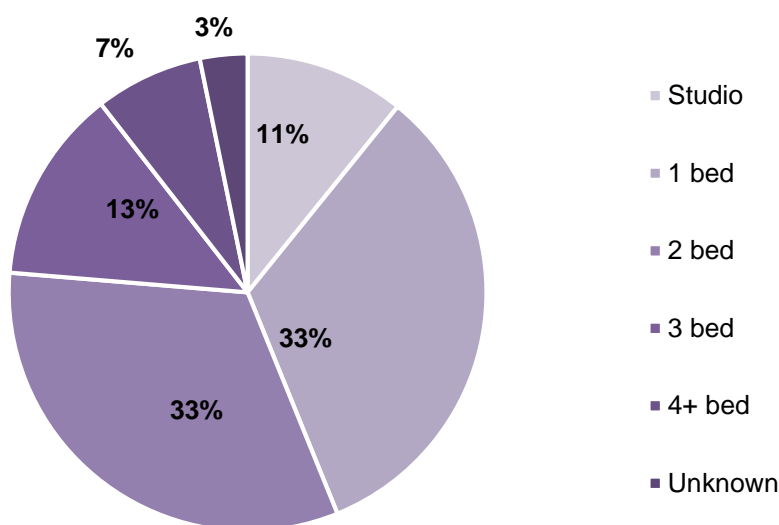
- 4.6. In February 2017 the Government published the Housing White Paper “Fixing our broken housing market”, which proposed a new initiative to measure the performance of local authorities via a Housing Delivery Test. This has been taken forward as part of the revised National Planning Policy Framework (NPPF) that was published in July 2018.
- 4.7. Full details of the method for calculating the HDT are specified within the “Housing Delivery Test Rule Book” and Planning Practice Guidance. The data used to assess delivery is Ministry for Housing, Communities and Local Government (MHCLG) statistics for the total net housing completions in a local planning authority area over a rolling three-year period. This includes student accommodation and other communal accommodation, using a ratio to adjust for occupancy.
- 4.8. The Housing Delivery Test measurement for 2018/19 taking into account delivery over the past three financial years against the London Plan housing target of 411 results in a PASS with 114% of housing need delivered. This means that Merton is not required to produce an Action Plan.

Table 4.2 Housing Delivery Test

Housing Delivery Test measurement 2018/19					
	2016/17	2017/18	2018/19	Total	
Target	411	411	411	1233	114% PASS
Delivery	434	675	296	1405	

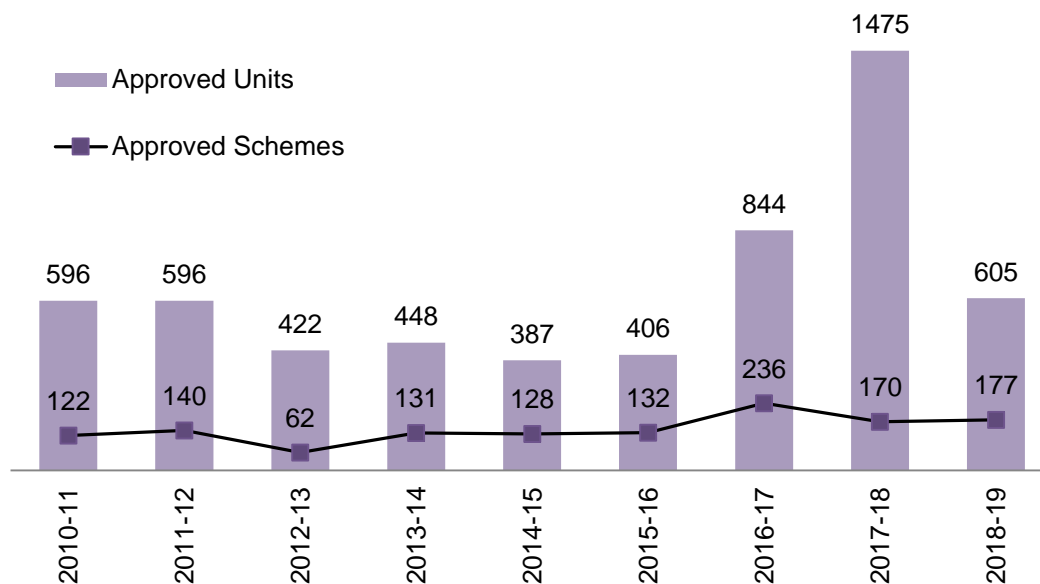
- 4.9. Policy DM H2 Housing Mix indicates the proportion of different sized homes required in the borough as follows: 1 –bed 33%, 2-bed 32% and 3-bed 35%. Of the homes delivered in 2018/19 only 20% were family sized (3+ beds), 15% below the policy level (**Graph 4.4**).

Graph 4.4 Size of new homes built in 2018/19



4.10. Of the schemes approved this financial year 111 are still live but not commenced and will provide 484 homes.

**Graph 4.3 Merton approved schemes and total homes
2010-2019**



Merton's Annual Position Statement

4.11. Merton's five-year supply, part of the housing trajectory is shown in **Graph 4.5** and **Graph 4.**

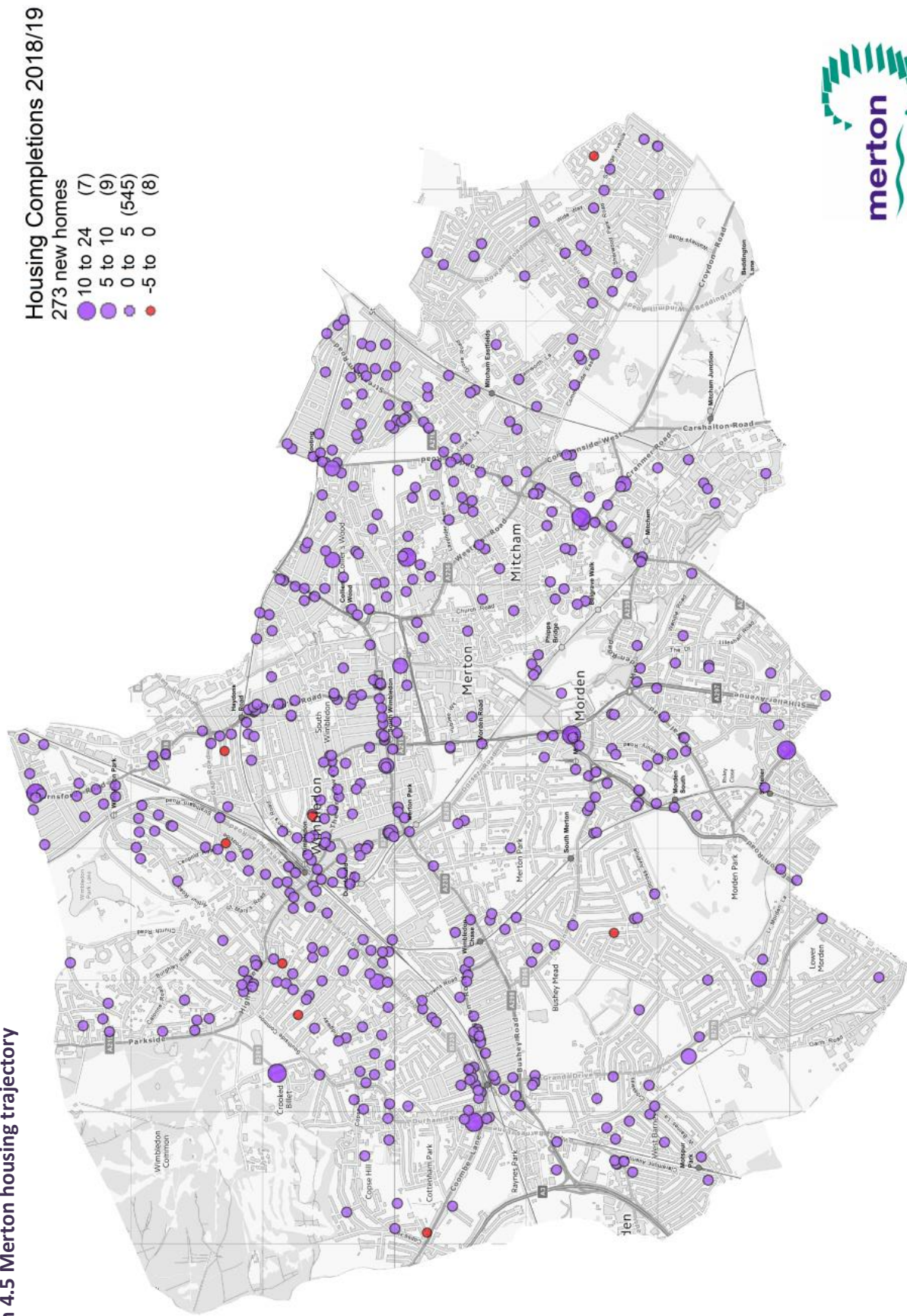
4.12. Merton's Housing Trajectory is made up of a huge range of different types of development on brownfield land. These include:

- Morden town centre regeneration, where round 2,000 new homes will be built in the area in addition to the public realm improvements and the TfL's plan for a new bus station in Morden;
- The Estates Regeneration of Eastfields, High Path and Ravensbury, which will result in an uplift of over 2,000 new homes, is also included in the trajectory;
- Wimbledon Stadium development, which will provide an additional 634 new homes;
- Small site development across the borough, such as change of use from commercial spaces

4.13. The **Methodology and phasing assumptions** made in the trajectory are based on evidence gathered during site visits and assumptions of completion timescales based on the size of each site. For all sites their history from case officers and evidence from site visits precedes all assumptions. Otherwise, for example, sites that commenced works in the 2018/19 financial year with 10 homes or less are assumed to be completed within the 2019/20 financial year.

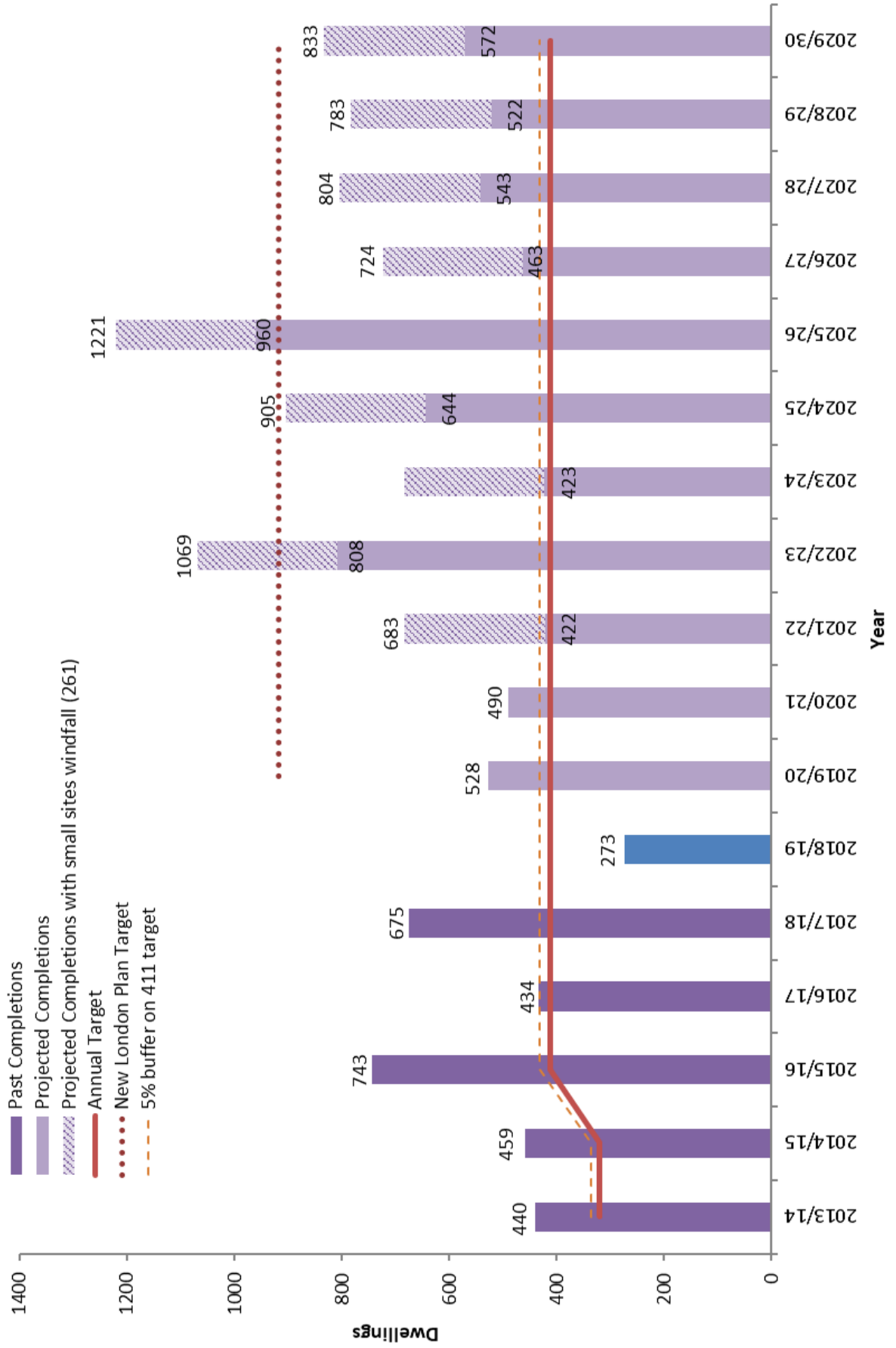
- 4.14. Those with more than 10 homes are assumed to be completed in the 2020/21 financial year. Sites that have not started have followed the same principles of timescale to completion but have been pushed back another year. The development plan sites, (those identified in the local plan but without a planning application), have been phased according to the knowledge of case officers and based on the size of each site. The estates that are part of the Estates Regeneration follow phasing plans submitted by Clarion Housing Group.
- 4.15. A detailed housing sites list and a map with their spatial information are presented in **Appendix A** and **Appendix B** respectively. The list includes all the sites that currently informed the Merton's housing pipeline.
- 4.16. Finally, it should be noted that officers have not identified significant land banking of residential permissions in Merton this year. Sites with planning permission for residential are being progressed, there is no evidence to support the view that land banking is currently taking place.

Graph 4.5 Merton housing trajectory



© Crown copyright [and database rights] (2019) OS (London Borough of Merton 100019259, 2019)
OS MasterMap Imagery Layer has been created using OS's own imagery and imagery from other suppliers.

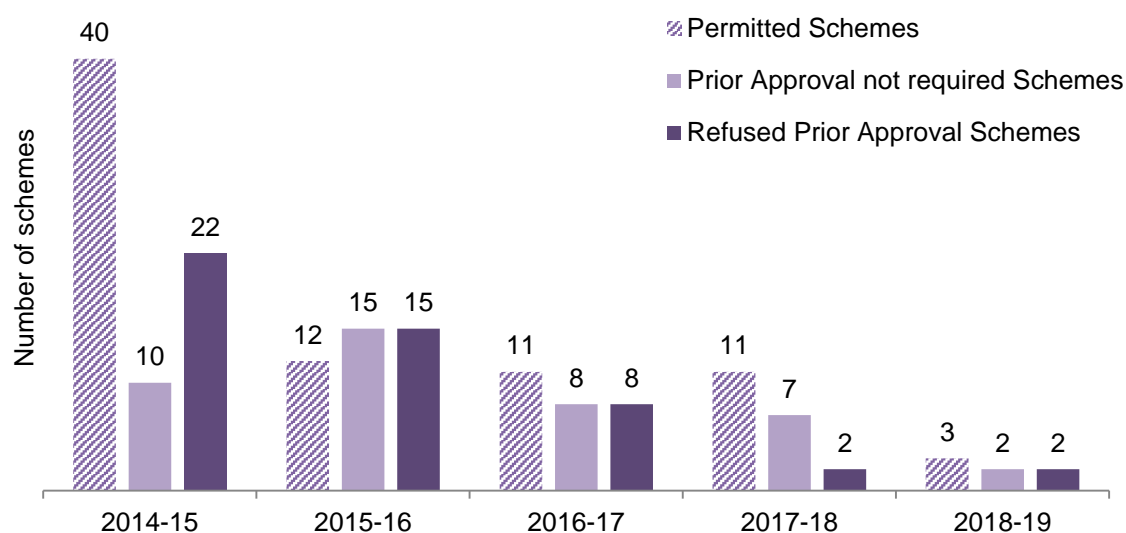
Graph 4.6 Merton housing trajectory



Change of use from office to homes

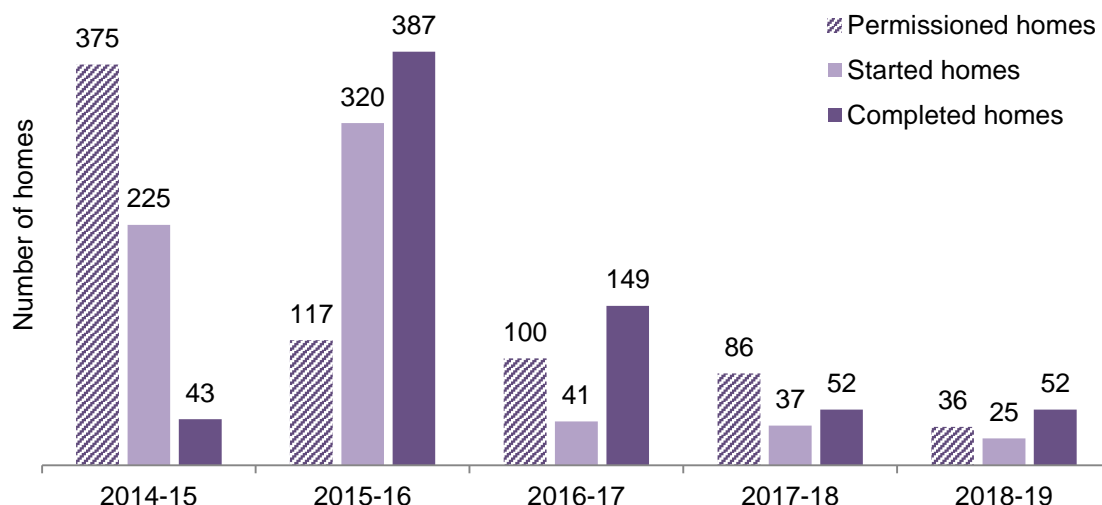
- 4.17. In May 2013 amendments to the Town and Country Planning Act 1995 allowed change of use from office to residential via a process known as “prior approval”. This means that between May 2013 and May 2016 (with potentials to be extended) offices (use class B1a) can change to residential use (use class C3) without seeking planning permission. 19 schemes were submitted and assessed in the financial year 2017-2018.
- 4.18. **Graphs 4.7, 4.8 and 4.9** summarise the office to homes decisions during the last financial year and the number of homes that they represent. These figures can be translated as the potential loss of 5 office sites in Merton.

Graph 4.7 Office to homes planning decisions - schemes



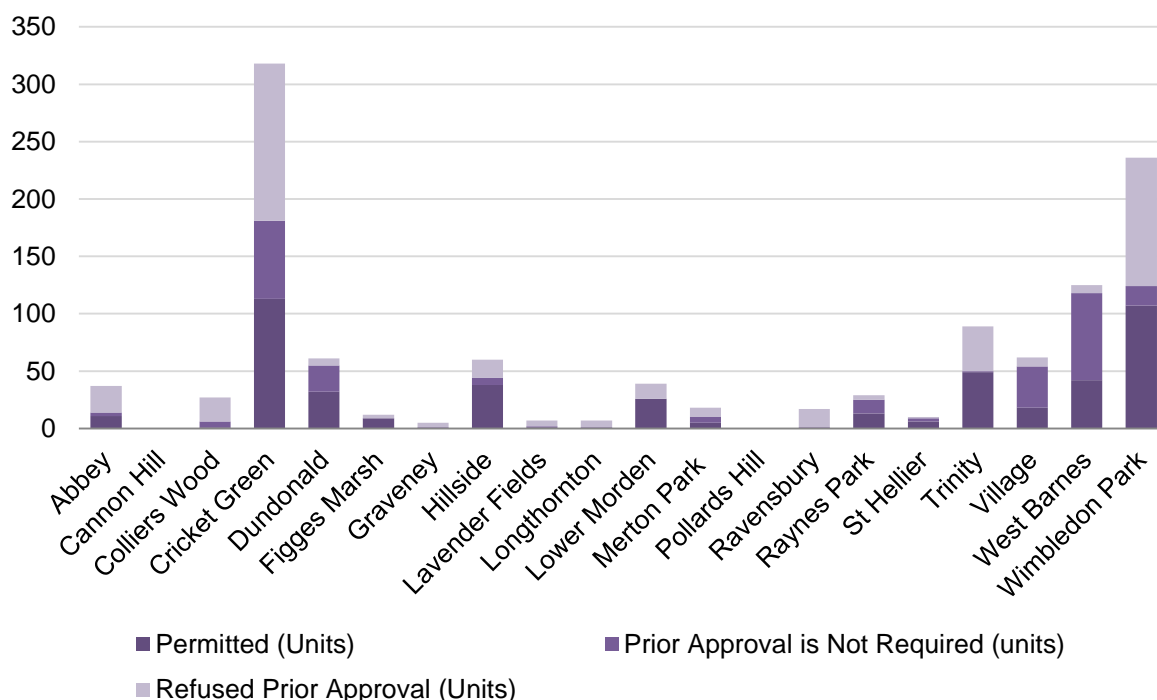
- 4.19. It should be noted that there is no requirement for the applicants to provide figures of the proposed home size or office floor space that is being lost or whether the offices were occupied at the time of conversion to residential. Thus the council do not always receive this information. Only when completed homes are added to the council tax database can the exact number be confirmed.

Graph 4.8 Office to homes permissions, starts and completions



4.20. **Graph 4.8** presents the total starts and completions of prior approvals schemes. The number of permissioned homes through prior approval from office to residential has fallen over the past three years. **Graph 4.9** shows all prior approval applications since 2013 by ward. The majority have been in Cricket Green and Wimbledon Park wards.

Graph 4.9 Prior Approvals from Office to Residential - Totals per ward

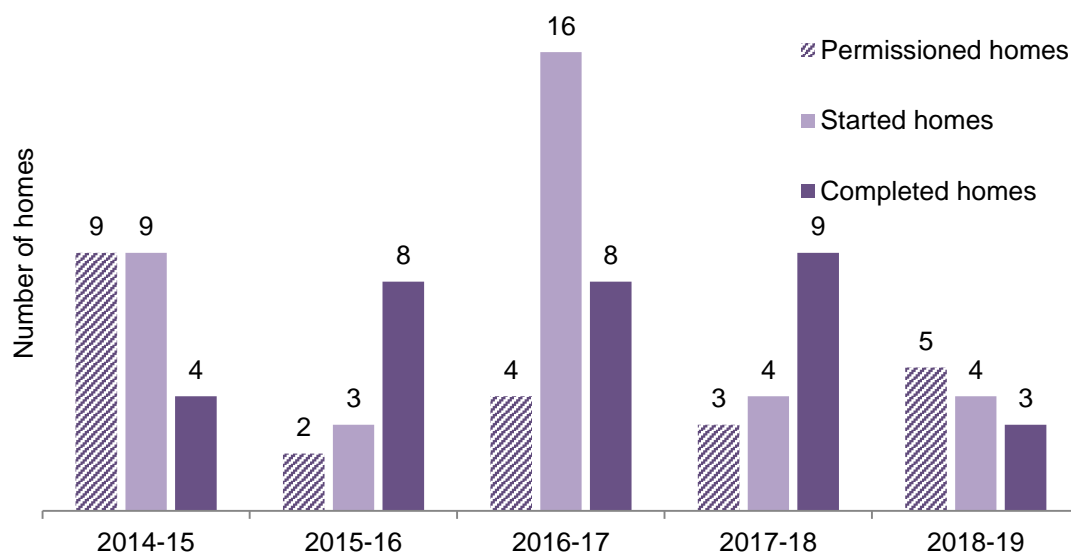


4.21. **Graph 4.10** show the number of schemes permitted for conversion of retail spaces to residential use since 2014/15. These represent just a smaller proportion of the total homes gained through prior approval, as shown in **Graph 4.11** where 3 new homes were completed in 2018/19.

Graph 4.10 Retail to homes planning decisions - schemes

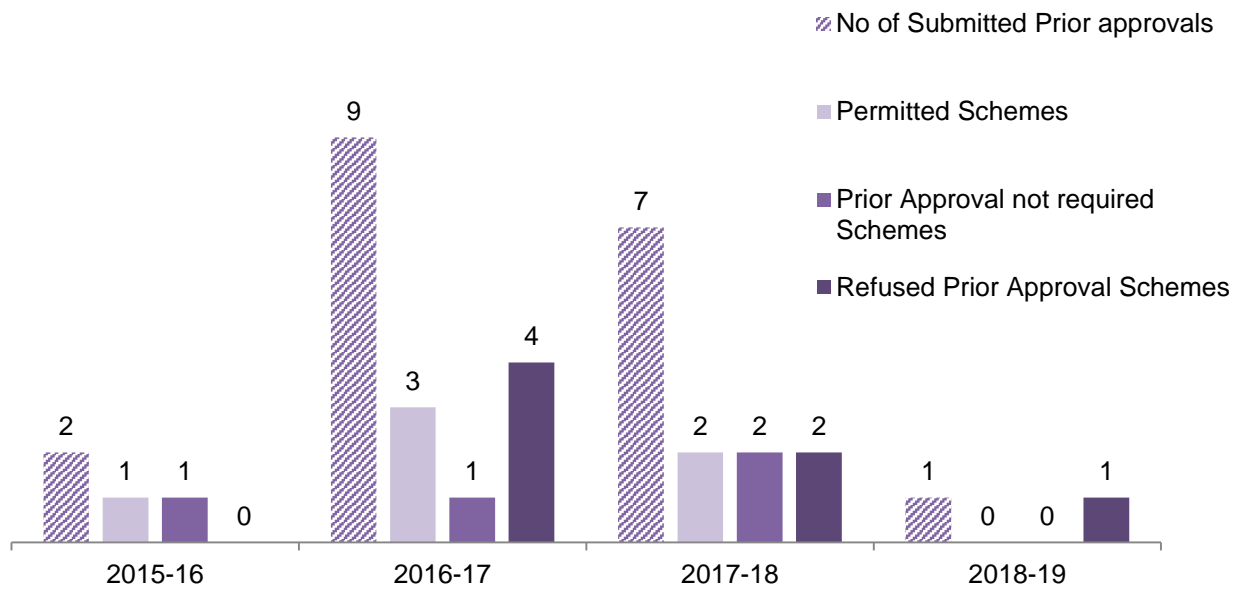


Graph 4.11 Retail to homes permissions, starts and completions



4.22. Permitted development rights were also temporarily applied to B8 premises under 500sqm where the prior approval was permitted before 10th June 2019. This resulted in the creation of 7 new homes in the financial year 2018/19.

Graph 4.12 Storage to homes planning decisions - schemes



Affordable housing

Indicator	Borough Target	Progress	Source of Information
NUMBER AND PROMOTION OF NEW DWELLINGS THAT ARE AFFORDABLE ON SITES WITH A THRESHOLD OF 10 HOMES OR MORE	40% of all new housing on sites with a threshold of 10 homes or more to be affordable housing	<ul style="list-style-type: none"> Only 1 scheme that completed in 2018/19 was eligible to provide affordable housing via the planning system. It was an 11 home scheme that provided 45% affordable homes, 3 affordable rent and 2 intermediate homes. 	Merton's Monitoring Datastore, LB Merton Housing Department
PROPORTION OF AFFORDABLE DWELLINGS: SOCIAL RENTED AND INTERMEDIATE.	<p>New affordable dwellings to consist of:</p> <p>60% social/affordable rented</p> <p>40% of intermediate provision.</p>	<ul style="list-style-type: none"> 60% Affordable rented 30% Intermediate 	LDD and LB Merton Housing Department
PROVISION OF AFFORDABLE HOUSING REQUIRED ON SITE; WHERE THIS IS NOT POSSIBLE A FINANCIAL CONTRIBUTION IN LIEU MUST BE MADE.	Development Plan policy requires the provision of affordable housing on-site as part of housing development schemes. In exceptional circumstances where it is not possible to secure on-site homes, payment of a financial contribution in-lieu of onsite provision for the provision of off-site affordable housing is made.	<ul style="list-style-type: none"> There were no eligible schemes to contribute cash in lieu that completed in 2018/19. 	Merton's S106 Monitoring Datastore

4.23. **Table 4.13** shows the contribution of affordable homes and S106 money received this year. 5 affordable homes were completed from the 1 eligible scheme with 10 homes or more, which totalled 45% contribution, above the borough's 40% target.

4.24. The delivery of affordable housing has been affected by the introduction of Prior Approval rights to convert office, retail and storage premises to residential use without the need for full planning permission. This is particularly evident in the financial years 2015/2016 and 2016/2017 where 47% and 36% of the total delivery was via prior approval. The affordable housing delivery was a smaller proportion in the financial year 2016/2017 because 55% of new homes were on small sites, which do not contribute to affordable housing provision.

Table 4.3 – Affordable Home Completions 2018/19

Application Number	Total Homes	Total Affordable Homes	% Affordable Homes	S106 Contribution
14/P2917	11	5	45.45%	£0
Total	11	5		£0

4.25. A list of the planning obligations secured through S106 for the provision of affordable housing and off-site contributions is detailed in section table 7.2.

Conversions, housing sizes and appeals

Core Strategy: Strategic Objective 8	To promote a high quality urban and suburban environment in Merton where development is well designed and contributes to the function and character of the borough
Core Strategy Policies	CS14
Sites and Policies Plan Policies	DM D1 – DM D7

Conversions

Indicator	Borough Target	Progress	Source of Information
PROTECTION OF FAMILY SIZED HOMES IN DWELLING CONVERSIONS.	All conversions of existing family sized single dwellings into two or more smaller homes to include the re-provision of at least one family sized home.	27 scheme conversions completed that resulted in 27 new homes total net gain, and a net gain of 2 family homes. 61 scheme conversions were approved this year that will result in a net gain of 58 new homes and the gain of 1 family home.	Merton's Monitoring Datastore

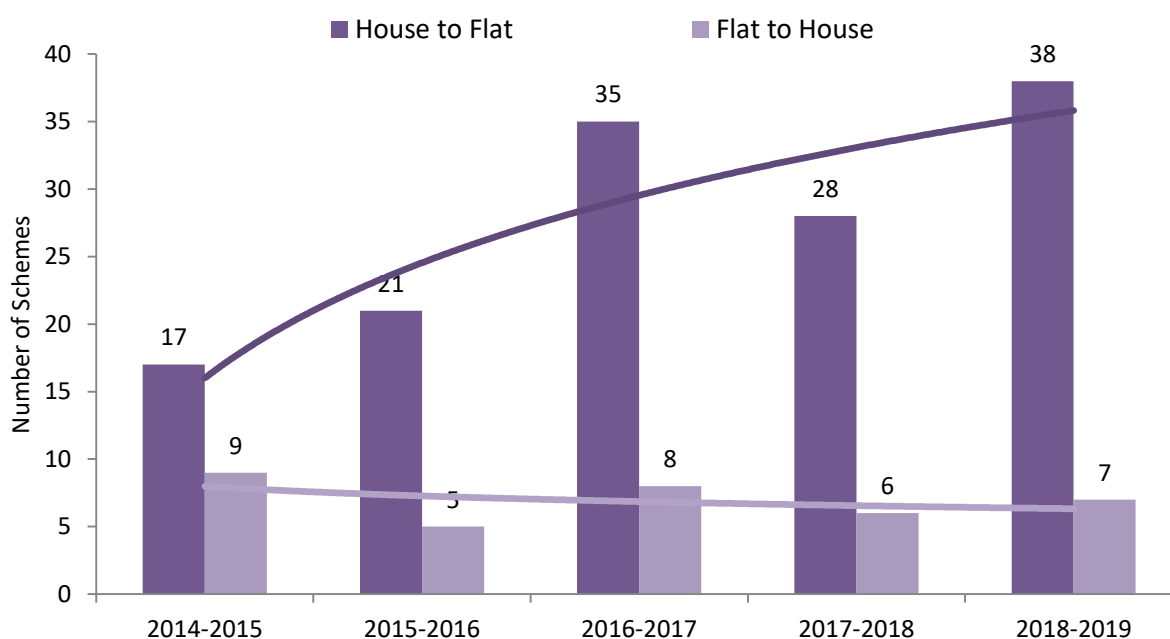
4.26. Over the past 5 years there has been an increase in the number of schemes approved for the conversion of family homes to smaller sized homes. There has been little change in the number of schemes approved for the conversion of flats to a single family dwelling.

4.27. 19 schemes with houses converted to flats were completed in the monitoring year. This resulted in a net gain of 27 new homes including a net loss of 1 family home.

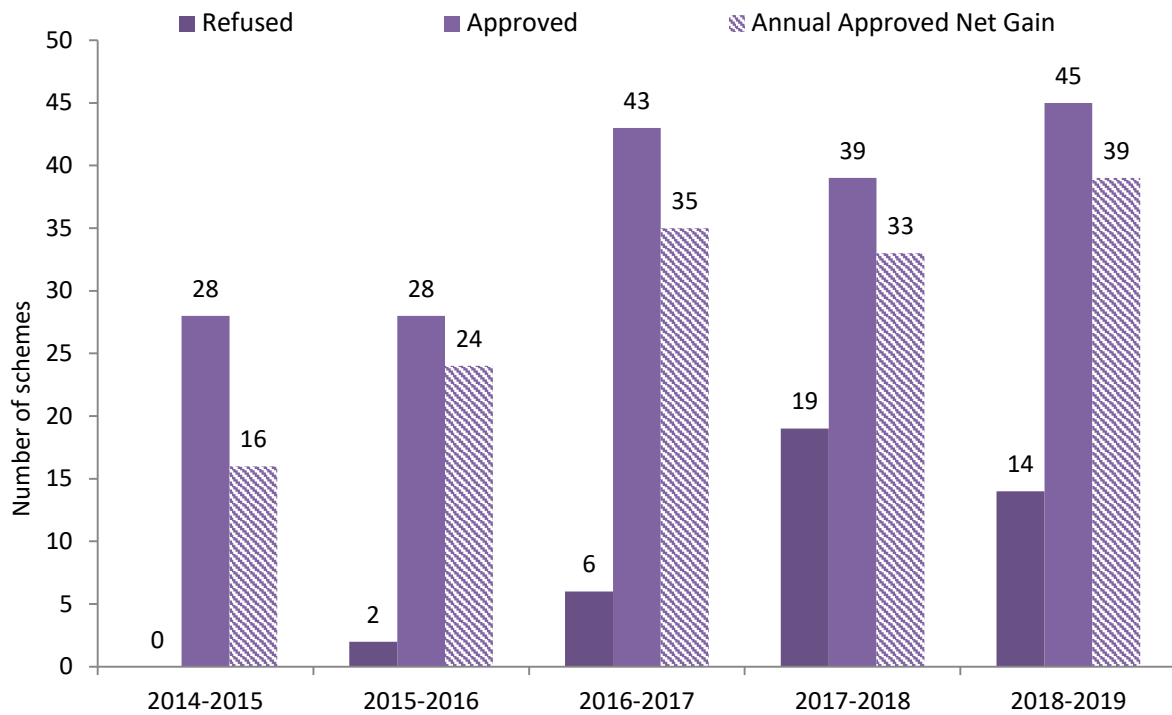
4.28. 38 schemes were approved in the monitoring year for conversions of houses to flats that would result in a net gain of 49 new homes, and the loss of 6 family sized homes. 7 schemes were approved for the conversion of flats to houses that would result in a net loss of 8 homes and the net gain of 6 family sized homes.

4.29. **Graphs 4.11** shows that the majority of conversions approved in the last five years have been from houses to flats. **Graph 4.12** shows that as a result there has been an annual approved net gain in homes. This can be seen in **Graph 4.13** which shows that conversion permissions over the past 5 years have resulted in a cumulative net gain of 108 new homes. Of these, there have always been more schemes that retain family sized homes than do not (**Graph 4.14**).

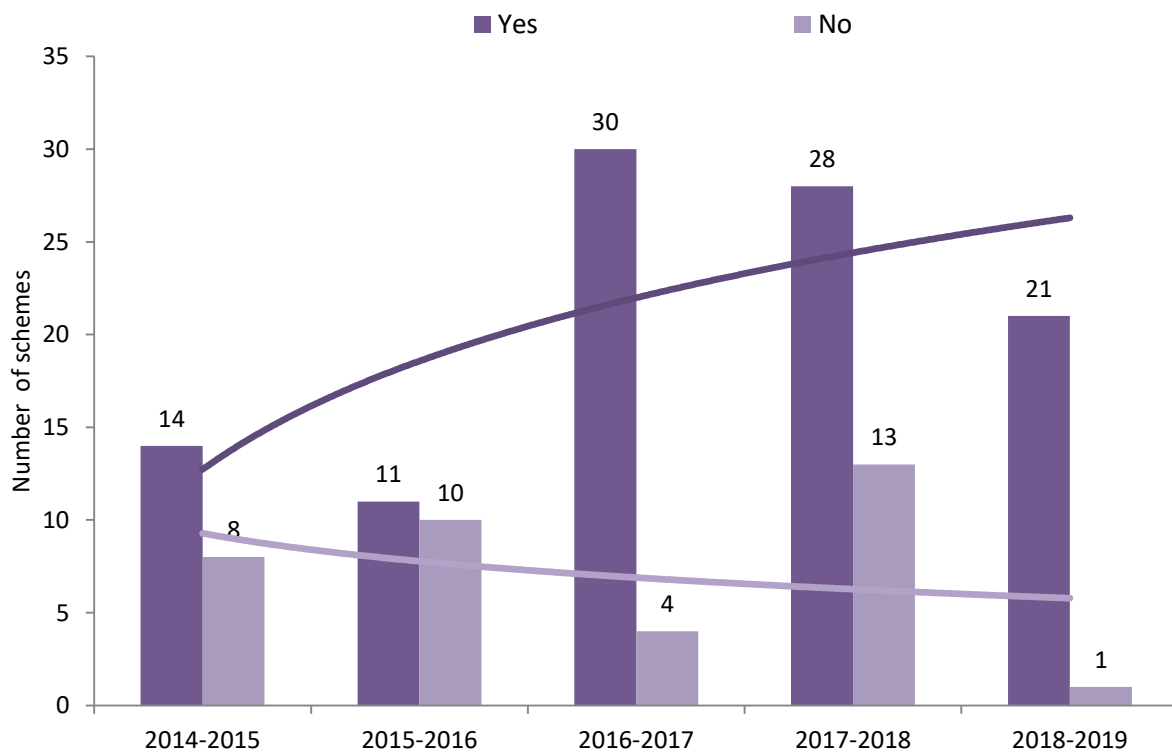
Graph 4.13 Conversions approved in the last five years



Graph 4.14 Conversion decisions in the last five years



Graph 4.15 Approvals that maintain family homes in the last five years

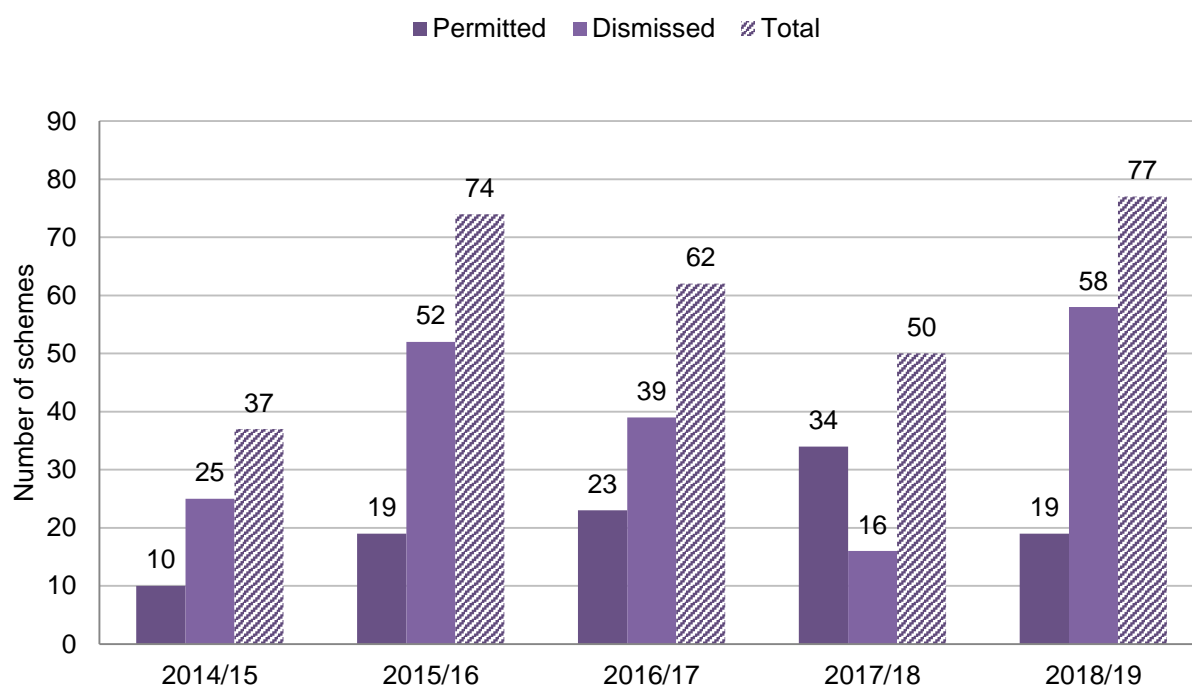


Appeals

Indicator	Borough Target	Progress	Source of Information
THE NUMBER OF PLANNING APPEALS DISMISSED PER TOTAL NUMBER OF APPEALS CITING DESIGN POLICIES	Increase in the % of appeals dismissed per total number of appeals citing design policies.	<ul style="list-style-type: none"> 77 appeals were made in 2018/19. 16 appeals were allowed in 2018/19 25% of appeals were allowed 58 appeals (75%) were dismissed 	Merton's Monitoring Datastore

4.30. **Graph 4.16** shows the number of appeals permitted and dismissed over the past five years. The number dismissed has always been greater than the number permitted, and the majority of those permitted cite design policies. The percentage of appeals dismissed is 6% higher this financial year than the last financial year.

Graph 4.16 Appeals permitted and dismissed in the past five years



5. LOCAL ECONOMY

Headlines

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

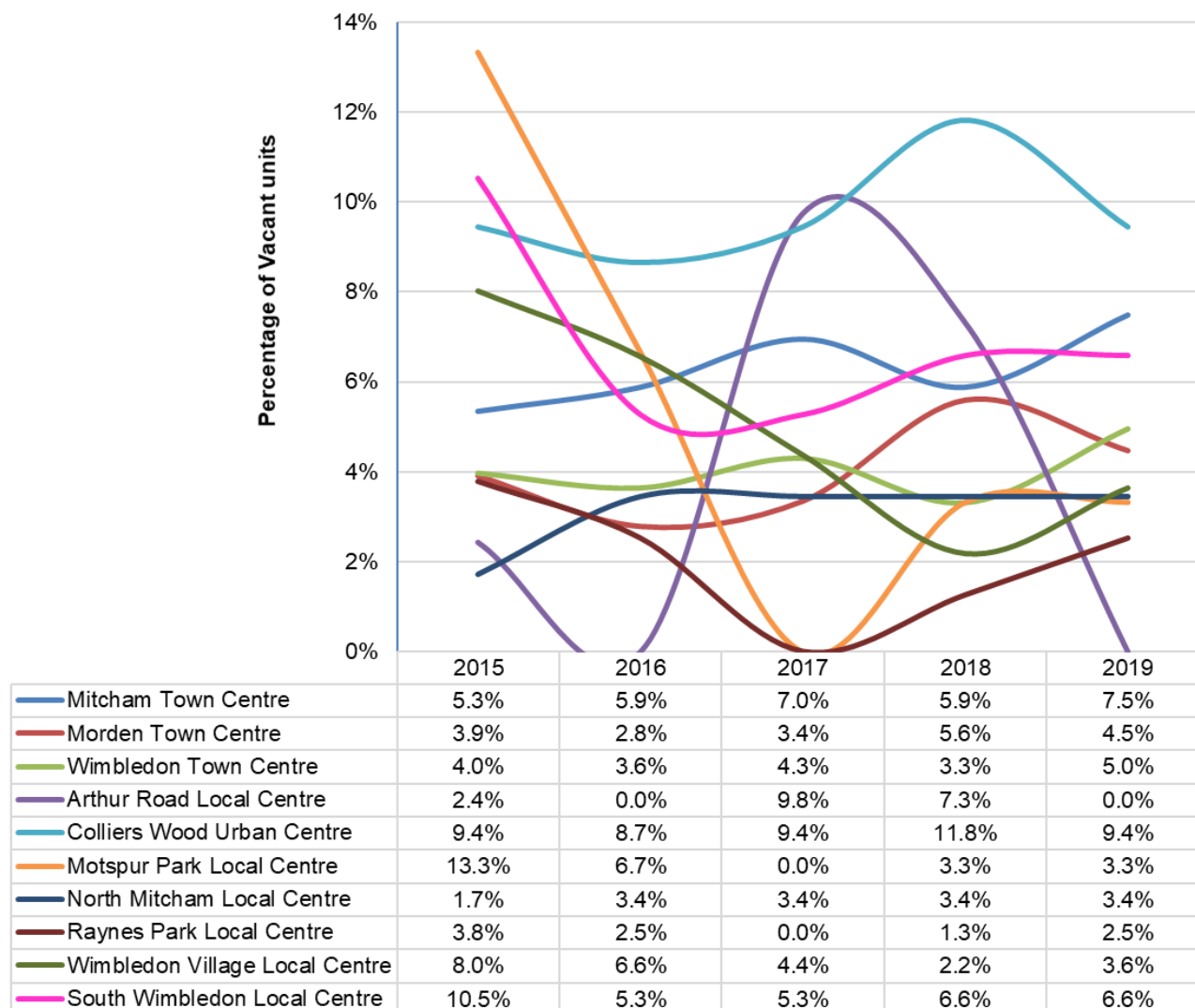
Retail vacancy rate, town centres and industrial areas

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

Indicator	Borough Target	Progress	Source of Information
RETAIL VACANCY RATE IN TOWN CENTRES.	Maintain the retail vacancy rate below the national average for the monitoring period.	<ul style="list-style-type: none"> ▪ National vacancy rate for Town Centres in Great Britain: 10.2% (British Retail Consortium 2019) ▪ Mitcham: 7.5% ▪ Morden: 4.5% ▪ Wimbledon: 5.0% 	Merton's Monitoring Datastore 2019. British Retail Consortium 2019.
RETAIL VACANCY RATE IN LOCAL CENTRES, NEIGHBOURHOOD PARADES AND COLLIERS WOOD.	Maintain the retail vacancy rate below the national average for the monitoring period.	<ul style="list-style-type: none"> ▪ Arthur Road: 0% ▪ Colliers Wood 9.5% ▪ Motspur Park: 3.3% ▪ North Mitcham: 3.5% ▪ Raynes Park: 2.5% ▪ Wimbledon Village: 3.7% ▪ All of the neighbourhood parades: 7.8% 	Merton's Monitoring Datastore – Retail Survey 2019
AMOUNT OF RETAIL DEVELOPMENT FOUND IN TOWN CENTRES.	Percentage of retail use (A1 Use class) in Core shopping frontages: Approximately 50% of units should remain in retail use (A1 Use Class).	Total A1 Uses in Core shopping frontages: <ul style="list-style-type: none"> ▪ Wimbledon: 66.0% (central frontage) and 57.6% (core frontage) ▪ Mitcham: 60.3% ▪ Morden: 54.93% 	Merton's Monitoring Datastore – Retail Survey 2019

	<p>Secondary shopping frontages: Approximately 50% of units should remain in commercial use (A1,A2,A3, A4 and A5 classes)</p> <p>Neighbourhood Parades: a minimum of 30% of units should remain in retail use (A1 Use Class).</p>	<ul style="list-style-type: none"> ▪ Arthur Road: 60.87% ▪ Raynes Park: 58.70% ▪ Wimbledon Village: 62.2% ▪ Motspur Parks: 58.8% ▪ North Mitcham: 66.67% <p>Total commercial uses in Secondary shopping frontages:</p> <ul style="list-style-type: none"> ▪ Wimbledon: 85.1% ▪ Mitcham: 89.5% ▪ Morden: 83.3% ▪ Arthur Road: 100% ▪ Raynes Park: 75% ▪ Wimbledon Village: 80.00% ▪ Motspur Park: 78.6% ▪ North Mitcham: 88.3% <p>All Neighbourhood Parades are above the minimum 30% A1 use class target (49.2% in 2019).</p>	
<p>RETENTION OF EXISTING EMPLOYMENT FACILITIES OR REFURBISHMENT TO PROVIDE ATTRACTIVE BUSINESS SPACE.</p>	<p>No net loss of employment land for which there is a demand. As measured each year in AMR. Target to be considered on 5-year basis.</p>	<ul style="list-style-type: none"> ▪ Loss of 6 office spaces caused by Prior approval from office to residential permitted development rights resulting in the creation of 52 new homes. 	<p>Merton's Monitoring Datastore</p>

- 5.1. The vacancy rate figures are below the national vacancy, thus Merton's town centres and neighbourhood parades are healthy. The shopping survey shows that all the policy requirements regarding the protection of certain type of commercial uses in designated shopping frontages are met.
- 5.2. **Graph 5.1** shows how retail vacancy has fallen in all of the designated town centres and local centres over the last 5 years. Notable improvements in retail vacancy are in Wimbledon Village and Motspur Park. The vacancy rate in Wimbledon Village fell from ~8% in 2015 to ~4% in 2019. In Motspur Park the vacancy rate fell from ~13% in 2015 to ~4% in 2019. The number of units in each centre affects the % vacancy. For example, Arthur Road has greater fluctuations which are affected by just a few vacant shops.

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

- 5.3. Hot food takeaways, betting shops and money services shops are three types of uses that are monitored separately of all the rest town centre uses. Since 2014 there has been a fall in the number of takeaways and no change in the number of betting shops. **Graph 5.5** shows the location of takeaway restaurants, bookmakers, pawnbrokers and money shops. **Table 5.2** shows the number and proportion of these uses in Merton, the number granted planning this financial year and the change in numbers since 2014.

Table 5.2 Takeaways and betting shops

2018/19	Total number in Merton (2019 shopping survey)	Number granted planning permission in 2018/19	Change since 2014
Hot food takeaways	127 (6.0% of shop units)	0	-5
Betting shops , pawnbrokers , money and money service shops	40 (2% of shop units)	0	0

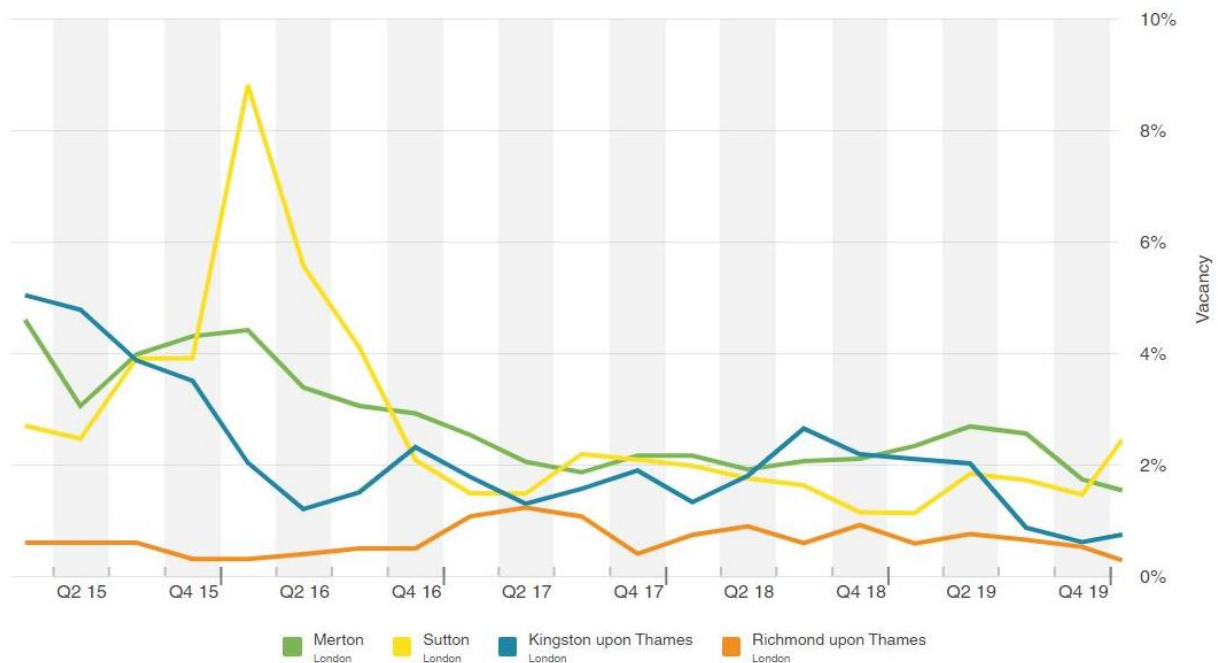
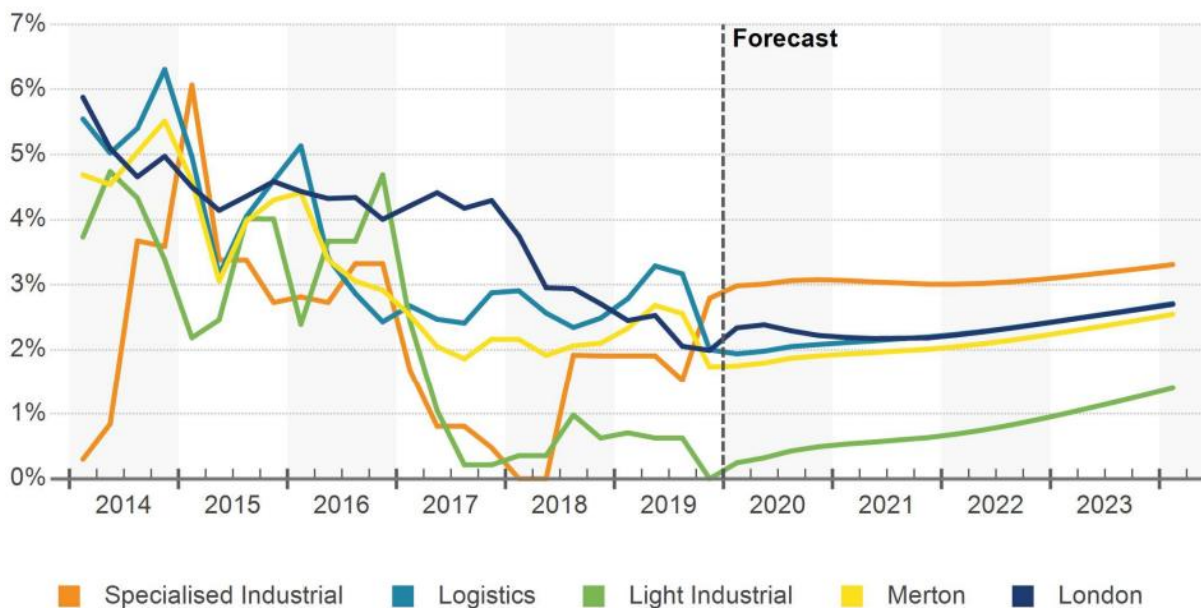
- 5.4. During the monitoring year, 65 commercial schemes have been completed and 30 have been started. **Table 5.3** shows the completed and started permissions, and the proposed floor space per class use. Permissions of over 1,000sqm include the new Travelodge (C1) in Wimbledon town centre which finished in 2018, Wellington House (B1a) completed in September 2019. For leisure uses, the new Morden Leisure Centre (D1) completed in November 2018, a new gym in Priory Retail Park in Colliers Wood opened in July 2019 and the new Wimbledon Stadium is under construction.

Table 5.3 Starts and Completions

2018/19	Completions		Started and not completed	
	Permissions	Floorspace (proposed gross sqm)	Permissions	Floorspace (proposed gross sqm)
A1-A5	24	- 2,542.82	14	1,134.70
B1	10	1,371.10	2	2,673.00
B2-B8	6	- 1,071.00	3	- 2,910.00
C1	1	6,083.00	1	663.00
D1	18	10,496.54	6	10,163.40
D2	3	8,635.42	3	6,230.80
SG	3	8,565.42	1	6,160.80
Loss to C3	30	- 1,345.00	6	- 360.00
Total	65	30,750.66	30	24,310.70

Industrial market in Merton

- 5.5. Fuelled by a combination of robust occupier demand and limited supply, fundamentals in the Merton industrial submarket have seen marked improvement this cycle. Vacancies now sit near cycle lows, with positive net absorption outpacing scarce new supply additions. This dynamic, coupled with the generally positive performance and sentiment surrounding the sector, has allowed landlords to continue pushing rental expansion.
- 5.6. Even older refurbished stock has benefited from the supply-constrained market, with newer stock pushing well above the submarket average. As with many industrial submarkets, the majority of stock is logistics space, meaning average growth tends to follow the subsector. Growth has decelerated in recent quarters, though it remains positive across the board. Investors have taken note of the submarkets robust fundamentals, with investment activity ramping up steadily in recent years. Volumes have reached £50 million in the past three years, including 2019, representing volumes more than double the historical annual average for the submarket. Deal frequency has also ramped up steadily, with 2018 and 2017 recording cyclical highs for the number of deals.
- 5.7. Fundamentals in Merton's industrial inventory have been strong over the past few years. Limited new development has been outstripped by robust demand for assets when they become available, leading to tight vacancy compression. They currently sit near cycle lows at around 1.5%.
- 5.8. At this level, they have fallen back below the market average for the capital, which had crept up in previous quarters owing to the first delivery in the market for three years. The new supply, around 30,800 SF located at Lombard Road Industrial Estate, is currently available.
- 5.9. With such tight vacancies, new space generally lets at a significant premium to the market average, with quoting rents at the new space currently at £17.50/SF. Despite this high rent, market conditions bode well for the space's eventual lease-up, with available space typically snapped up quickly. A notable example of this demand was of the largest move-outs recently at units 6 & 7 (41,200 SF) of The Willow Centre in early 2019. The space let within months and was recently occupied in the move-in this year.
- 5.10. Central Merton has been particularly popular in recent years, with a number of industrial parks located south of South Wimbledon and west of the River Wandle seeing strong demand. These include Saxon Business Centre, Windsor Park and Tramlink Park. New occupiers include Gandy International, SDS, Belderbos Landscapes and Forever Young. The area adjacent to Mitcham Junction Station has also been popular among occupiers of late, with several business and industrial parks seeing healthy demand. The most notable was the aforementioned moves at the Willow Centre later in 2019.
- 5.11. Merton's industrial vacancy rate has remained around 2% over the past couple of years, and at Q4 2019 was 1.5%. How Merton's industrial vacancy rate compared with neighbouring boroughs over the past 5 years is shown in Graphs 5.2 and 5.3 below.

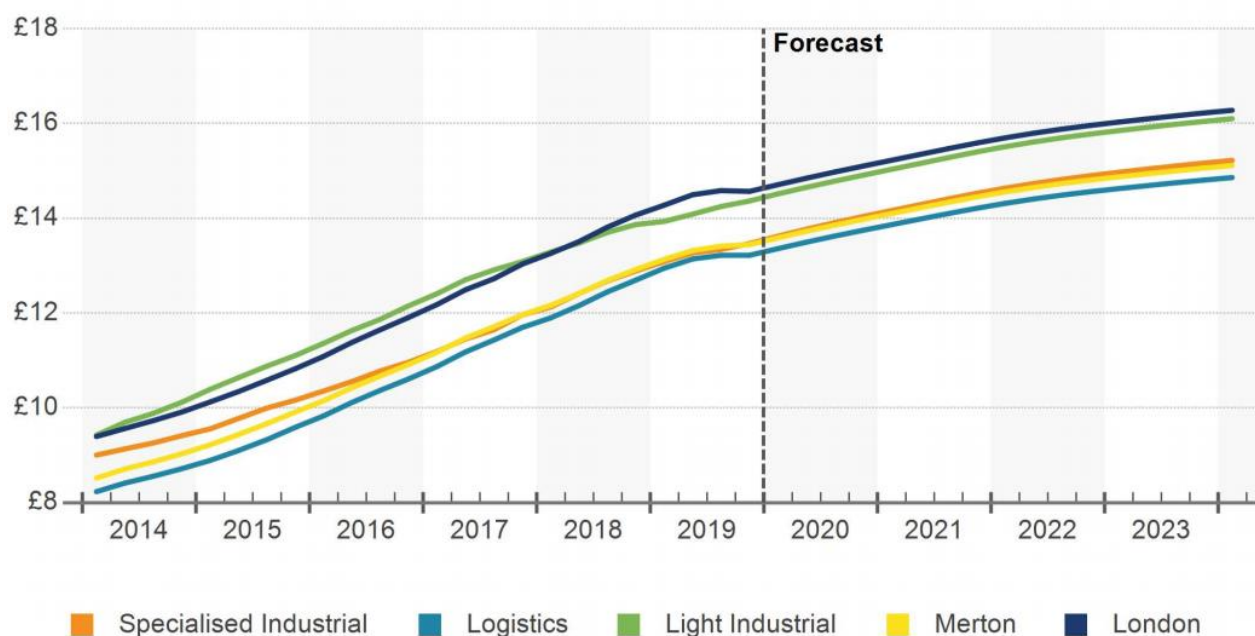
Graph 5.2: Industrial vacancy rate in Merton and neighbouring boroughs (2015-2019)**Graph 5.3: Industrial vacancy rate in Merton by type**

5.12. The industrial sector as a whole has seen rapid growth this cycle, and the Merton industrial submarket is no different. It has mirrored the wider London market trend, with rents expanding in double digits in 2016-17, before moderating the years since.

5.13. As it has been across many submarkets, logistics space has driven submarket growth this cycle, with almost three-quarters of the submarket's inventory falling into this segment. Subsequently, it follows logistics movement closely. In terms of growth, the subsector has performed well, with rents peaking north of 11% in 2016. And while it has decelerated in line with market trends, growth remains healthy. The other subsectors have fallen away more rapidly in recent quarters, with light industrial falling to an eight-year low and specialised industrial a near five-year low in 19Q4 (though both remain positive).

- 5.14. Rental rates, buoyed by this rapid expansion, are at all-time highs in the submarket, currently at £13.50/SF. This level represents a cumulative increase of more than 50% over the past five years, but despite this, the submarket remains among the most affordable in the capital. Rents here offer a discount to neighbouring submarkets of Wandsworth, Lambeth, Sutton and Richmond & Kingston upon Thames, though it does let at a marginal premium on Croydon Submarket.
- 5.15. Rents for new or even older refurbished spaces have performed particularly well of late. The limited supply has enabled the Boundary Business Park (refurbished in 2014), to secure a flurry of new tenants at the top end of the rental range. These include, First Call Glazing, Henderson Fellows and Create Cocktails, all taking space this year with quoting rents around £14.50/SF. One prominent increase was a number of units at the Merton Industrial Park, which increased from £16/SF to more than £18/SF in late 19Q1. These increases reflect increasing landlord confidence amid positive supply/demand dynamics for good stock in the area.

Graph 5.4 Merton industrial market rent per square foot

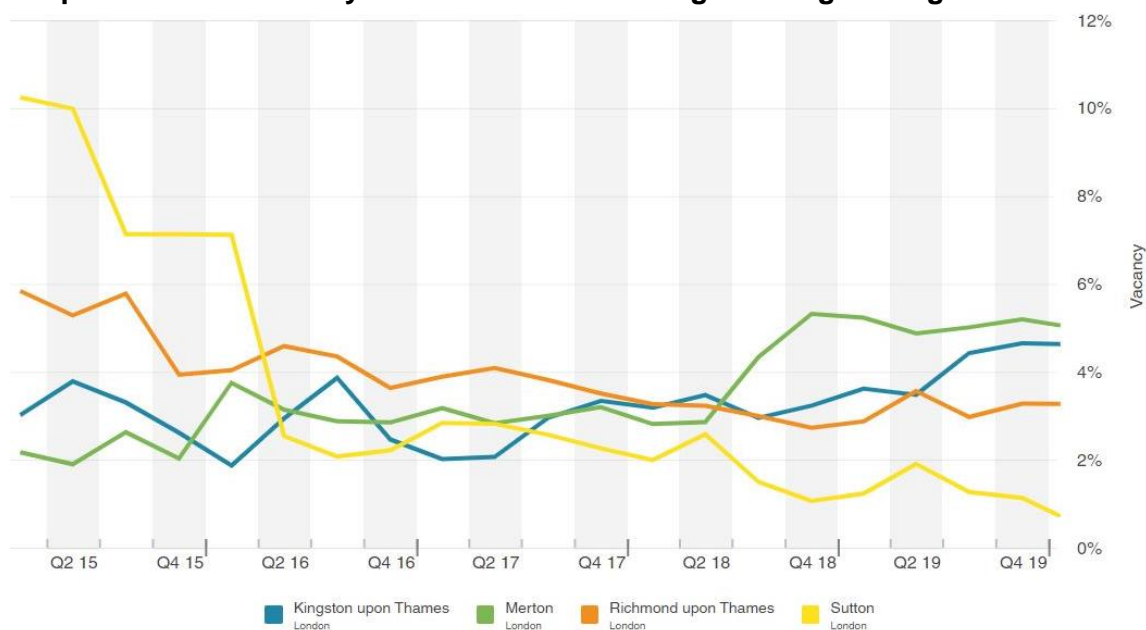


Office market in Merton

- 5.16. Vacancies in Merton's office inventory have been rising over the past few years. Weakened occupier demand in the submarket's secondary stock, coupled with a number of large move-outs of properties ahead of renovations, has driven this upward movement, with vacancies now at a five-year high.
- 5.17. Rental values have followed wider London trends of late, moderating from rapid growth several years ago into losses a few quarters ago. This said, though, south London was more resilient than much of the capital. Despite these recent losses, the submarket remains among the most expensive submarkets south of the Thames. One factor for this resilience has been the submarket's scarcity of new supply, with more actually lost to demolitions or conversions than built this cycle. Refurbishments have been a popular alternative to new development, with a number of notable schemes completing in recent years and commanding top-end rental values.

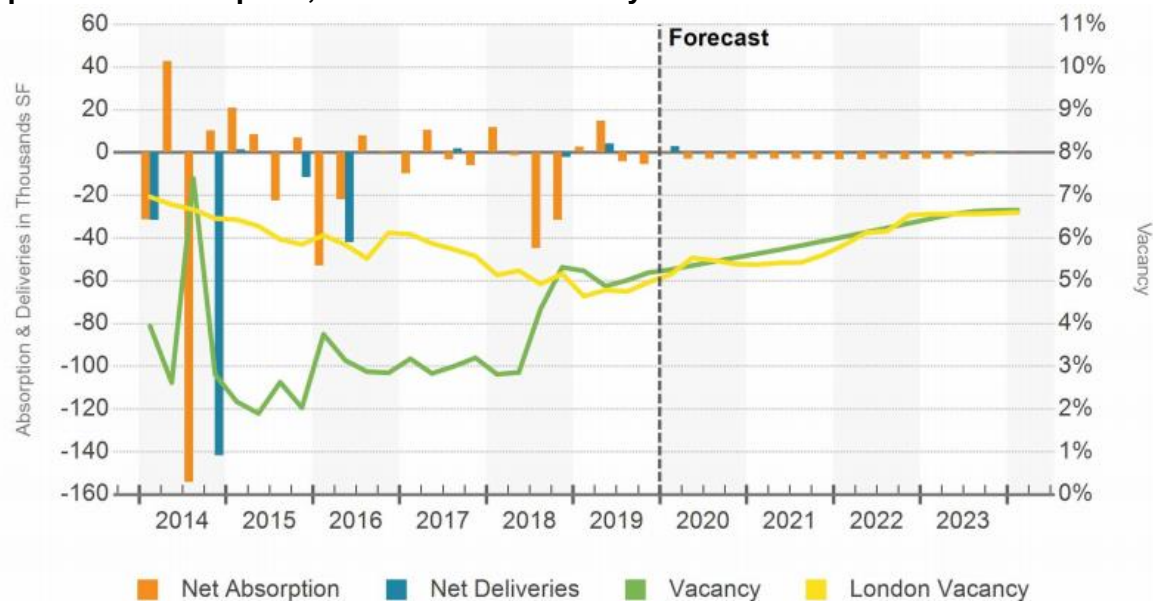
- 5.18. Investment activity slowed sharply this year. The opening half of the year recorded the lowest volumes in a decade on the heels of a record 2018. A combination of political uncertainty and a dearth of investment-grade stock are likely factors.

Graph 5.5 Office vacancy rates in Merton and neighbouring boroughs 2015-2019



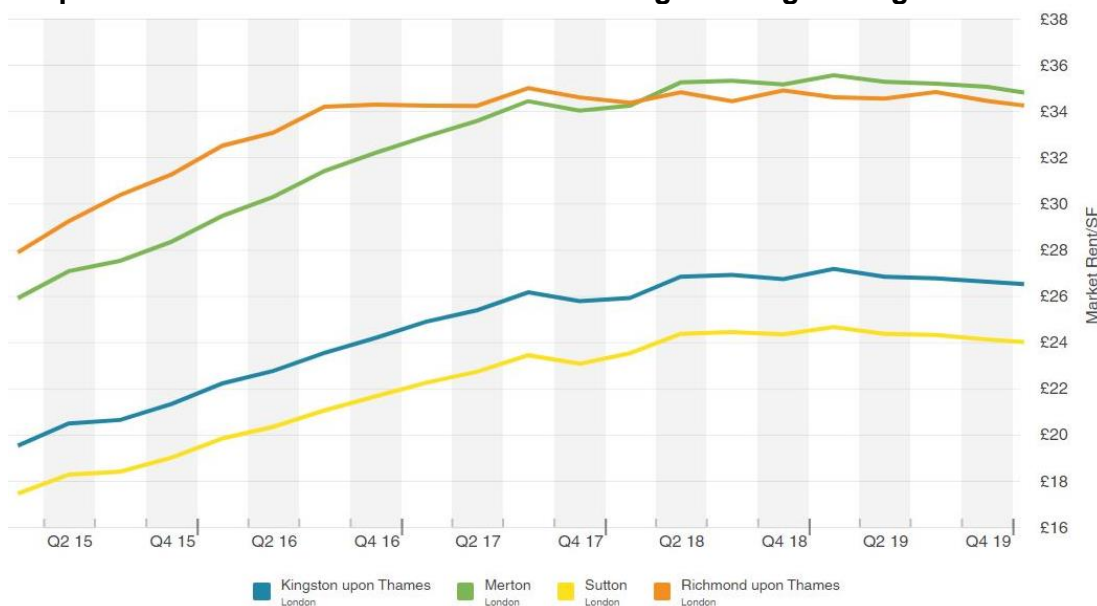
- 5.19. Merton's office fundamentals have loosened over the past few years. Negative net absorption has been the main driver of this, with little in the way of new development arriving to market this cycle.
- 5.20. This upward vacancy movement was galvanised by several large move-outs last year. The most notable were moves from 22-24 Worple Road (43,500 SF) and Wellington House (29,600 SF), ahead of extensive refurbishments, causing vacancies to almost double to more than 5%, resulting in a five-year high in 19Q3. Vacancies have since compressed slightly, falling back below the London Market average at around 5.1%.
- 5.21. This movement had been more pronounced in the submarket's lower-rated inventory, but following the renovations in the aforementioned properties, vacancies have picked up markedly in the high-quality stock upon renovation works completing. This said, demand for the submarket's higher-rated inventory had been fairly robust, with levels prior to these works completing around 2%. This suggests that, rather than a lack of demand, the submarket could be suffering from a lack of large modern space, which has constrained the number of large new occupiers attracted to the submarket.
- 5.22. Owners and developers are responding, however, with refurbishments becoming increasingly common in order to address this deficit. The aforementioned Wellington House and Worple Road works follow on from a number of notable projects including Pinnacle House (44,000 SF), completing works in 2017, and the Nelson Local Care Centre (65,900 SF), completing in 2016.
- 5.23. Despite recent vacancy movements, there has still been a number of significant deals of late. Among the most notable were KKR (10,300 SF) at Wimbledon Bridge House in October 2018 and Biscuiteers (12,400 SF) at Greenlea Park in December 2018. It has, however, been almost two years since the last 20,000-plus-SF move-in, when Unibet took 44,000 SF at Pinnacle House following a comprehensive refurbishment by Aviva in 17Q2.

Graph 5.6 Net absorption, deliveries and vacancy in Merton 2014-2023



- 5.24. Office rents in the Merton Submarket have generally followed London trends in recent years. Rapidly rising rents a few years ago were replaced with sharp deceleration and, in 19Q2, rental losses. These losses did, however, come almost a year after the rest of the capital, a trend seen across south London.
- 5.25. While rents have now started to contract, losses are moderate. This has meant rental values are still near highs recorded a few years ago at around £34.80/SF. Rents at this level represent a cumulative increase of more than 35% compared to levels five years ago, making the submarket one of the most expensive south of the Thames. Rents here are more than 40% higher than in neighbouring Croydon, Sutton and Kingston upon Thames. The submarket also commands a small premium on the Southern Fringe, though it does let at a discount to Richmond upon Thames.
- 5.26. A factor that has helped prop up rents here has been the limited new development in the submarket over the past decade. Indeed, there have been just a handful of deliveries in this time, with just one above 10,000 SF. This has not only kept upward pressure on rent growth (until recently) but also allowed refurbished space to command top-end rental values. Among the highest asking rents in the submarket are Central House on Alwyne Road at £53.50/SF and Wellington House on Wimbledon Hill Road from £55/SF-£57.50/SF.

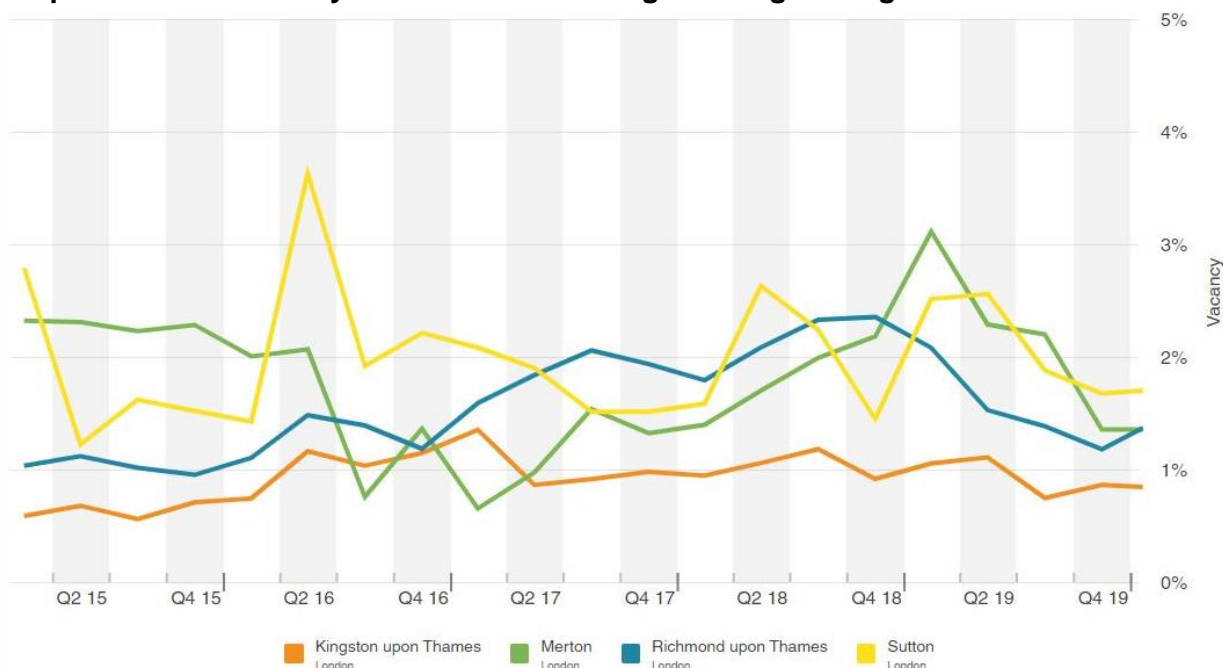
Graph 5.7 Office market rent in Merton and neighbouring boroughs 2015-2019



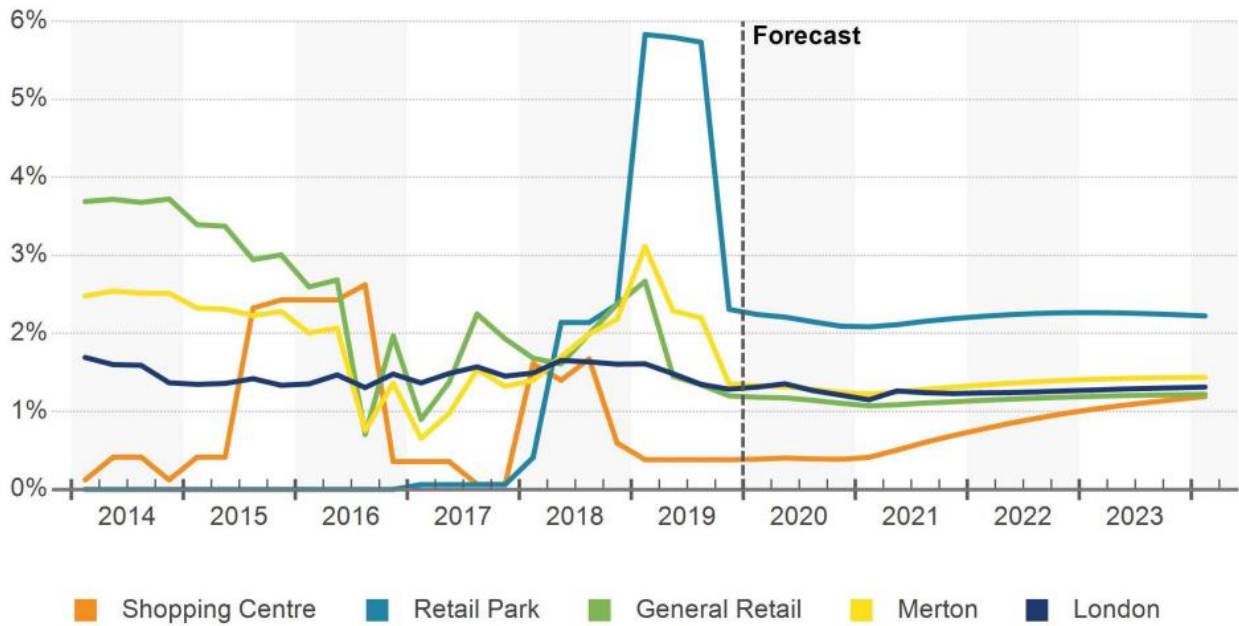
Retail market in Merton

5.27. Retail vacancy rates in Merton over the past 5 years have ranged between 1% and 3%, with the overall vacancy rate at 1.4% in Q4 2019. This is lower than the same time last year, when the vacancy rate in Merton was 2.4%. Graph 5.8 shows that the trend has been similar to neighbouring authorities, although Kingston has maintained a lower vacancy rate of ~1% during this period. In Graph 5.9 it can be seen that an increase in vacancy on retail parks in late 2018 and 2019 led to an overall increase in vacancy in Merton. Notably in Priory Retail Park in Colliers Wood the Mothercare and Toys ‘r’ Us both closed during this period and later re-opened as a gym and Aldi. Centre Court shopping centre in Wimbledon has also seen an increase in vacant units over the past few years and in January 2020 had the loss of its anchor store Debenhams.

Graph 5.8 Retail vacancy rates Merton and neighbouring boroughs 2015-2019

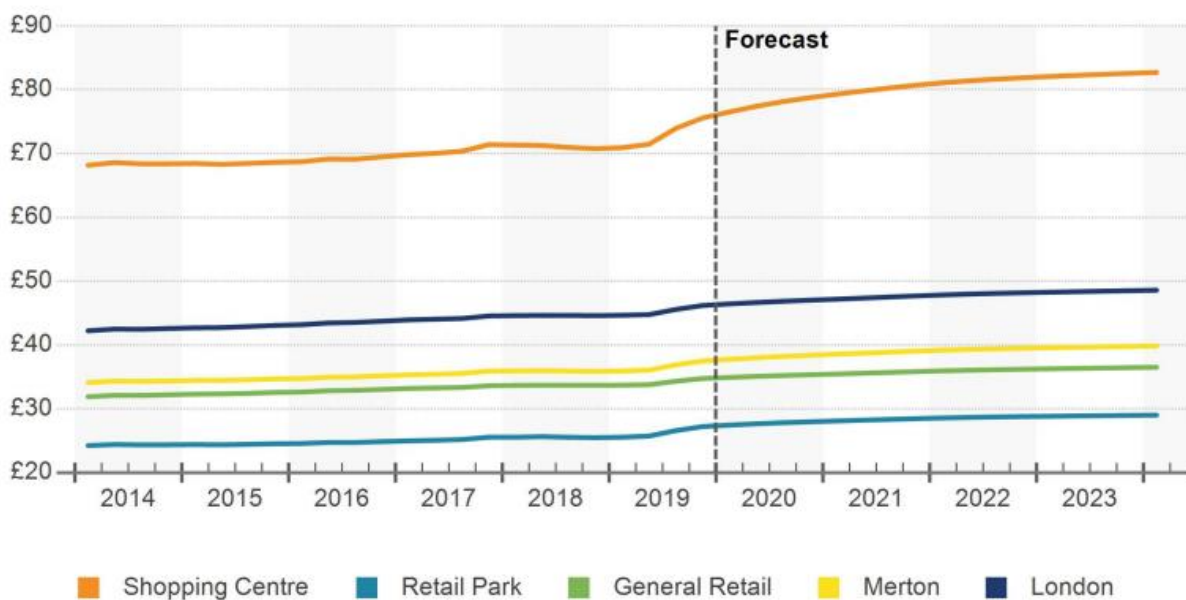


Graph 5.9 Retail vacancy rate in Merton by retail type 2014-2023

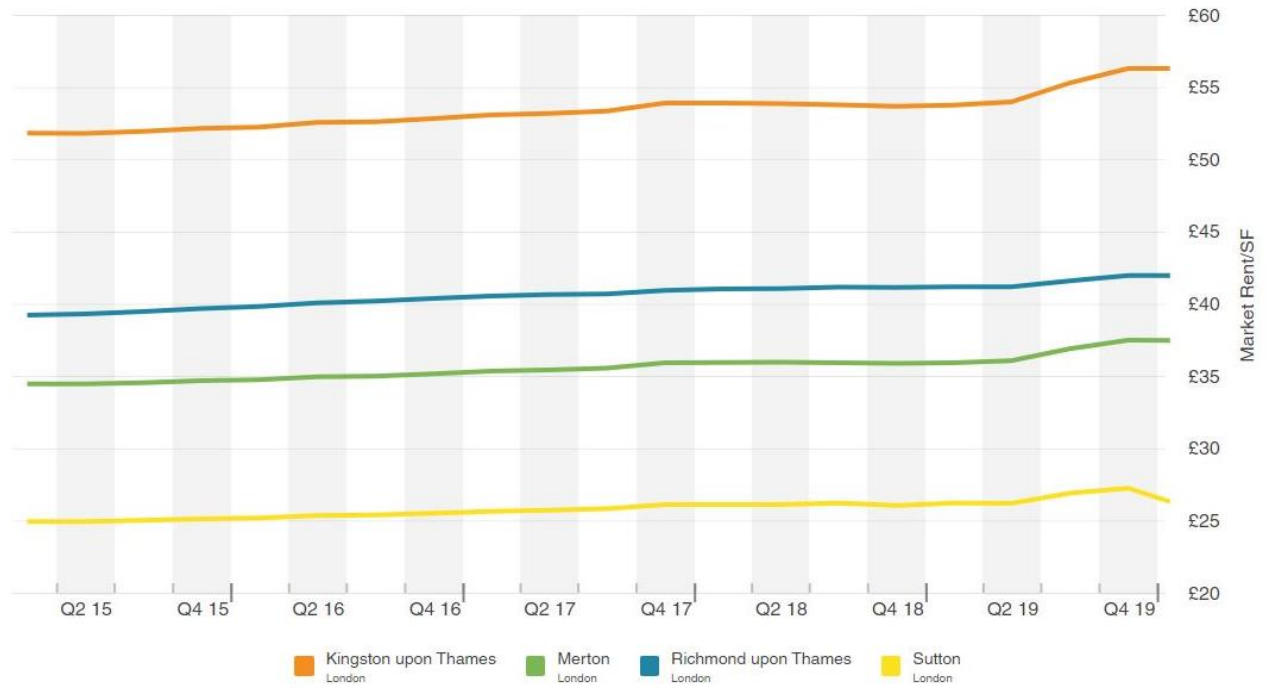


5.28. The average market rent for retail in Merton in Q4 2019 was £37.46 per square foot, up £1.58 from the same time in 2018. The average rent in the London market is £46.53. Graph 5.10 shows that the highest retail rents per square foot are achieved in shopping centres and the lowest in retail parks. In comparison to neighbouring boroughs, Graph 5.11 shows Merton’s market rent is ~£20 per square foot lower than that achieved in Kingston and ~£5 per square foot lower than Richmond, but over £10 per square foot higher than Sutton.

Graph 5.10 Retail market rent per square foot in Merton 2014-2023

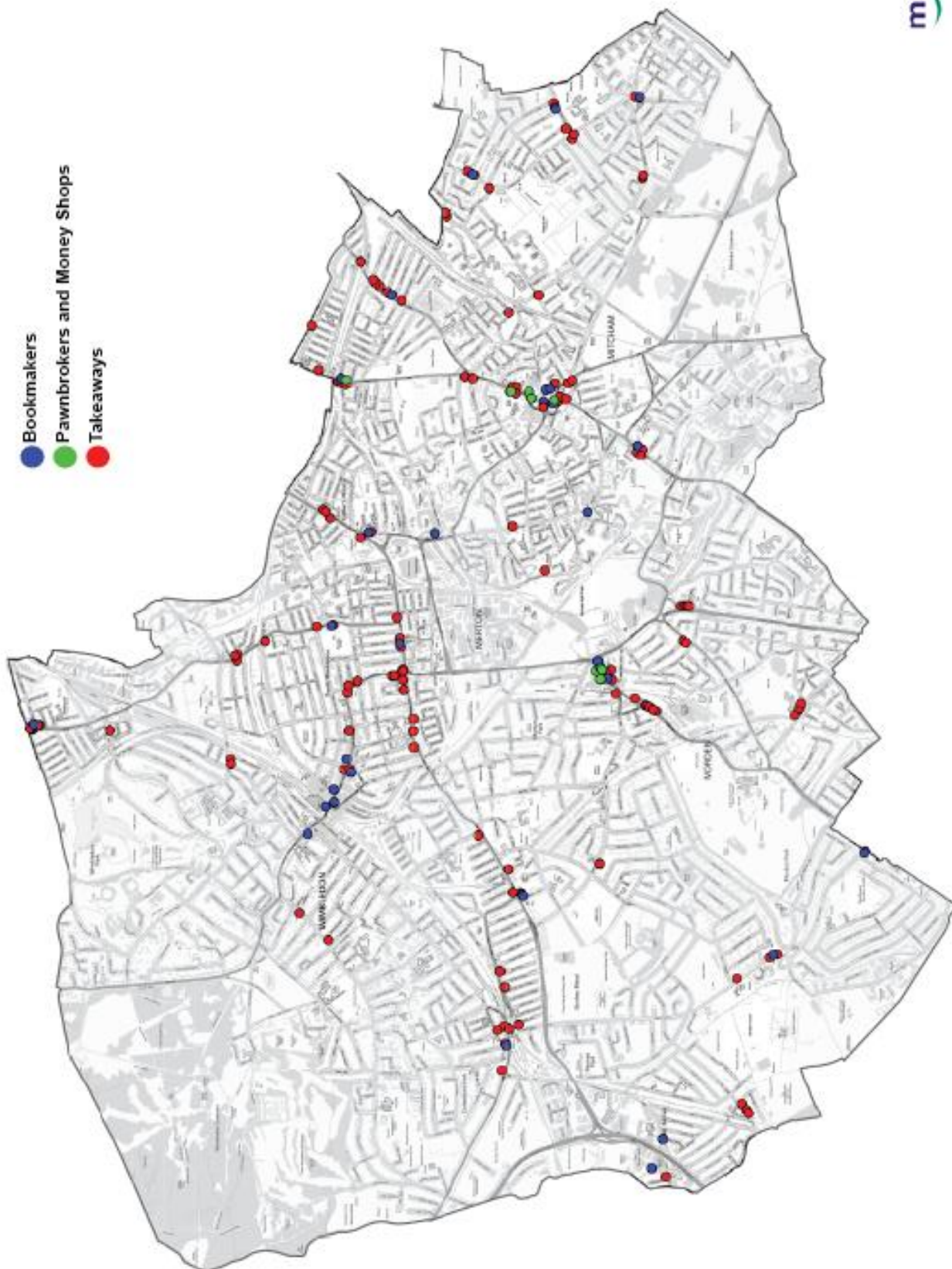


Graph 5.11 Retail market rent in Merton and neighbouring boroughs 2015-2019





Graph 5.6 – Takeaways, Bookmakers, Pawnbrokers and Money Shops in Merton 2016



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6. LOCAL ENVIRONMENT

Headlines

- 33% of Merton's area is designated as parks, commons, playing fields or other green infrastructure.
- 99.6% of Merton's area is within less than 400m distance from a publicly accessible open space

Biodiversity and conservation management

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

Core Strategy Policies CS13, CS16, CS17

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

Indicator	Borough Target	Progress	Source of Information
PROTECTION AND ENHANCEMENT OF OPEN SPACE AND CREATING OPPORTUNITIES FOR CULTURE, SPORT, RECREATION AND PLAY FACILITIES.	No net loss of open space apart from that needed for educational establishments.	<ul style="list-style-type: none"> +11.5% Open space designations/Policies Map (2014) in comparison to Proposals Map UDP 2003 99.6% of Merton's total area is in less than 800m distance from open space 	<p>Merton's Monitoring Datastore, Policies Map GIS Datastore</p> <p>Merton Open Space Strategy web page</p>
PROPORTION OF LOCAL SITES WHERE POSITIVE CONSERVATION MANAGEMENT HAS BEEN OR IS BEING IMPLEMENTED (NI197).	Increase in proportion. (Baseline 50%)	<ul style="list-style-type: none"> % of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2015 (X/Y x 100): 65% Number of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2015 (X): 37 Total number of Local Sites in area (Y): 57 	DEFRA

Indicator	Borough Target	Progress	Source of Information
MITIGATION AND ADAPTATION TO CLIMATE CHANGE	<p>Zero carbon homes are required for all major domestic and non-Domestic development proposals in accordance with the London Plan policies. Carbon offset payments are utilised to deliver climate change mitigation measures across the local area.</p> <p>A review of climate policies for the local plan is underway following setting of decarbonisation targets as part of the Council's Declaration of Climate Emergency.</p>	<p>Carbon offset contributions totalling £86,405.20 were received in 2018-2019.</p> <p>More details on Merton's mitigation and adaptation to climate change is available here:</p> <p>https://www.merton.gov.uk/planning-and-buildings/sustainability-and-climate-change</p>	<p>Merton's S106 Monitoring Datastore – see table 6.3</p>

Flood risk management

Indicator	Borough Target	Progress	Source of Information
<p>IMPROVE FLOOD RISK MANAGEMENT.</p>	<p>The council will work with other Risk Management Authorities to reduce flood risk from all sources. Merton's published Local Flood Risk Management Strategy (LFRMS) includes an action plan and prioritises items to be undertaken to fulfil the Council's statutory duties and responsibilities as a Lead Local Flood Authority.</p> <p>Development in the borough will need to comply with the NPPF, London Plan and Merton's Policies DM F1 to ensure flood risk is not increased for the lifetime of the development, taking climate change into account.</p>	<p>The council is not aware of any planning permissions granted contrary to the advice of the Environment Agency (EA). Merton has published a new Strategic Flood Risk Assessment (SFRA) Level 1 in 2015 and Level 2 in 2017. Merton is looking to refresh the SFRA to take account of new climate change allowances in 2020.</p> <p>This will form the evidence base to support the new local plan in 2020/21. The council has undertaken detailed flood risk investigations at ten locations (required under Section 19 of the Flood & Water Management Act 2010, working alongside Thames Water and the Environment Agency. This information is available via the Council's website.</p>	<p>Merton's Lead Local Flood Risk Authority (LLFA)</p>
<p>PROMOTE SUSTAINABLE DRAINAGE SYSTEMS.</p>	<p>The Council will require all major developments to implement Sustainable Drainage Measures in accordance with the London Plan policy 5.13 and the supporting Design and Construction SPD, in order to reduce surface water runoff and provide benefits to biodiversity, water quality and amenity.</p> <p>In addition, minor developments and basements must</p>	<p>Merton Council and 15 other local authorities across England worked with Robert Bray Associates and McCloy Consulting to produce the SuDS Design and Evaluation Guide SPD.</p> <p>The SPD provides further detail to policies in the Local Plan and sets out the council's requirements for development proposal in regard to flooding risk management from all sources in Merton.</p>	<p>DEFRA and DCLG</p>

Indicator	Borough Target	Progress	Source of Information
	demonstrate an overall reduction in runoff rates, taking climate change into account.	<p>The SPD has been adopted by the Council. All major developments, have been commented on by Merton's LLFA and have successfully included SuDS proposals to reduce runoff rates.</p> <p>Merton and the GLA have produced a drainage proforma which is available on the GLA website and should accompany all planning applications where drainage strategies are required.</p>	

7. LOCAL INFRASTRUCTURE

Community infrastructure levy

- 7.1. The following table (Table 7.1) has been produced in December 2019 under Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended) with respect of Merton CIL for the monitoring period 2018/19.
- 7.2. It should be noted that CIL is only payable from when development starts (not from the date that planning permission is granted.)
- 7.3. The table below relates to Merton's CIL only, which applies to new private residential and large retail floorspace. Merton also collects the Mayor of London's CIL which applies to most types of new floorspace. The Mayor's CIL is passed to the Mayor of London to contribute to Crossrail.
- 7.4. In March 2019, following recommendations being put to Merton's Capital Programme Board and approval by Merton's Cabinet on 18th February 2019 (link to report – see p. 48 and Annex 3) Merton's Full Council approved the allocation of £9.7 million Merton CIL towards infrastructure projects within the Council's Capital Programme 2019-23 (for expenditure across financial years 2019-20 to 2022-23), including:
- £9.08 million towards Local Authority Schools (comprising £2.5 million towards building the Harris Academy in Wimbledon and £6.8 million of capital improvements to the Council's SEN offer.
 - £35,000 towards Mitcham Library toilets
 - £455,000 towards borough culvert improvements as part of Highways and Footways investment
 - £200,000 towards specific public realm improvements in Wimbledon Town Centre as part of Wimbledon Area Regeneration investment.
- 7.5. The first round of allocations of Neighbourhood CIL funding occurred during 2018/19 financial year with a total of £1.6 million funding approved for neighbourhood projects in accordance with the bid selection criteria approved by Cabinet in September 2017 (follow this link to the decision pack) as amended by Cabinet in July 2019 (amendment approval). Of these allocations, £453,000 was spent during 2018/19, broken down as follows:
- £26,000 for the London Borough of Culture – funding was allocated for a festival of films at with screenings at various locations across the borough throughout 2018/19 and 2019-20 financial years
 - £30,000 for Sustainable Merton Community Champions – a social capital initiative coordinating volunteer work and promoting sustainable behaviour across a number of areas including waste reduction, carbon reduction in the home and sustainable travel
 - £20,000 for MVSC – Youth Action Programme – coordinating volunteer work to support the personal development of marginalised young Merton residents, aged 14-24, with a link to households subject to upheaval as part of the Clarion Estates Regeneration Programme.
 - £22,000 for Merton's Lost Rivers - Measures towards improving the performance of lost culverted rivers
 - £302,000 for Neighbourhood Parade façade improvements

- £42,871.94 for pre-implementation costs for public realm improvements Wimbledon Hill Road Green Link and Wimbledon Town Centre

Table 7.1 Merton's CIL report 2018/19

Total Receipts in year	£9,419,200.95
Total Receipts available for neighbourhood projects under Regulation 59F	£ 1,477,181.47. £452,667.03 spent (£2,316,804.56 retained at the end of reported year). £1,356,591.45 from previous years was carried forward to the reporting year. The second round of allocations have been secured for 2019-20 financial year applying £981,142 of funding available at the end of 2018/19.
Total CIL Receipts retained from previous year	£5,872,867
Total CIL Receipts for the reported year retained at the end of the reported year (excluding receipts available for neighbourhood projects under Regulation 59F)	£7,170,986.53
Total Land Payments	£Nil
Total Infrastructure Payments	£Nil
Total Expenditure in year	£ 2,783,999.15
Total Expenditure on Administration Expenses	£ 106,585.82
Total CIL passed to third parties	£Nil (for Neighbourhood CIL grants to Sustainable Merton and MVSC - see above)
Items of infrastructure to which CIL has been applied	Nil
Statement in relation to local council payments	There are no Local Councils within the definition of Regulation 58A in the London Borough of Merton. Therefore Regulations 60/2(4)(ca)(i) and (cc) with respect of reporting information in relation to monies passed and spent by Local Council does not apply.

Planning Obligations

- 7.6. Merton uses planning obligations (secured under section 106 of the Town and Country Planning Act 1990) to secure contributions to affordable housing and carbon offset measures in accordance with Regulation and other site specific measures to make development acceptable in planning terms.
- 7.7. Tables 7.2 and 7.3 list planning obligations secured for affordable housing and carbon offset measures during 2018/19.

Table 7.2 Affordable Housing planning obligations secured 2018/19

Site	Planning App No	Required Usage	onsite affordable dwellings	onsite affordable housing (% of overall dwellings)	Viability Review Mechanism notes	Other notes "RP" = Registered Provider of Affordable Housing
Inglemere Industrial Estate, Inglemere Road and Grenfell Road Tooting CR4 2BT	17/P1601	Affordable housing onsite	4 shared ownership homes	29%	Early stage review secured, i.e. triggered if substantial implementation of substantial implementation does not occur within 2 years of grant of planning permission. Surplus would generate a financial contribution to be paid to the council for affordable housing. Implementation notes: site substantially implemented prior to 2 year milestone, therefore early stage review not triggered. Crown Simmons (RP) delivering the affordable homes.	
The Woodman PH, 222 Durnsford Road, SW19 8DR	17/P4187	Affordable housing onsite	7 shared ownership homes	39%	Early stage review secured, i.e. triggered if substantial implementation of planning permission does not occur within 2 years of grant of planning permission, surplus would generate additional affordable housing homes to be provided on site the scheme for which to be approved by the Council. Surplus not required to deliver additional onsite homes to be paid to the council as a financial contribution for affordable housing.	If an RP is not secured to deliver the onsite homes within 6 months of the date of the agreement then the owner (after undertaking reasonable endeavours to secure an RP) can serve notice upon the Council that a financial contribution of £466,002 will be paid to the Council for the affordable housing in the borough in-lieu of onsite homes.
123-125 Merton Road, Wimbledon SW19 1ED	17/P3551	Affordable housing onsite	9 shared ownership homes	43%	Not secured.	

579-589 Kingston Road Raynes Park SW20 8SD	16/P1208	Affordable housing onsite	27 Affordable "Build to Rent" Homes (intermediate rent) to be provided onsite. Mix of 7 x 1 bed and 20 x 2 bed	27%	Early and late stage viability reviews secured in accordance with the Mayor of London Affordable Housing and Viability SPG and Merton's Development Viability SPD.	
8 High Street and Unit 4 Waterfall Cottage Colliers Wood London SW19 2AG	18/P0882	Affordable housing review	n/a	n/a	Review triggered if ground floor retail floorspace is granted planning permission for conversion to residential use within 5 years of the grant of this planning permission. Any surplus to be delivered as affordable housing financial contribution in-lieu, to be paid to the Council to provide affordable housing elsewhere in the borough.	
Haslemere Industrial Estate, Ravensbury Terrace, Wimbledon Park	16/P2672	Affordable housing onsite	3 x 1 bed, 4 x 2 bed shared ownership, and 8 x 1 bed and 7 x 2 bed Affordable Rented Homes	17%	Early and late stage viability reviews secured in accordance with the Mayor of London Affordable Housing and Viability SPG and Merton's Development Viability SPD.	
4 and 4A Shrewton Road Tooting London SW17 9HX	17/P3208	Affordable housing review	n/a	n/a	Review triggered if ground floor retail floorspace is granted planning permission for conversion to residential use within 5 years of the grant of this planning permission. Any surplus to be delivered as affordable housing financial contribution in-lieu, to be paid to the Council to provide affordable housing elsewhere in the borough.	
Total affordable dwellings secured 2018/19			69	24%		

Table 7.3 Carbon Offset planning obligations secured 2018/19

Site	Planning App No	Amount	Terms
Church, 567-577 Kingston Road, SW20 8SA	17/P0763	£-	Carbon offset contribution (£50,226 cap) subject to viability review should planning permission not be implemented within two years of grant of planning permission.
AELTC, Church Road, Wimbledon (Somerset Road site)	16/P4651	£28,890.00	Carbon offset contribution
Inglemere Industrial Estate, Inglemere Road and Grenfell Road Tooting CR4 2BT	17/P1601	£2,500.00	Carbon offset contribution
Inglemere Industrial Estate, Inglemere Road and Grenfell Road Tooting CR4 2BT	17/P1601	£-	Further Carbon Offset contribution (£25,844 cap) only payable in accordance with the findings of any early stage review carried out at the point of substantial implementation (early stage review would only occur if the planning permission hadn't been substantially implemented within 2 years of the grant of planning permission. As per table 7.2 above, development has been substantially implemented within the 2 year period so this contribution is no longer payable.
The Woodman PH, 222 Durnsford Road, SW19 8DR	17/P4187	£11,736.00	public house carbon emissions offset contribution
The Woodman PH, 222 Durnsford Road, SW19 8DR	17/P4187	£27,360.00	dwelling carbon emission offset contribution
8 High Street and Unit 4 Waterfall Cottage Colliers Wood London SW19 2AG	18/P0882	£15,919.20	Carbon offset contribution
Total Carbon Offset secured 2018/19		£86,405.20	

- 7.8. Table 7.4 lists major applications/projects with site specific measures secured by planning obligations in 2018/19. Legal agreements can be found by searching for the associated application on the Council's website (called the Planning Explorer) at the following link: <https://planning.merton.gov.uk/Northgate/PlanningExplorerAA/GeneralSearch.aspx>

Table 7.4 major applications/projects with site specific planning obligations 2018/19

Date of Agreement	Site	Planning App No
19/04/2018	AELTC, Church Road, Wimbledon (Somerset Road site)	16/P4651
13/06/2018	Inglemere Industrial Estate, Inglemere Road and Grenfell Road Tooting CR4 2BT	17/P1601
29/08/2018	The Woodman PH, 222 Durnsford Road, SW19 8DR	17/P4187
30/05/2018	123-125 Merton Road, Wimbledon SW19 1ED	17/P3551
10/10/2018	579-589 Kingston Road Raynes Park SW20 8SD	16/P1208
30/05/2018	123-125 Merton Road, Wimbledon SW19 1ED	17/P3551
17/01/2019	Land at High Path (Harris Academy) Wimbledon SW19 2JY	18/P1921
26/11/2018	Church, 567-577 Kingston Road, SW20 8SA	17/P0763
22/03/2019	Haslemere Industrial Estate, Ravensbury Terrace, Wimbledon park	16/P2672

- 7.9. During 2018/19 £88,793 income was received by the Council with respect of Affordable Housing financial contributions and £38,194 was received for Carbon Offset Measures. During the same period £479,856 financial contributions were spent, broken down by subject area as follows:

CCTV	£34,432.00
Economy/employment	£77,847.00
Heritage	£84,533.00
Highways	£47,737.00
Open space	£111,619.00
Traffic/air quality	£3,029.00
Wimbledon Town Centre	£49,950.00
Environment	£5,850.00
Youth facilities and services	£64,868.00
Total	£479,865.00

Transport and Public Realm

- 7.10. Based on 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 are presented below.
- 7.11. The Councils newly adopted Local Implementation Plan (LIP3) stresses the importance of active travel, improving people's health and air quality to tackle traffic congestion and growth. It embraces the London Mayor's Vision Zero objective to eliminate serious and fatal collisions and Healthy Streets approach when designing streets. It also supports the transport aims of Merton's key policy and strategy documents, including the Merton's Core Planning Strategy, Merton's Community Plan and Climate Change Strategy and Emerging Action Plan.
- 7.12. Table 7.2 summarises some key project streams towards achieving Merton's strategic transport objectives.

Table 7.2 Transport and public realm works monitoring

Project	Progress
Figge's Marsh Junction Improvement	This junction redesign will remove the former part time signalised roundabout to improve bus journey time reliability and reduce congestion. All arms will incorporate dedicated pedestrian crossing facilities and advance cycle stop lines to support walking and cycling as well as improving road safety. The scheme is planned to be completed early 2020. Further information can be found on the see https://www.merton.gov.uk/streets-parking-transport/traffic-management/consultations/figges-marsh-junction
Crossrail 2	Crossrail 2 is Strategically important infrastructure investment that will provide a significant uplift in rail capacity and connectivity across South West London. A regenerated Wimbledon Station will form a pivotal regional gateway and support major growth opportunities in the town centre and surrounding neighbourhoods. The Council continues to work closely with TfL to explore a schemes options to deliver borough aspirations. These discussions are also looking at infrastructure requirements in advance of the town centre at Raynes Park and Motspur Park Stations and intermediate level crossings. A core requirement is to minimise impacts on the local economy and employment opportunities. The next stage of public consultations on the current thinking of how the scheme will look is awaited. TfL and the Department for Transport (DfT) have also commissioned an Independent Affordability Review in 2019. Further information can be found in the Crossrail 2 website .
Tram	To improve connectivity and to support future growth the council continues to work with TfL and London Borough of Sutton to develop a number of route alternatives for Sutton Link. A public consultation took place in October 2018, which presented a several

<p>Electric Charge Points</p>	<p>bus rapid transport (BRT) and tram options. TfL have yet to make a formal decision on the preferred route. Work also continues on exploring potential funding solutions for the scheme. See https://consultations.tfl.gov.uk/trams/sutton-link/</p>
<p>Car Clubs</p>	<p>To promote a cleaner and healthier environment and the uptake of cleaner vehicles the Council has promoted a mixed network electric vehicle charging points (139 x 7Kw fast chargers and 5 x 43+ Kw rapid chargers December 2019). See https://www.zap-map.com/</p> <p>Car clubs can help shift people away from private car ownership. A number of car club providers and user models operate in Merton including back to base, point to point and floating. Total membership across all operators is approximately 7400. Around 80 vehicles operate in the borough at any one time. New providers are expected to launch in 2020. Car club members drive less and use public transport, walking and cycling more often.</p>

Road Maintenance

7.13. During the monitoring year just under £4m has been spent on road maintenance in Merton. Road maintenance includes the repair and resurfacing of Principal (A Class) roads, which is predominantly funded by Transport for London (TfL), other roads and footways in the borough, anti-skid surfacing, public rights of way, street furniture and lining, which are funded through Merton's capital and revenue budgets. Table 7.3 details road maintenance spending.

Table 7.3 Road Maintenance spending

Resources	Actual spending			Budget allocation & estimation	
	2015/16	2016/17	2017/18	2018/19	2019/20
Financial Year	2015/16	2016/17	2017/18	2018/19	2019/20
TfL	624,000	570,000	600,000	100,000	100,000
LBM Capital	2,652,000	2,659,000	2,590,000	2,717,820	2,790,000
LBM Revenue	750,990	696,010	680,000	680,000	690,000
Total	4,026,990	3,955,010	3,968,930	3,497,820	3,580,000

APPENDIX A: HOUSING TRAJECTORY LIST OF SITES

LIST OF SITES INCLUDED IN HOUSING TRAJECTORY

Status	Applicati on No	Ward	Place Name	Street Number	Street Name	Postcode	Net gain
Completed 18/19	16/P1112	Ivydell House	3	Cowper Road	SW19 1AA	Trinity	4
Completed 18/19	16/P3088		328	Coombe Lane, Raynes Park	SW20 0RW	Village	-1
Completed 18/19	17/P1287		401	Durnsford Road, Wimbledon Park	SW19 8EE	Wimbledon Park	1
Completed 18/19	16/P1790	Land rear or	127	Kingston Road	SW19	Abbey	3
Completed 18/19	16/P0833		1A	Arnold Road, Tooting	SW17 9HU	Colliers Wood	4
Completed 18/19	16/P3599		274	Haydons Road, South Wimbledon	SW19 8TT	Trinity	1
Completed 18/19	17/P1504		1	Clarendon Road, Colliers Wood	SW19 2DX	Colliers Wood	2
Completed 18/19	15/P0810		57	Deburgh Road, Colliers Wood	SW19 1DR	Abbey	1
Completed 18/19	16/P4573		244C	Martin Way	SM4 4AW	Cannon Hill	1
Completed 18/19	16/P4349		44	Haydons Road, South Wimbledon	SW19 1HL	Abbey	1
Completed 18/19	14/P3885		34	Lewis Road, Mitcham	CR4 3DE	Lavender Fields	2
Completed 18/19	16/P4656	Sandra Court		Sirdar Road, Mitcham		Graveney	2
Completed 18/19	17/P0081		128	Ashbourne Road, Mitcham	CR4 2BB	Graveney	1
Completed 18/19	16/P3814		65	Haydons Road	SW19 1HQ	Trinity	1
Completed 18/19	17/P3030	Ground Floor Shop	81	Haydons Road, South Wimbledon	SW19 1HQ	Abbey	3
Completed 18/19	18/P1599		12	Bernard Gardens, Wimbledon	SW19 7BE	Hillside	-1
Completed 18/19	16/P4385		11	Framfield Road, Mitcham	CR4 2AU	Figge's Marsh	1
Completed 18/19	16/P4516		6	Bridges Road Mews, Wimbledon	SW19 1FQ	Trinity	1
Completed 18/19	15/P0377	Car Park adj	2	Milner Road, South Wimbledon	SW19 3BH	Abbey	18
Completed 18/19	17/P2912		1	Graham Road	SW19 3SW	Dundonald	6
Completed 18/19	16/P4082		26	Bakers End, Wimbledon Chase	SW20 9ER	Merton Park	1
Completed 18/19	16/P4814		8	Park Road, Colliers Wood	SW19 2HS	Colliers Wood	2
Completed 18/19	17/P1125		21	Glebe Path, Mitcham	CR4 3AD	Cricket Green	1

Completed 18/19	15/P4153	Land adj.	49	Belgrave walk, Mitcham	CR4 3QQ	Cricket Green	1
Completed 18/19	17/P0993	Dental Surgery	71	Ridgway, Wimbledon	SW19 4SS	Hillside	-1
Completed 18/19	18/P1904		44	Parkside, Wimbledon	SW19 5NB	Village	1
Completed 18/19	14/P0615	Upton Court	3	The Downs, West Wimbledon	SW20 8JB	Raynes Park	1
Completed 18/19	18/P0742		15	Princes Road, Wimbledon	SW19 8RQ	Trinity	1
Completed 18/19	16/P2834	St Barnabas House		St Barnabas Road, Mitcham	CR4 2DU	Graveney	2
Completed 18/19	18/P1914	Flats 1 & 2	1	Edenvale Road, Mitcham	CR4 2DP	Graveney	1
Completed 18/19	16/P4305		609	Kingston Road, Raynes Park	SW20 8SA	Dundonald	1
Completed 18/19	17/P2371		109	Central Road	SM4 5SQ	St Helier	1
Completed 18/19	15/P4502		27	Thornton Hill, Wimbledon	SW19 4HU	Hillside	1
Completed 18/19	16/P2709		214-216	Merton High Street, Colliers Wood	SW19 1AU	Abbey	2
Completed 18/19	14/P4269		27	Arthur Road, Wimbledon	SW19 7DN	Wimbledon Park	1
Completed 18/19	15/P1506		34	Leopold Road, Wimbledon Park	SW19 7BD	Wimbledon Park	1
Completed 18/19	13/P2732 & 15/P4028		15	Lauriston Road, Wimbledon	SW19 4TJ	Village	-2
Completed 18/19	18/P0274		50	Deal Road	SW17 9JW	Figge's Marsh	1
Completed 18/19	16/P3151		174, 174A	Merton Road, South Wimbledon	SW19 1EG	Abbey	2
Completed 18/19	16/P1173		176-178	Merton Road, South Wimbledon	SW19 1EG	Abbey	2
Completed 18/19	16/P1116	Eagle House		High Street, Wimbledon	SW19 5EF	Village	8
Completed 18/19	18/P2853		11	Princes Road, Wimbledon	SW19 8RQ	Trinity	-1
Completed 18/19	18/P1554		208	Worple Road, Raynes Park	SW20 8RH	Raynes Park	0
Completed 18/19	17/P3782		4	Camomile Avenue, Mitcham	CR4 3HT	Lavender Fields	1
Completed 18/19	17/P0784		348	West Barnes Lane, New Malden	KT3 6NB	West Barnes	1
Completed 18/19	16/P2211		10	Pentney Road, Wimbledon Chase	SW19 4JE	Hillside	1
Completed 18/19	15/P3217		40	Dane Road, Colliers Wood	SW19 2NB	Abbey	7
Completed 18/19	15/P0890	The Cricketers	340	London Road, Mitcham	CR4 3ND	Cricket Green	11

		Public House					
Completed 18/19	17/P0260		7	Gap Road, Wimbledon	SW19 8JG	Wimbledon Park	2
Completed 18/19	18/P3149	Flat 1 and 2	30	Alexandra Road, Wimbledon	SW19 7JZ	Hillside	1
Completed 18/19	18/P3148		121	Alexandra Road, Wimbledon	SW19 7JY	Hillside	1
Completed 18/19	15/P0533	LAND ADJ TO	108	Bordesley Road, Morden	SM4 5LT	St Helier	1
Completed 18/19	16/P0451		17	Elm Grove, Wimbledon	SW19 4HE	Hillside	2
Completed 18/19	18/P0459		9	Framfield Road, Mitcham	CR4 2AU	Figge's Marsh	1
Completed 18/19	16/P2966		22	Commonside West, Mitcham	CR4 4HA	Figge's Marsh	4
Completed 18/19	17/P1398		208A	Merton High Street, Colliers Wood	SW19 1AX	Abbey	1
Completed 18/19	15/P0722	Doctors Sergery	153-159	Cannon Hill Lane, Raynes Park	SW20 9BZ	Cannon Hill	5
Completed 18/19	17/P0004		122	Copse Hill, West Wimbledon	SW20 0NL	Village	1
Completed 18/19	15/P3653	Land side of	27	Cannon Hill Lane, Raynes Park	SW20 9JY	Cannon Hill	4
Completed 18/19	16/P3269		42-46	London Road, Tooting	SW17 9HP	Colliers Wood	6
Completed 18/19	15/P2982		The Old Library	Lower Morden Lane, Morden	SM4 4SJ	Lower Morden	6
Completed 18/19	17/P2457		170	Merton High Street	SW19 1AY	Abbey	3
Completed 18/19	18/P3909		57	Links Road, Tooting	SW17 9EF	Graveney	1
Completed 18/19	17/P3164		12A	New Close, Colliers Wood	SW19 2SY	Cricket Green	1
Completed 18/19	16/P0039		8	Rural Way, Streatham	SW16 6PF	Graveney	1
Completed 18/19	17/P1498	Park Gate House	356	West Barnes Lane	KT3 6NB	West Barnes	24
Completed 18/19	17/P1762		24	Christchurch Close, Colliers Wood	SW19 2NZ	Colliers Wood	2
Completed 18/19	18/P1472		80	Bond Road, Mitcham	CR4 3HF	Lavender Fields	1
Completed 18/19	17/P0910		54 and 56	Kimble Road, Colliers Wood	SW19 2AS	Colliers Wood	2
Completed 18/19	18/P1798		28	Grand Drive, Raynes Park	SW20 0JT	Dundonald	1
Completed 18/19	15/P3366		28 and 30	Ridgway Place, Wimbledon	SW19 4EP	Hillside	2
Completed 18/19	17/P1830	Land at rear/adjacent to	273	Phipp's Bridge Road, Colliers Wood	SW19 2SS	Cricket Green	3

Completed 18/19	14/P2917	Crystal Autocare		London Road, Morden	SM4 5AN	Merton Park	11
Completed 18/19	18/P0216		41	Kingston Road, Wimbledon	SW19 1JW	Abbey	5
Completed 18/19	17/P4084	Dafson Heights	80 A, B, C	Gorringe Park Avenue	CR4 2DJ	Graveney	3
Completed 18/19	18/P3933		40 and 40a	Haydon Park Road, Wimbledon	SW19 8JY	Wimbledon Park	-1
Completed 18/19	16/P3769		8	Beltane Drive, Wimbledon Park	SW19 5JR	Village	0
Completed 18/19	18/P2029		282	Haydons Road, South Wimbledon	SW19 8TT	Trinity	1
Completed 18/19	17/P3662		100	Green Lane	SM4 6SS	St Helier	2
Completed 18/19	18/P3192		358	Martin way, Raynes Park	SW20 9BS	Cannon Hill	2
Completed 18/19	04/P2719 & 10/P0367 & 13/P0886	Electrical Substation	35	Coombe Lane, Raynes Park	SW20 0LA	Raynes Park	14
Completed 18/19	17/P2060		42 and 42a	Huntingdon Close, Mitcham	CR4 1XJ	Pollards Hill	-1
Completed 18/19	13/P3962	Crescent House	113-115	Worple Road, Raynes Park	SW20 8JD	Hillside	3
Completed 18/19	17/P0756		2	Worple Road Mews, Wimbledon	SW19 4DB	Hillside	0
Completed 18/19	17/P3983		10	Lambton Road, Raynes Park	SW20 0LR	Raynes Park	1
Completed 18/19	15/P4762	Land adj.	87	Denison Road, Colliers Wood	SW19 2DJ	Colliers Wood	2
Completed 18/19	18/P1208		11	Nursery Road, South Wimbledon	SW19 3BT	Abbey	1
Completed 18/19	17/P0608		48	Elm Gardens, Mitcham	CR4 1LY	Pollards Hill	3
Completed 18/19	17/P2306	68, 70 The Broadway & 2D Kings Road	68, 70	The Broadway, Wimbledon	SW19	Trinity	2
Completed 18/19	17/P0805		49	Framfield Road, Mitcham	CR4 2AU	Figge's Marsh	1
Completed 18/19	17/P2312		40	Graham Road, Mitcham	CR4 2HA	Figge's Marsh	1
Completed 18/19	19/P0412	Ground & First Floor Flats	84	Rowan Road, Streatham		Longthornton	1
Completed 18/19	16/P4783		175	Hartfield Road, Wimbledon	SW19 3TH	Dundonald	5
Completed 18/19	17/P3760		78	Durham Road, w West Wimbledon	SW20 0TL	Raynes Park	13

Completed 18/19	17/P0243		2	Hassocks Road, Streatham	SW16 5EX	Longthornton	1
Completed 18/19	15/P3457	Land RO	121	Manor Road, Mitcham	CR4 1JD	Longthornton	1
Completed 18/19	15/P0276		177	Green Lane, Morden	SM4 6SG	St Helier	10
Completed 18/19	15/P4768		31	Arterberry Road, Raynes Park	SW20 8AG	Raynes Park	2
Completed 18/19	16/P3049		54	Longthornton Road, Streatham	SW16 5QD	Longthornton	1
Completed 18/19	16/P3405	Briar Dene	15	Langley Road, Merton Park	SW19 3NZ	Merton Park	0
Completed 18/19	17/P2445	Parcel of land rear of	96	Carisbrooke Road, Mitcham	CR4 1QE	Pollards Hill	1
Completed 18/19	17/P2110		3	Edge Hill, Wimbledon	SW19 4LR	Hillside	5
Completed 18/19	17/P0452		169	Queen's Road, Wimbledon	SW19 8NS	Trinity	1
Completed 18/19	17/P3959	Land r/o	86	Queen Mary Avenue, Morden	SM4 4JR	Lower Morden	1
Completed 18/19	18/P1077		158-160	Merton High Street, Colliers Wood	SW19 1AZ	Abbey	1
Completed 18/19	17/P4225		219	Manor Way, Mitcham	CR4 1EN	Longthornton	1
Completed 18/19	15/P3708		173	Haydons Road, South Wimbledon	SW19 8TB	Trinity	1
Completed 18/19	17/P2321		99	Revelstoke Road, Wimbledon Park	SW18 5NL	Wimbledon Park	1
Completed 18/19	18/P3076		70	Camborne Road, Morden	SM4 4JJ	Lower Morden	1
Completed 18/19	18/P4104		2 to 10	South Lodge Avenue, Mitcham	CR4 1LU	Pollards Hill	2
Completed 19-20	15/P1464	Land adj and rear	121	Manor Road, Mitcham	CR4 1JD	Longthornton	1
Completed 19-20	17/P0447		63 & 65	Dora Road, Wimbledon Park	SW19 7EZ	Wimbledon Park	-1
Completed 19-20	17/P3608		33	Abbey Parade, Merton High Street, Colliers Wood	SW19	Abbey	2
Completed 19-20	18/P3060		267	Martin way, Raynes Park	SW20 9BU	Cannon Hill	1
Completed 19-20	17/P4187	The Woodman Hotel	222	Durnsford Road, Wimbledon Park	SW19 8DR	Wimbledon Park	18
Completed 19-20	14/P2510		77	Runnymede, Colliers Wood	SW19 2PG	Lavender Fields	1
Completed 19-20	18/P0694		104	Park Avenue, Mitcham	CR4 2EP	Graveney	1
Completed 19-20	17/P3116		35 and 37	Durham Road, West Wimbledon	SW20 0QL	Raynes Park	-1

Completed 19-20	17/P4302		35	Wilson Avenue, Mitcham	CR4 3JL	Lavender Fields	1
Completed 19-20	16/P1918		17	Ridge Road, Mitcham	CR4 2ET	Graveney	1
Completed 19-20	18/P2380		3	Cavendish Avenue, New Malden	KT3 6QH	West Barnes	1
Completed 19-20	16/P4205		9	High Cedar Drive, West Wimbledon	SW20 0NU	Village	0
Completed 19-20	18/P0875		276	Durnsford Road, Wimbledon Park	SW19 8DT	Wimbledon Park	1
Completed 19-20	18/P1247		27	Crown Lane, Morden	SM4 5BY	Merton Park	1
Completed 19-20	18/P1477		176-178	Rowan Road, Streatham	SW16 5HX	Longthornton	1
Completed 19-20	17/P2715		48	Christchurch Road, Colliers Wood	SW19 2NY	Colliers Wood	1
Completed 19-20	17/P2287		268	Worple Road, Raynes Park	SW20 8RG	Raynes Park	2
Completed 19-20	13/P1038		7 to 9	Darlaston Road, West Wimbledon	SW19 4LF	Hillside	-20
Completed 19-20	17/P4169		6	Caxton Road, South Wimbledon	SW19 8SJ	Trinity	1
Completed 19-20	12/P1144		28	Lingfield Road, Wimbledon	SW19 4PU	Village	-3
Completed 19-20	14/P0639		26	Lincoln Avenue, Wimbledon Park	SW19 5JT	Village	1
Completed 19-20	17/P2965		47	Kingston Road, Wimbledon	SW19 1JW	Abbey	3
Completed 19-20	17/P1442		34	Eveline Road, Mitcham	CR4 3LE	Lavender Fields	8
Completed 19-20	17/P0698		210A	Merton High Street, Colliers Wood	SW19 1AX	Abbey	1
Completed 19-20	16/P4672		7	Lambourne Avenue, Wimbledon Park	SW19 7DW	Wimbledon Park	1
Completed 19-20	17/P2593		220	Merton High Street, Colliers Wood	SW19 1AU	Abbey	2
Completed 19-20	18/P1951		124	Haydons Road, South Wimbledon	SW19 1AE	Trinity	3
Completed 19-20	18/P1192		8 &10	Edward Avenue, Morden	SM4 6EP	Ravensbury	6
Completed 19-20	18/P2707		70	New Close, Colliers Wood	SW19 2SZ	Cricket Green	1
Completed 19-20	15/P0211		2 to 6	High Street, Colliers Wood	SW19 2AG	Colliers Wood	34
Completed 19-20	16/P2439	land adj	25-30	Rock Close, Mitcham	CR4 3PU	Cricket Green	8
Completed 19-20	16/P2454		45	Crusoe Road, Mitcham	CR4 3LJ	Colliers Wood	6
Completed 19-20	15/P2852		16	Spencer Hill, Wimbledon	SW19 4NY	Hillside	0

Completed 19-20	17/P1680	Land adjacent to	20	Nursery Road, South Wimbledon	SW19 3BT	Abbey	1
Completed 19-20	17/P0387		49	Manor Road, Mitcham	CR4 1JG	Longthornton	2
Completed 19-20	17/P1601	Garages RO Inglemere Road & Grenfell Road		Inglemere Road and Grenfell Road, Mitcham	CR4 2BT	Graveney	14
Completed 19-20	18/P0510		58	High Street, Wimbledon	SW19 5EE	Village	2
Completed 19-20	17/P1676		206A	Merton High Street, Colliers Wood	SW19 1AX	Abbey	1
Completed 19-20	14/P3132		8	Hazelbury Close, Merton Park	SW19 3JL	Merton Park	0
Completed 19-20	15/P3760	Land adj.	5	Hillview, West Wimbledon	SW20 0TA	Village	2
Completed 19-20	16/P1696	Haig Housing Estate Hill Top & Rhodes Moorhouse Court		Green Lane, Morden	SM4 5NS	St Helier	68
Completed 19-20	16/P3276		36	Raymond Road, Wimbledon	SW19 4AP	Hillside	0
Started	09/P1303		10	Bathgate Road	SW19 5PN	Village	0
Started	07/P0055		222	The Broadway, Wimbledon	SW19 1RY	Trinity	14
Started	12/P0410 and 12/P0408		45	Parkside, Wimbledon	SW19 5NB	Village	0
Started	12/P1012		3	Cranbrook Road, Wimbledon	SW19 4HD	Hillside	7
Started	15/P0797	Grosvenor Court		Grosvenor Hill, Wimbledon	SW19 4RX	Village	1
Started	15/P2324		78	Arthur Road, Wimbledon	SW19 7DS	Wimbledon Park	0
Started	15/p4629		25	Belvedere Avenue, Wimbledon Village	sw19 7pp	Village	0
Started	15/P3909		14	Grosvenor Hill, Wimbledon	SW19 4SA	Village	0
Started	13/P3089		109	Home Park Road, Wimbledon Park	SW19 7HT	Wimbledon Park	0
Started	15/P3114		360-364	London Road, Mitcham (>272 & >277)	CR4 3ND	Cricket Green	22
Started	15/P3421		266	Burlington Road, New Malden	KT3 4NL	West Barnes	4

Started	15/P0740		106	Home Park Road, Wimbledon Park	SW19 7HU	Village	0
Started	12/P2536		30A	Parkside, Wimbledon	SW19 5NB	Abbey	-3
Started	16/P1901		110	Copse Hill, West Wimbledon	SW20 0NL	Village	0
Started	15/P4380		17	Parkside Gardens, Wimbledon	sw19 5eu	Village	1
Started	16/P2965		168-176	The Broadway	SW19 1RX	Trinity	0
Started	16/P3278		15	Deepdale, Wimbledon	SW19 5EZ	Village	0
Started	17/P0137		3	Clifton Road, Wimbledon Village	SW19 4QX	Village	3
Started	16/P4431	Policrom House	9	Station Road, Motspur Park	KT3 6JJ	West Barnes	6
Started	15/P1750			The Drive, West Wimbledon	SW20 8TG	Raynes Park	13
Started	17/P0433	Land at and to the north of	12	The Drive, West Wimbledon	SW20 8TG	Raynes Park	1
Started	14/P3275		42	Beulah Road, Wimbledon	SW19 3SB	Dundonald	3
Started	16/P3430	Former Thames Water Merton Works		Fortescue Road, Colliers Wood	SW19 2EB	Colliers Wood	74
Started	16/P4115		41	Spencer Road, West Wimbledon	SW20 0QN	Raynes Park	0
Started	16/P3595		8	Bathgate Road, Wimbledon Village	SW19 5PN	Village	0
Started	17/P0274		164	London Road, Mitcham	CR4 3LD	Lavender Fields	1
Started	15/P4601		6	Beltane Drive, Wimbledon Park	SW19 5JR	Village	0
Started	15/P4782		9	Drax Avenue, West Wimbledon	SW20 0EG	Village	0
Started	16/P0907		3	Deepdale, Wimbledon	SW19 5EZ	Village	0
Started	17/P1086		12	St Mary's Road, Wimbledon	SW19 7BW	Village	0
Started	16/P1620		59	Dora Road, Wimbledon Park	SW19 7EZ	Wimbledon Park	1
Started	17/P1204		1A	Lingfield Road, Wimbledon	SW19 4QA	Village	0
Started	17/P2462		15	Marryat Road, Wimbledon	SW19 5BB	Village	0
Started	16/P1905	Pendragon	101	Arthur Road, Wimbledon	SW19 7DR	Wimbledon Park	0
Started	15/P3573		101	Hamilton Road, South Wimbledon	SW19 1JG	Abbey	5
Started	15/P4633	Albany House	300	Burlington Road, New Malden	KT3 4NH	West Barnes	41

Started	17/P0144	Land East of	40	Lyveden Road, Tooting	SW17 9DU	Colliers Wood	2
Started	15/P1156		40	Station Road, Colliers Wood	SW19 2LP	Abbey	9
Started	17/P1537		223	Streatham Road, Mitcham	CR4 2AJ	Graveney	30
Started	17/P3884	Garages adj to	20	Rialto Road, Mitcham	CR4 2LT	Figge's Marsh	6
Started	16/P1210		443-447	Commonside East, Mitcham (187+)	CR4 1HJ	Pollards Hill	2
Started	15/P2177	Land adj.	5	Cambridge Road, West Wimbledon	SW20 0SQ	Raynes Park	1
Started	14/P4361	Wimbled on Stadium		Plough Lane, Wimbledon Park	SW17 0BL	Wimbledon Park	632
Started	14/P4537		587	Kingston Road, Raynes Park (346-620, 391-641)	SW20 8SA	Dundonald	20
Started	15/P0101		151	Effra Road, South Wimbledon	SW19 8PU	Trinity	2
Started	15/P4083	Southey Bowling Club	559	Kingston Road, Raynes Park	SW20 8SF	Raynes Park	9
Started	17/P4345		557	Kingston Road, Raynes Park	SW20 8SF	Dundonald	1
Started	16/P3138		57	Grand Drive, Raynes Park	SW20 9DJ	West Barnes	3
Started	15/P4305	Pollards Hill Estate		Pollards Hill Estate Mitcham	CR4	Pollards Hill	66
Started	17/P1682	Birchwood	7	Ellerton Road, West Wimbledon	SW20 0ER	Village	1
Started	17/P1497		85-86	High Street, Wimbledon	SW19 5EG	Village	9
Started	16/P4853	Former Wolfson Centre		Copse Hill, Wimbledon	SW20	Village	75
Started	16/P2134	Pelham House	32-34	Pelham Road, Wimbledon	SW19 1SX	Abbey	6
Started	17/P0092	Holt Lodge	170	London Road, Morden	SM4 5AN	Merton Park	9
Started	17/P0036		63	Grand Drive, Raynes Park	SW20 9DJ	West Barnes	4
Started	18/P0454		358	Martin way, Raynes Park	SW20 9BS	Cannon Hill	1
Started	17/P2534		45	Chatsworth Avenue, Wimbledon Chase	SW20 8JZ	Merton Park	-1
Started	17/P3325	135 & 135a		Cannon Hill Lane, Raynes Park	SW20 9BZ	Cannon Hill	0
Started	15/P1161	Land Adj	50	West Barnes Lane, New Malden	KT3 6LP	Raynes Park	4

Started	18/P0326		63	Grand Drive, Raynes Park	SW20 9DJ	West Barnes	1
Started	15/P0636		9	Bathgate Road, Wimbledon Village	SW19 5PW	Village	2
Started	17/P3574	4 and 4a		Cottenham Park Road, West Wimbledon	SW20 0RZ	Village	1
Started	16/P2810	1 to 5		Carnegie Place, Wimbledon	SW19 5NG	Village	1
Started	18/P1186		3	McKay Road, West Wimbledon	SW20 0HT	Village	0
Started	17/P2216		116	Durnsford Road, Wimbledon Park	SW19 8HQ	Wimbledon Park	1
Started	17/P0652		32	Florence Avenue, Morden	SM4 6EX	Ravensbury	3
Started	17/P2577		287	Kingston Road, Raynes Park	SW20 8LB	Merton Park	0
Started	16/P3704		41	Coombe Lane, Raynes Park	SW20 0BD	West Barnes	1
Started	16/P4618		24	Coombe Lane, Raynes Park	SW20 8ND	Raynes Park	1
Started	18/P1673		34	Framfield Road, Mitcham	CR4 2AL	Figge's Marsh	1
Started	18/P1684		1	Hazelwood Avenue, Morden	SM4 5RS	St Helier	0
Started	18/P1468		600	Kingston Road, Raynes Park	SW20 8DN	Dundonald	2
Started	18/P1060		25	Framfield Road, Mitcham	CR4 2AU	Figge's Marsh	1
Started	16/P1714		32	Mount Road, Wimbledon Park	SW19 8EW	Wimbledon Park	1
Started	15/P3347		11	Church Hill, Wimbledon Park	SW19 7BN	Village	0
Started	18/P0687		23	Abbey Parade, Merton High Street, Colliers Wood	SW19 1DG	Abbey	3
Started	17/P3571		48	Devonshire Road, Colliers Wood	SW19 2EF	Colliers Wood	1
Started	16/P1375		1	Priestly Road, Mitcham	CR4 2LL	Figge's Marsh	1
Started	16/P3738	Phase 1 garages		High Path, South Wimbledon	SW19 2JL	Abbey	134
Started	18/P0561		61-67	Robinson Road, Tooting	SW17 9DL	Colliers Wood	2
Started	17/P4426		74	Leopold Road, Wimbledon Park	SW19 7JQ	Wimbledon Park	8
Started	17/P3637		9	Deepdale, Wimbledon	SW19 5EZ	Village	0
Started	15/P4798		46-76	Summerstown, London	SW17 0BH	Wimbledon Park	93
Started	18/P1165		208	Queen's Road, Wimbledon	SW19 8LY	Trinity	2

Started	18/P2210		35	Coombe Lane, Raynes Park	SW20 0LA	Raynes Park	2
Started	18/P2565		2	Windy Ridge Close, Wimbledon	SW19 5HB	Village	0
Started	16/P2681		3	Lincoln Avenue, Wimbledon Park	SW19 5JT	Village	2
Started	17/P4379		232	Haydons Road, South Wimbledon	SW19 8TT	Trinity	3
Started	18/P0896		23	Middle Way, Streatham	SW16 4HN	Longthornton	1
Started	18/P3619		198	Haydons Road, South Wimbledon	SW19 8TR	Trinity	1
Started	17/P2917		11	Orchard Lane, Raynes Park	SW20 0SE	Raynes Park	0
Started	16/P2163		52	Broadway Court, Wimbledon	SW19 1RG	Trinity	1
Started	16/P2971		260	Church Road, Mitcham	CR4 3BW	Lavender Fields	14
Started	18/P0243	Mobility House	492	Kingston Road, Raynes Park	SW20 8DX	Dundonald	2
Started	16/P3551		12	Ravensbury Terrace, Wimbledon Park	SW18 4RL	Wimbledon Park	21
Started	13/P4058		03-May	Dorien Road, Raynes Park	SW20 8EL	Dundonald	9
Started	17/P2921	15 garages r/o	218	Morden Road, South Wimbledon	SW19 3BY	Merton Park	3
Started	17/P3218		46	Alwyne Road, Wimbledon	SW19 7AE	Hillside	1
Started	18/P0761		62	Ridgway Place, Wimbledon	SW19 4SW	Hillside	-1
Started	18/P3118		63	Approach Road, Raynes Park	SW20 8BA	Dundonald	1
Started	16/P1968	Garages and Adj Land	64-70	Ravensbury Grove, Mitcham	CR4 4DL	Ravensbury	0
Started	16/P2975		30	Edgehill Road, Mitcham	CR4 2HU	Graveney	1
Started	18/P1073	Ground Floor	116	Morden Road, South Wimbledon	SW19 3BP	Abbey	1
Started	18/P2397		12	Church Road, Wimbledon	SW19 5DL	Village	1
Started	18/P3316		12	Church Road, Wimbledon	SW19 5DL	Village	1
Started	18/P3059		63	Kingston Road, Wimbledon	SW19 1JN	Abbey	9
Started	18/P4009		12	Church Road, Wimbledon	SW19 5DL	Village	1
Started	17/P0439	Oldfield House		Oldfield Road, Wimbeldon	SW19 4SD	Village	1

Started	17/P2428		2	Effra Road, South Wimbledon	SW19 8PP	Trinity	0
Started	15/P4801		12	Downe Road, Mitcham	CR4 2JL	Figge's Marsh	1
Started	17/P0253	The Queens Head	70	Cricket Green, Mitcham	CR4 4LA	Cricket Green	3.889
Started	17/P0039		2A	Valley Gardens, Colliers Wood	SW19 2NS	Colliers Wood	6
Started	16/P3648		83	Haydons Road, South Wimbledon	SW19 1HH	Abbey	1
Started	18/P0467		59	High Street Colliers Wood, Colliers Wood	SW19 2JF	Colliers Wood	1
Started	18/P4204		25	Spencer Hill, Wimbledon	SW19 4PA	Hillside	8
Started	18/P0290	The Lodge	30	Arthur Road, Wimbledon	SW19 7DU	Wimbledon Park	1
Started	15/P4741	64 - 68 and 72 East Road and	52-54	Wandle Bank, Colliers Wood	SW19 1DW	Abbey	34
Completed 18/19	19/P0051		3 to 4	Oldfield Road, Wimbledon	SW19 4SD	Village	-1
Not Started	16/P1436		82-84	Merton High Street	SW19 1BE	Abbey	2
Not Started	17/P4417	Eagle House	257a	Burlington Road	KT3 4NE	West Barnes	12
Not Started	17/P4022		198	Worple Road, Raynes Park	SW20 8PN	Hillside	2
Not Started	15/P1193	Suite 1	Rowan Court , 56	High Street	SW19 5EE	Village	7
Not Started	15/P1667		60	Central Road	SM4 5RP	St Helier	1
Not Started	14/P0792		187	Commonside East, Mitcham (187+)	CR4 1HB	Pollards Hill	8
Not Started	14/P0439		54	The Broadway, Wimbledon (1-91)	SW19 1RQ	Trinity	4
Not Started	15/P3029		562	Kingston Road	SW20 8DR	Dundonald	1
Not Started	15/P3477		158-164	Arthur Road	SW19 8AQ	Village	4
Not Started	15/P3478		162-164	Arthur Road	SW19 8AQ	Village	4
Not Started	15/P4268		179	Kingston Road	SW19 1LH	Dundonald	1
Not Started	15/P4364		522	Kingston Road	SW20 8DT	Dundonald	2
Not Started	16/P0171	Studio 1	373B	Durnsford Road	SW19 8EF	Wimbledon Park	2
Not Started	16/P0428		2B	Shrewton Road	SW17 9HX	Colliers Wood	1

Not Started	16/P0557		206	Merton High Street	SW19 1AX	Abbey	1
Not Started	16/P0911		89B	London Road	SM4 5HP	Merton Park	2
Not Started	15/P3876	Bushey Mansions	01-Apr	Grand Drive, Raynes Park	SW20 9DH	West Barnes	2
Not Started	16/P1252	Unit A1	43	Durnsford Road	SW19 8GT	Wimbledon Park	2
Not Started	16/P0829		119	Home Park Road, Wimbledon Park	SW19 7HT	Wimbledon Park	0
Not Started	15/P3729		352	St Helier Avenue, Morden	SM4 6JU	St Helier	1
Not Started	15/P4322		51	Tamworth Park, Mitcham	CR4 1HZ	Pollards Hill	1
Not Started	15/P0598	Garages RO	205A-207	Kingston Road, Wimbledon	SW19 3NL	Dundonald	1
Not Started	15/P1089		64	The Broadway, Wimbledon	SW19 1RQ	Trinity	1
Not Started	16/P2717		18	Vineyard Hill Road, Wimbledon Park	SW19 7JH	Wimbledon Park	-1
Not Started	16/P2310	Land RO	49-51	Firstway, Raynes Park		raynes Park	5
Not Started	16/P2722	Lambton Court	20-36	Lambton Road, Raynes Park	SW20 0LT	Raynes Park	4
Not Started	15/P4714		14	High Street, Colliers Wood	SW19 2AE	Colliers Wood	8
Not Started	16/P3335		85	Vineyard Hill Road, Wimbledon Park	SW19 7JL	Wimbledon Park	-1
Not Started	16/P3397	Hill Place House	55A	High Street	SW19 5BA	Village	18
Not Started	16/P2614		1	Pentlands Close, Mitcham	CR4 1HW	Pollards Hill	2
Not Started	14/P4287	Rainbow Industrial Estate		Approach Road, Grand Drive	SW20 0JY	raynes Park	229
Not Started	16/P2090	Rear Part of	28	Crown Lane	SM4 5BL	Merton Park	1
Not Started	16/P2667	Third Floor, The Glass House	177-187	Arthur Road	SW19 8AE	Wimbledon Park	5
Not Started	15/P3041		57	London Road	SM4 5HT	Ravensbury	1
Not Started	16/P3104	Policrom House	9	Station Road	KT3 6JJ	West Barnes	6
Not Started	16/P3158		236	Merton High Street	SW19 1AU	Abbey	1
Not Started	15/P3039	Rear of	18	Lansdowne Road, West Wimbledon	SW20 8AW	Raynes Park	1
Not Started	15/P1411		8	Deepdale, Wimbledon	SW19 5EZ	Village	0

Not Started	15/P0786	Land Adj.	21	Herbert Road, Wimbledon	SW19 3SQ	Dundonald	1
Not Started	16/P1211		28	Bayham Road, Morden	SM4 5JQ	Ravensbury	1
Not Started	16/P0112		20	Sunnyside, Wimbledon	SW19 4SH	Village	0
Not Started	16/P3978		264	Burlington Road	KT3 4NN	West Barnes	11
Not Started	16/P3815		1-3	London Road	SM4 5HX	Ravensbury	6
Not Started	15/P4026		151	Wandle Road, Morden	SM4 6AA	Ravensbury	2
Not Started	16/P4379		21	St Mary's Road, Wimbledon	SW19 7BZ	Village	0
Not Started	16/P4067	Land rear of	105	Haydons Road, South Wimbledon	SW19 1HH	Trinity	1
Not Started	16/P4009		2	Lavender Grove, Mitcham	CR4 3HU	Lavender Fields	1
Not Started	16/P4520	Beacon House	26-28	Worple Road	SW19 4EE	Hillside	12
Not Started	16/P4396		66	Ridgway, Wimbledon	SW19 4RA	Village	1
Not Started	16/P3404		17	Copse Hill, West Wimbledon	SW20 0NB	Village	0
Not Started	16/P4582		29	Bernard Gardens, Wimbledon	SW19 7BE	Hillside	-1
Not Started	15/P3378		45	Drax Avenue, West Wimbledon	SW20 0EQ	Village	1
Not Started	13/P2786		391	Durnsford Road	SW19 8EE	Wimbledon Park	2
Not Started	16/P2849		3	Thornton Hill, Wimbledon	SW19 4HU	Hillside	-1
Not Started	16/P3843		285	Kingston Road, Raynes Park	SW20 8LB	Merton Park	1
Not Started	17/P0088		2	Elm Close, Raynes Park	SW20 9HX	West Barnes	1
Not Started	17/P0467		42	Elmhurst Avenue, Mitcham	CR4 2HN	Graveney	1
Not Started	16/P3051		28-30	Palmerston Road, Wimbledon	SW19 1PQ	Abbey	2
Not Started	16/P0219	Garages RO	4	Cavendish Road, Colliers Wood	SW19 2EU	Colliers Wood	1
Not Started	16/P4266	Bushey Mansions	05-Aug	Grand Drive, Raynes Park	SW20 9DH	West Barnes	2
Not Started	17/P0372		12	Mortimer Road, Mitcham	CR4 3HS	Lavender Fields	1
Not Started	17/P0694	Brook House	1A	Cricket Green, Mitcham	CR4 4LB	Cricket Green	1
Not Started	17/P0992		572	Kingston Road	SW20 8DR	Dundonald	1
Not Started	16/P4741		641	Kingston Road, Raynes Park	SW20 8SA	Dundonald	0

Not Started	16/P4604	Rutherford Court		Valley Gardens, Colliers Wood	SW19 2NS	Colliers Wood	2
Not Started	17/P0893		392	Bishopsford Road, Morden	SM4 6BP	Ravensbury	1
Not Started	17/P1392	Bank House	209	Merton Road, South Wimbledon	SW19 1EE	Abbey	4
Not Started	16/P0298	Belvedere Court	1A	Courthope Road, Wimbledon Village	SW19 7RH	Village	1
Not Started	16/P4182		50	Fortescue Road, Colliers Wood	SW19 2EB	Colliers Wood	1
Not Started	16/P4140		58	New Close, Colliers Wood	SW19 2SY	Cricket Green	1
Not Started	17/P1383	Second Floor Offices, Durham House	12-16	Upper Green West	CR4 3AA	Cricket Green	11
Not Started	17/P0706		91	The Quadrant, Wimbledon Chase	SW20 8SW	Dundonald	1
Not Started	17/P1685		117	MONKLEIGH ROAD, MORDEN	SM4 4EL	Cannon Hill	1
Not Started	16/P3598	1 The Bungalows and	225-231	Streatham Road, Streatham	SW16 6NZ	Graveney	25
Not Started	17/P0921		60	Haydons Road, South Wimbledon	SW19 1HL	Abbey	1
Not Started	16/P3531		34	Cottenham Park Road, West Wimbledon	SW20 0SA	Village	1
Not Started	17/P0916		2D	Drax Avenue, West Wimbledon	SW20 0EH	Village	0
Not Started	17/P2025	Land rear of	17A	Copse Hill, Wimbledon	SW20 0NB	Village	1
Not Started	17/P1928		8	The Grange, Wimbledon	SW19 4PT	Village	-3
Not Started	15/P2647	Brown & Root House	125	High Street Colliers Wood, Colliers Wood	SW19 2JG	Colliers Wood	-9
Not Started	17/P0775		171	Hartfield Road, Wimbledon	SW19 3TH	Dundonald	1
Not Started	17/P2280		251	Streatham Road	SW16 6PB	Graveney	1
Not Started	17/P0527		118	Merton High Street, Colliers Wood	SW19 1BD	Abbey	3
Not Started	17/P0339		171	Arthur Road, Wimbledon		Wimbledon Park	2
Not Started	17/P2372	Neba House	257d	Burlington Road	KT3 4NE	West Barnes	8
Not Started	17/P1610		3 and 3A	Alan Road, Wimbledon	SW19 7PT	Village	-2
Not Started	17/P0599	Bakery House	1C	Lambton Road, Raynes Park	SW20	Raynes Park	1

Not Started	17/P0539		121	Merton Road, South Wimbledon	SW19 1ED	Abbey	3
Not Started	17/P2835		2	Abbotts Road, Mitcham	CR4 1JP	Pollards Hill	1
Not Started	17/P0523	Land Adjacent to	6 and 8	Bordesley Road, Morden	SM4 5LR	St Helier	1
Not Started	17/P2729	Land rear of	145	Claremont Avenue, New Malden	KT3 6QP	West Barnes	1
Not Started	15/P4016	The Warehouse	12	Ravensbury Terrace, Wimbledon Park	SW18 4RL	Wimbledon Park	4
Not Started	17/P1555		35	Florence Avenue, Morden	SM4 6EX	Ravensbury	1
Not Started	16/P4029		164	Durham Road, West Wimbledon	SW20 0DG	Raynes Park	1
Not Started	16/P4135		25	Spencer Hill, Wimbledon	SW19 4PA	Hillside	5
Not Started	16/P4581		17	High Street, Wimbledon	SW19 5DX	Village	3
Not Started	17/P3254		2	The Broadway, Wimbledon	SW19 1RF	Trinity	-1
Not Started	17/P3001		41A	Streatham Road, Mitcham	CR4 2AD	Figge's Marsh	1
Not Started	17/P3656		374	Grove Road	CR4 1AB	Longthornton	1
Not Started	17/P3256		3	Orchard Lane, Raynes Park	SW20 0SE	Raynes Park	3
Not Started	17/P3446		15	Martin Way, Morden	SM4 5AQ	Merton Park	1
Not Started	17/P0657	Land adj	1	Walton Way, Mitcham	CR4 1HQ	Pollards Hill	2
Not Started	17/P3331	Kingswood House	31-39	Miles Road, Mitcham	CR4 3DA	Cricket Green	4
Not Started	17/P3735	The Warehouse	12	Ravensbury Terrace	SW19	Wimbledon Park	6
Not Started	17/P2802		265	Haydons Road, South Wimbledon	SW19 8TY	Trinity	1
Not Started	17/P2807		18	Ridgway Place, Wimbledon	SW19 4EP	Hillside	1
Not Started	17/P3734	Rear of	18-20	Ridgway	SW19 4QN	Hillside	3
Not Started	17/P3717		9	Bury Grove, Morden	SM4 5NG	St Helier	1
Not Started	17/P4268		53	Caithness Road, Mitcham	CR4 2EY	Graveney	1
Not Started	17/P3976	High Range	2	Lansdowne Road, West Wimbledon	SW20 8AP	Raynes Park	2
Not Started	17/P4083	Phoenix House	2A	Amity Grove	SW20	Raynes Park	12

Not Started	17/P3813	Garages rear of Grange Lodge		The Grange, Wimbledon	SW19 4PR	Village	1
Not Started	17/P2541		1	Cromwell Road, Wimbledon	SW19 8LE	Wimbledon Park	1
Not Started	17/P3635		45	Martin Grove, Morden	SM4 5AJ	Merton Park	1
Not Started	18/P0228		51	Park Avenue, Mitcham	CR4 2ER	Graveney	1
Not Started	18/P0339		26	Waldemar Road, Wimbledon Park	SW19 7LJ	Wimbledon Park	-1
Not Started	16/P4470	259 - 261A South Park Road and	150-152	Haydons Road, South Wimbledon	SW19 1AE	Trinity	1
Not Started	18/P0278		22	Lancaster Place	SW19 5DP	Village	1
Not Started	17/P4158		50	Marryat Road, Wimbledon	SW19 5BD	Village	0
Not Started	17/P4078		17	Copse Hill, Wimbledon	SW20 0NB	Village	1
Not Started	18/P0281	Land rear of	105-111	Haydons Road, South Wimbledon	SW19 1HH	Trinity	1
Not Started	17/P4387	Meeting Hall	18	Arras Avenue, Morden	SM4 6DF	Ravensbury	6
Not Started	18/P0037		28	London Road	SW17 9HW	Colliers Wood	1
Not Started	16/P3605		21-23	Wimbledon Hill Road, Wimbledon	SW19 7NE	Hillside	6
Not Started	18/P0483		87	Epsom Road, Morden	SM4 5PR	St Helier	1
Not Started	17/P2459	Units A & B Elm Grove Business Centre		Elm Grove, Wimbledon	SW19 4HE	Hillside	6
Not Started	18/P0502		31	Abbey Parade, Merton High Street, Colliers Wood	SW19 1DG	Abbey	1
Not Started	18/P0409		8 to 10	Cricket Green	CR4 4LA	Cricket Green	4
Not Started	18/P0032		16	Copse Hill, Wimbledon	SW20 0HG	Village	0
Not Started	18/P0553		2	Laings Avenue, Mitcham	CR4 3EP	Lavender Fields	1
Not Started	18/P0566		1	Seaforth Avenue, New Malden	KT3 6JR	West Barnes	1
Not Started	18/P0464	The Bell House	Unit G, Cronwall Works	Elm Grove	SW19 4HE	Hillside	5

Not Started	17/P0061		2	Merton Hall Road, Wimbledon Chase (2-78/ 1-99)	SW19 3PP	Dundonald	1
Not Started	18/P0897		25	Queen's Road, Wimbledon	SW19 8NW	Trinity	-1
Not Started	17/P3989	Garages Rear of	30-40	Barnes End, New Malden	KT3 6PB	West Barnes	2
Not Started	17/P3991	Garages Rear of	49-55	Barnes End, New Malden	KT3 6PB	West Barnes	1
Not Started	18/P0351	Garages on Land and to rear	4 to 10	South Park Road, Wimbledon	SW19 8ST	Trinity	4
Not Started	18/P0892		102	Arthur Road, Wimbledon	SW19 7DT	Wimbledon Park	2
Not Started	17/P3153		21	Rural Way, Streatham	SW16 6PF	Graveney	2
Not Started	17/P4239		472	London Road, Mitcham	CR4 4ED	Cricket Green	4
Not Started	18/P0981		107	Central Road	SM4 5SQ	St Helier	2
Not Started	18/P0623		32	Drax Avenue, West Wimbledon	SW20 0EJ	Village	0
Not Started	18/P0914		65	Haydons Road, South Wimbledon	SW19 1HQ	Abbey	1
Not Started	17/P3807	Land at the Shannon Business Centre		Beverley Way, New Malden	KT3 4PT	West Barnes	3
Not Started	17/P3914		4 & 6	Griffiths Road, Wimbledon	SW19 1SP	Abbey	-2
Not Started	18/P0739		83	Gap Road, Wimbledon	SW19 8JF	Wimbledon Park	1
Not Started	18/P1200		29&30	Abbey Parade, Merton High Street	SW19 1DG	Abbey	2
Not Started	18/P1227		143	Cottenham Park Road, West Wimbledon	SW20 0DW	Raynes Park	0
Not Started	17/P3956		64	Drax Avenue, West Wimbledon	SW20 0EY	Village	0
Not Started	17/P0373		46	Church Road, Mitcham	CR4 3BU	Cricket Green	1
Not Started	18/P1578		56	Framfield Road, Mitcham	CR4 2AL	Figge's Marsh	1
Not Started	17/P3576		22	Home Park Road, Wimbledon Park	SW19 7HN	Wimbledon Park	1
Not Started	18/P1566	7-8 Morden Court Parade	7 to 8	Morden Court Parade, London Road, Morden	SM4 5HJ	Merton Park	1

Not Started	18/P1687		41	Streatham Road, Mitcham	CR4 2AD	Figge's Marsh	1
Not Started	17/P3709		55	Epsom Road, Morden	SM4 5PR	St Helier	1
Not Started	16/P4333	Commercial Unit rear of	1	Seely Road, Tooting	SW17 9QP	Graveney	10
Not Started	18/P1834		121	Cottenham Park Road, West Wimbledon	SW20 0DW	Raynes Park	0
Not Started	17/P3551		123-125	Merton Road, South Wimbledon	SW19 1ED	Abbey	23
Not Started	18/P0304	Grant Court	18	Spencer Hill, Wimbledon	SW19 4NY	Hillside	2
Not Started	17/P3527		1	Sibthorpe Road, Mitcham	CR4 3NN	Figge's Marsh	3
Not Started	18/P2109		15	Framfield Road, Mitcham	CR4 2AU	Figge's Marsh	1
Not Started	17/P2332	Belvedere Court	1	Courthope Road, Wimbledon Village	SW19 7RH	Village	1
Not Started	18/P1356		1	Kenley Road, Merton Park	SW19 3JJ	Merton Park	1
Not Started	18/P1167		20	High Street Wimbledon	SW19 5DX	Village	2
Not Started	17/P3384	Deseret House	288	London Road, Mitcham	CR4 3NB	Cricket Green	4
Not Started	17/P4190		312	Haydons Road, South Wimbledon	SW19 8JZ	Wimbledon Park	1
Not Started	18/P0893		37	Hatton Gardens, Mitcham	CR4 4LJ	Cricket Green	1
Not Started	18/P2224		162 and 164	Hartfield Road, Wimbledon	SW19 3TQ	Dundonald	6
Not Started	18/P1598	Land R/O	10 to 12	High Street Colliers Wood, Colliers Wood	SW19 2AE	Colliers Wood	1
Not Started	18/P2915		40	St George's Road, Wimbledon	SW19 4ED	Hillside	-1
Not Started	18/P1938	Thornton House	39	Thornton Road	SW19 4NQ	Hillside	10
Not Started	18/P0671		15	South Park Road, Wimbledon	SW19 8RR	Trinity	1
Not Started	18/P2911		24	Hood Road, West Wimbledon	SW20 0SR	Village	0
Not Started	18/P2722		14	New Close, Colliers Wood	SW19 2SY	Cricket Green	1
Not Started	18/P1725		1	Manor Way, Mitcham	CR4 1EG	Longthornton	1
Not Started	16/P2585		141	The Broadway, Wimbledon	SW19 1QJ	Abbey	16
Not Started	18/P1058		27-35	West Barnes Lane, Raynes Park	SW20 0BL	Raynes Park	3
Not Started	18/P1966	4 Printers Yard	90A	The Broadway, Wimbledon	SW19 1RH	Trinity	2

Not Started	18/P3163		2	Greenwood Road, Mitcham	CR4 1PE	Pollards Hill	1
Not Started	18/P2738		18	Denmark Road, Wimbledon	SW19 4PG	Hillside	1
Not Started	18/P0562		2	Milner Road, South Wimbledon	SW19 3AA	Abbey	3
Not Started	18/P2990	Alexandra House	138	Alexandra Road	SW19 7JY	Hillside	12
Not Started	16/P1208		579-589	Kingston Road, Raynes Park	SW20 8SD	Dundonald	99
Not Started	18/P3195		85	Haydons Road, South Wimbledon	SW19 1HH	Abbey	1
Not Started	17/P2396	Alwyne Mansions	13-24	Alwyne Road, Wimbledon	SW19 7AD	Hillside	4
Not Started	18/P1052		8	Lake Road, Wimbledon	SW19 7EL	Hillside	9
Not Started	18/P2923		67	Marlborough Road, Colliers Wood	SW19 2HF	Colliers Wood	1
Not Started	18/P2966		15 & 16	York Road	SW19 8TP	Trinity	4
Not Started	18/P3320		150	Central Road, Morden	SM4 5RL	St Helier	2
Not Started	18/P2943		230	Rowan Road, Streatham	SW16 5HX	Longthornton	2
Not Started	18/P2211		45-48	Rothsay Avenue, Wimbledon Chase	SW20 9JU	Merton Park	7
Not Started	18/P3478		72	Gorringe Park Avenue	CR4 2DG	Graveney	2
Not Started	18/P2672		57	Approach Road, Raynes Park	SW20 8BA	Dundonald	1
Not Started	15/P1569		96 and 98	The Broadway, Wimbledon	SW19	Trinity	6
Not Started	16/P2408		32	Sheldrick Close, Colliers Wood	SW19 2UG	Lavender Fields	1
Not Started	18/P3546		86	Melrose Avenue, Mitcham	CR4 2EJ	Graveney	1
Not Started	18/P2234		41	Cottenham Park Road, West Wimbledon	SW20 0SB	Raynes Park	1
Not Started	18/P2066		2	Vectis Gardens, Tooting	SW17 9RE	Graveney	1
Not Started	18/P2781		1	St Mary's Road, Wimbledon	SW19 7DF	Hillside	0
Not Started	18/P3081	Land rear of	105-111	Haydons Road, South Wimbledon	SW19 1HH	Trinity	1
Not Started	18/P3128		198	Queen's Road, Wimbledon	SW19 8LY	Trinity	2
Not Started	17/P0763	Church	567-577	Kingston Road, Raynes Park	SW20 8SA	Dundonald	15
Not Started	18/P3499		54	Drax Avenue, West Wimbledon	SW20 0EY	Village	0
Not Started	18/P0882	Unit 4 Waterfall	8	High Street, Colliers Wood	SW19 2AG	Colliers Wood	10

		Cottages and land to rear or					
Not Started	18/P3673		164	Durham Road, West Wimbledon	SW20 0DG	Raynes Park	1
Not Started	18/P3783	Land Adjacent to	1	Walton Way, Mitcham	CR4 1HQ	Pollards Hill	2
Not Started	18/P3622		296	Haydons Road, South Wimbledon	SW19 8JZ	Wimbledon Park	1
Not Started	18/P2570		290-298	Kingston Road	SW20 8LX	Dundonald	9
Not Started	18/P3693		129	Haydon Park Road	SW19 8JH	Wimbledon Park	1
Not Started	18/P4101		23	London Road, Tooting	SW17 9JR	Graveney	1
Not Started	18/P1909		47	Links Avenue, Morden	SM4 5AE	Merton Park	1
Not Started	18/P4168	Land R/O	42	Tamworth Lane, Mitcham	CR4 1DA	Figge's Marsh	1
Not Started	18/P3733	Garage Block		The Grange, Wimbledon	SW19 4PR	Village	1
Not Started	18/P4262		9	Spencer Hill, Wimbledon	SW19 4PA	Hillside	-4
Not Started	18/P2254		4	Cavendish Road, Colliers Wood	SW19 2EU	Colliers Wood	1
Not Started	18/P2279		45	Queen's Road, Wimbledon	SW19 8NP	Trinity	3.444444 4
Not Started	18/P1474		19	Christchurch Close, Colliers Wood	SW19 2NZ	Colliers Wood	1
Not Started	18/P3794		69	Edenvale Road, Mitcham	CR4 2DP	Graveney	1
Not Started	18/P3998		82	High Street, Wimbledon	SW19 5EG	Village	2
Not Started	18/P4501		106	Hamilton Road	SW19 1JF	Abbey	1
Not Started	18/P1164		3	Pentlands Close, Mitcham	CR4 1HW	Pollards Hill	1
Not Started	17/P3701		35	Borough Road, Mitcham	CR4 3DX	Lavender Fields	1
Not Started	18/P2424		123	Monkleigh Road, Morden	SM4 4EQ	Cannon Hill	1
Not Started	18/P4343		79	Home Park Road, Wimbledon Park	SW19 7HS	Wimbledon Park	0
Not Started	19/P0122		1	Lower Downs Road, Raynes Park	SW20 8QF	Hillside	1
Not Started	18/P4341		21	Woodland Way, Mitcham	CR4 2DZ	Graveney	1
Not Started	18/P3533		18	Ridgway Place, Wimbledon	SW19 4EP	Hillside	1
Not Started	18/P3632		282	Burlington Road, New Malden	KT3 4NL	West Barnes	1

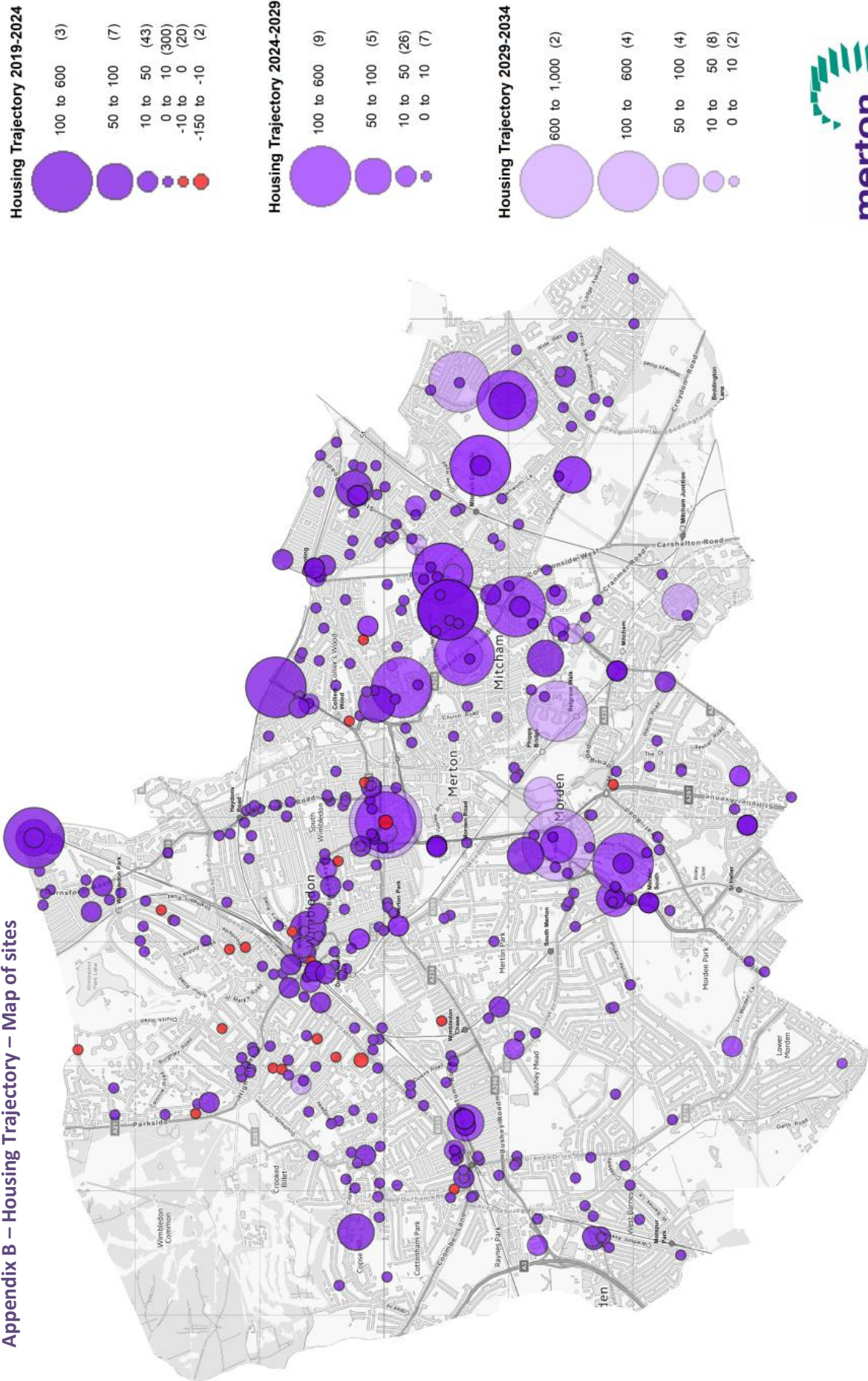
Not Started	17/P3691		49	Whitford Gardens, Mitcham	CR4 4AB	Figge's Marsh	1
Not Started	18/P4548		10	Parkside Avenue, Wimbledon	SW19 5ES	Village	1
Not Started	18/P4069		69-75	Robinson Road, Tooting	SW17 9DL	Colliers Wood	3
Not Started	16/P3052	Land Adj	9	Clarendon Road, Colliers Wood	SW19 3DX	Colliers Wood	1
Not Started	19/P0276		31	Abbey Parade, Merton High Street, Colliers Wood	SW19 1DG	Abbey	1
Not Started	18/P4346	Land Adj to Central Kitchens		Craven Gardens, Wimbledon	SW19 8LU	Trinity	1
Not Started	19/P0427		12	Westway, Raynes Park	SW20 9LX	West Barnes	1
Not Started	19/P0345		65	Lammas Avenue, Mitcham	CR4 2LY	Figge's Marsh	1
Not Started	16/P2672	Haslemere Industrial Estate		Ravensbury Terrace, Wimbledon Park	SW17	Wimbledon Park	128
Not Started	19/P0445		15	Revelstoke Road	SW18 5NJ	Abbey	1
Not Started	18/P3386	Land East of	65	Sherwood Park Road, Mitcham		Pollards Hill	2
Not Started	19/P0275		132	Dora Road, Wimbledon Park	SW19 6NX	Wimbledon Park	-1
Not Started	18/P4357		58	Haynt Walk, Raynes Park	SW20 9NX	Cannon Hill	1
Not Started	19/P0714		109	Central Road	SM4 5SQ	St Helier	1
Not Started	17/P3208		4	Shrewton Road, Tooting	SW17 9HX	Colliers Wood	8
Not Started	19/P0597	Flat 1	29	Merton Hall Road, Wimbledon Chase	SW19 3PR	Dundonald	1
Not Started	18/P1418		169	Melrose Avenue, Wimbledon Park	SW19 8AU	Wimbledon Park	1
Not Started	19/P0622		64	Bathgate Road, Wimbledon Village	SW19 5PH	Village	-1
Not Started	19/P0146		186	Martin Way, Morden	SM4 4AJ	Cannon Hill	2
Not Started	19/P0581		591-595	Kingston Road	SW20 8SA	Dundonald	6
Not Started	19/P0583		591	Kingston Road	SW20 8SA	Dundonald	6
Not Started	19/P0447		137	Kingston Road, Wimbledon	SW19 1LT	Abbey	1
Not Started	19/P0711		558	Kingston Road	SW20 8DR	Dundonald	1
Not Started	19/P0055		11	Beltane Drive, Wimbledon Park	SW19 5JR	Village	0

Not Started	18/P2619	Units 2, 3 and 3A	32-34	Bushey Road, Raynes Park	SW20 8BP	Dundonald	32
Not Started	18/P1286		37-39	Rookwood Avenue, New Malden	KT3 4LY	West Barnes	2
Not Started	19/P0575		10	Beulah Road	SW19 3SB	Dundonald	1
Not Started	18/P4078	Land Adj No 7	7	Juniper Gardens, Streatham		Longthornton	2
Not Started	19/P0280		32	Eveline Road, Mitcham	CR4 3LE	Lavender Fields	6
Not Started	19/P0125		66	The Crescent, Wimbledon Park	SW19 8AN	Wimbledon Park	2
Not Started	18/P4132	Building Rear Of	36	Durham Road, West Wimbledon	SW20 0TW	Raynes Park	2
Not Started	18/P4284		60	Hartfield Crescent, Wimbledon	SW19 3SD	Dundonald	1
Not Started	19/P0172	Charlton House	65	Murray Road, Wimbledon Village	SW19 4PF	Village	-2
Not Started	19/P0369		428	Durnsford Road, Wimbledon Park	SW19 8DZ	Wimbledon Park	1
Not Started	18/P2207		641	Kingston Road, Raynes Park	SW20 8SA	Dundonald	9
Not Started	15/P3293	Rose Court	34	Woodside, Wimbledon	SW19 7AN	Hillside	-2
Not Started	19/P1679		5	Avenue Road, Streatham	SW16 4HJ	Longthornton	1
Not Started	18/P3787		271-273	The Broadway, Wimbledon	SW19 1SD	Abbey	10
Not Started	19/P1980		18	Melrose Avenue, Mitcham	CR4 2EG	Graveney	1
Not Started	19/P2424		258	Haydons Road, South Wimbledon	SW19 8TT	Trinity	0
Not Started	18/P4483		36	Grenfell Road, Mitcham	CR4 2BY	Graveney	2
Not Started	19/P0419		1-1A	Seaforth Avenue, New Malden	KT3 6JR	West Barnes	0
Not Started	19/P0420		20	Cottenham Park Road, West Wimbledon	SW20 0RZ	Village	0
Not Started	19/P2790		20	Mount Road, Mitcham	CR4 3EY	Lavender Fields	1
Not Started	19/P0498	Garages RO	38	Inglemere Road, Mitcham	CR4 2BT	Graveney	4
Not Started	19/P1252		12	Hawthorne Avenue, Mitcham	CR4 3DN	Lavender Fields	2
Not Started	17/P1362		9	Chalgrove Avenue, Morden	SM4 5RB	St Helier	1
Not Started	19/P0140		6	Parkside Gardens, Wimbledon	SW19 5EY	Village	0

Not Started	19/P2821		4	Hoylake Gardens, Mitcham	CR4 1ET	Longthornton	0
Not Started	19/P0544	Maria Court	18	Commonside West, Mitcham	CR4 4HA	Figge's Marsh	1
Not Started	18/P4148	Land to the rear of	2	Amity Grove, Raynes Park	SW20 0LJ	Raynes Park	3
Not Started	19/P3181		67	Sherwood Park Road	CR4 1NB	Pollards Hill	1
Not Started	19/P2866		58	Cameron Square, Mitcham	CR4 3SH	Lavender Fields	0
Not Started	18/P3780		52-54	Wandle Bank, Colliers Wood	SW19 1DW	Abbey	45
Started	17/P1721	High Path Estate		High Path, South Wimbledon		Abbey	1535
Not Started	17/P1717	Eastfields Estate		Eastfields, Mitcham		Figge's Marsh	341
Not Started	17/P1718	Ravensbury Estate		Ravensbury Grove, Mitcham		Ravensbury	103

APPENDIX B: HOUSING TRAJECTORY MAP OF SITES

Appendix B – Housing Trajectory – Map of sites



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