

**Sustainability Appraisal (SA)/Strategic Environment Assessment (SEA)  
Scoping Report  
Merton Council Estates Plan  
September 2014**

## Contacts and further information

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# 1 Introduction

- 1.1 This Scoping Report is the first stage of a Sustainability Appraisal (SA), which incorporates the requirements for a Strategic Environmental Assessment (SEA) for the Estates Plan (herein referred to as ‘the Plan’), part of Merton’s Local Plan.

## 2 Purpose of Sustainability Appraisal and Strategic Environment Assessment (SEA)

- 2.1 The EU Strategic Environmental Assessment Directive 2001/42/EC (SEA Directive), implemented in the UK by the SEA Regulations 2004, requires environmental assessment to be undertaken on all plans and programmes where they are likely to have significant environmental impacts.
- 2.2 The purpose of Sustainability Appraisal (incorporating SEA) is to promote sustainable development by integrating social, economic, and environmental considerations into the preparation of new or revised plans and strategies. It is imperative to commence SEA at the early stages of plan making to identify the key sustainability issues likely affected by the implementation of the plan; it assists with creating development options and assesses any significant effects of the proposed development. SA/SEA’s are an important tool for developing sound planning policies and planning development plans which are consistent with the Government’s sustainable development agenda and achieving the aspirations of local communities.
- 2.3 The purpose of this Scoping Report is to:
- Identify the sustainability objectives of other relevant plans, programmes, policies, and strategies.
  - Collect and collate baseline information and establish a profile of the environmental, social, and economic characteristics on the following estates Eastfields, High Path, and Ravensbury.
  - Identify sustainability issues and problems of the following estates Eastfields, High Path, and Ravensbury.
  - Develop the sustainability appraisal framework, used to test the development plan document and options within the plan.
- 2.4 The criteria for determining the significance of effects are taken from schedule 19(2) (a) and 10(4) (a) of the Environmental Assessment of Plans and Programmes Regulations 2004 and are redefined in Appendix 1. These split into criteria related to:
- i. the scope and influence of the document; and
  - ii. the type of impact and area likely affected.
- 2.5 The regulations apply to a wide range of plans and programmes from local to regional level, including Local Plan documents.

- 2.6 At the conclusion of plan preparation, the final SA/SEA report should show how the final plan has addressed the sustainability agenda and the choices made between alternative policies and proposals. The Inspector, when determining the soundness of the plan at the Public Examination stage, will consider this.

### 3 Background to the Estates Plan

- 3.1. On the 9th July 2014, Merton Council decided to start exploring ways of investing in three estates; Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Morden). This includes preparing a Local Plan in consultation with residents (tenants, leaseholders and freeholders) and in partnership with Circle Housing Merton Priory.
- 3.2. The Estates Plan will sets out what is appropriate development for each of the estates. This process is done at different stages by way of public consultation, robust evidence based studies and research and; environmental reports. The Estates Plan will provide detailed guidance to where homes should be built, appropriate businesses size and locations, street/road design and layout.
- 3.3. Ownership of many of the former council owned homes on the estates was transferred to Circle Housing Merton Priory (CHMP) in March 2010. As the Local Plan will largely cover land owned by CHMP, it will be prepared in close consultation with residents and in partnership with CHMP.
- 3.4. CHMP have recently been discussing the possible regeneration of Eastfields, Ravensbury and High Path with residents, but this is the first time that Merton Council has asked residents directly for their views on developing the three estates.

#### Aim of the Plan

- 3.5. The aim of the plan is to develop a strategic planning framework, in consultation with residents, to guide planning proposals for these three estates.

#### The objectives

- 3.6. The objectives of this plan are the same as those in the Core Planning Strategy (part of Merton's Local Plan). Merton's Core Planning Strategy objectives have already been subjected to SA/SEA assessments. Therefore, this SA/SEA report will not be re-assessing them again. Below are the Strategic Objectives (for full detail please see Merton's Core Planning Strategy chapter 9).
1. *To make Merton a municipal leader in improvising the environment, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively*
  2. *To promote social cohesion and tackle deprivation by reducing inequalities*

3. *To provide new homes and infrastructure within Merton's town centre and residential areas, through physical and effective use of space.*
4. *To make Merton more prosperous with strong and diverse long term economic growth.*
5. *To make Merton a healthier and better place for people to live and work in or visit*
6. *To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place*
7. *To make Merton a well connected place where walking, cycling and public transport are the modes of choice when planning all journeys*
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.*

### Involvement in the consultation

- 3.7. All stages of the consultations will be in accordance with Merton's Statement of Community Involvement (SCI) (2006). Under Environmental Assessment Directive 2001/42/EC (SEA Directive), Merton Council is required to consult on the SA/SEA Scoping Report and other SA/SEA reports with three environmental statutory bodies who have environmental responsibilities in England; the Environment Agency, Natural England and English Heritage.
- 3.8. The timetable for the preparation of the Estates Plan is as follows and is set out in Merton's Local Development Scheme 2014

**Figure 1: Estate Plan production timetable**

Dates	Stage
Autumn 2014 / Winter 2014	Issues and Options consultation
Winter 2014/Spring 2015	Preferred Options consultation
Winter / Spring 2015	Preferred Option consultation
Summer / Autumn 2015	Recommendation to council to approve the final plan for submission to the Secretary of State
Summer / Autumn 2015	Pre Submission publication
Autumn / Winter 2015	Submission to the Secretary of State who appoints an independent planning inspector to examine the Plan
Autumn / Winter – 2015	Examination of Local Plan, including public hearings (timetable set by the planning inspector)
Winter 2015 / Spring 2016	Subject to EIP to results of the EIP, the Council can adopt the Plan

## 4 **Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope**

### **Review of other plans (Task A1)**

- 4.1 A review of all policies, plans, and programmes with a bearing on the Plan was undertaken to help define the scope of the appraisal. Appendix A identifies documents published by the European Union, the UK Government, regional bodies and local bodies and sets out the key requirements and guidelines that will influence the plan.

### **Data limitations**

- 4.2 Information or data used to help explain current situations or trends change over time. However, this does not necessarily link cause and effect overtly and is limited in how they can explain why particular trends are occurring and the secondary effects of any changes.
- 4.3 The data therefore acts as an indicator and been selected to monitor progress towards the achievement of particular objectives and to provide a tangible measure concerning broader issues. This measure is often only a small component of meeting the objective so may simplify the issues and interactions.
- 4.4 The appraisal therefore, relies on a mixture of quantified data and professional judgement. Accordingly, the baseline includes a commentary concerning the trend indicated by the current and historical data.
- 4.5 External bodies collect much of the data used in this report for example Office of National Statics (ONS) and the Greater London Authority (GLA). The spatial and temporal data collected and future changes to the methodology of the data collect are not within the control of Merton Council. It should be noted there are some gaps in the data collected, as not all information is consistently available

## Environmental, social and economic baseline (Task A2)

4.6 Government guidelines state that sufficient information about the present and future state of an area should be collected. This allows the impact of the proposed development to be effectively predicted. The type of information required should focus on the characteristics, make up of the area, and relate to issues to be addressed and completed for each development plan document.

4.7 Baseline data has therefore been collected in order to gain a comprehensive understanding of the following questions:

- How good or bad is the current situation with regards to a variety of relevant matters in Merton and the three estates
  - Do trends show it is improving or becoming worse?
- How big or small is the current deviation from the established targets?
- Are the problems reversible, or irreversible?
- How difficult would it be to counterbalance or correct any damage?
- Have there been significant direct or indirect effects over time?
- Are there any expected effects in the future?

4.8 The main sources of baseline information in relation to the key environmental, social and economic trends likely to be affected by plan implementation include (this is not an exclusive list):

- Authority Monitoring Reports (AMRs) [formerly Annual Monitoring reports]
- Sustainable Community Strategies
- Local Plan documents
- Office for National Statistics <http://www.ons.gov.uk/census/index>
- Greater London Authority (GLA) publications prepared by the Data Management and Analysis Group (DMAG)
- Government departments e.g. Department of Work and Pensions
- NHS England
- The South London Partnership Prospectus

### **Key issues (Task A3)**

- 4.9 As part of this Scoping report, the report has identifying sustainability issues and problems. These have informed the preparation a set of sustainability appraisal objectives for the Local Plan.

### **Developing the SA Framework (Task A4, Table 2)**

- 4.10 The identification of sustainability issues also provides useful information for the sustainability appraisal process itself. It will inform Stage B of the process where options and policies will be tested against the appraisal objectives.
- 4.11 The identification of sustainability issues meets the requirements of the SEA Directive to identify any existing environmental problems which are relevant to the plan or programme including those relating to any areas of a particular environmental importance. Merton's Sustainability Appraisal follows an objectives led process. All potential impacts of a plan are tested against a series of objectives for sustainable development.

## **5 Sustainability objectives and decision-making criteria.**

- 5.1 The three estates share many of the issues with the rest of Merton and south London. Two of the estates are located towards the east of the borough, which has shared characteristics with parts of Croydon, north Sutton and south Lambeth more than with Wimbledon.
- 5.2 Government guidance for undertaking Sustainability Appraisal reiterates that the identification of sustainability problems is an opportunity to define key issues for the Local Plan and to develop sustainable plan objectives and options. These are derived from the information revealed by the baseline indicators and assessment and were also informed by:
- The review of other plans and programmes listed in Appendix A
  - Other issues arose through on going public engagement as part of the Local Plan process.

## **6 Characteristics**

### **Merton**

- 6.1 The London Borough of Merton is located in the south west of London in the heart of the Wandle Valley. The borough is predominantly residential in character (42% of the area) but with variation in density and characteristics of development particularly



between the east to west and north to south of the borough, and associated economic and social differences. A map of the borough is in the Appendices section of this report.

- 6.2 Merton is the one of the smallest boroughs in London with an area of 37 square kilometres. The London Plan (2011) sets out the strategic town centre network in Merton with Wimbledon as the Major Centre and Morden and Mitcham as District Centres. Future change to Merton's town centres is in the Further Alterations to the London Plan (2014), which lists Colliers Wood as an emerging District Town Centre.
- 6.3 Merton has many impressive open spaces including Mitcham and Wimbledon Commons that makes the borough one of the greenest boroughs in London. Eighteen per-cent of the borough's area is open space, compared to the 10% London average.
- 6.4 The quality and historical character of the borough reflects the number of high quality heritage areas designated as Conservation Areas. The northern parts of the borough are characterised by tightly packed streets of late Victorian or Edwardian terraced housing around north Mitcham, Colliers Wood, South Wimbledon and Wimbledon Park, and larger detached or semi-detached homes around Wimbledon.
- 6.5 The 1930's suburbia characterises large parts of the south and west of Merton with lower density semi-detached houses and short terraces with gardens, in tree-lined roads with wide grass verges. These areas merge with the neighbouring boroughs of Sutton and Croydon.
- 6.6 Within Merton, there are a number of pockets of affluence and of multiple deprivation. Although, deprivation is mainly in the eastern side of the borough merging with Lambeth and Croydon, there are also some pockets in the west of the borough.
- 6.7 The Wandle Valley runs through the borough, from Croydon to the mouth of the Wandle at the River Thames in Wandsworth. It has long been the focus of industrial activity, which peaked in the nineteenth century, and still links modern business and industrial estates at Willow Lane, South Wimbledon Business Area (Morden Road) and Durnsford Road with Merton's industrial heritage at Abbey Mills.
- 6.8 The River Wandle and the Wandle Trail along its banks, act as a green corridor for wildlife and offer walking, cycling and other recreational opportunities. Due to its location, the borough has always benefited from its proximity and good connections to central London, while still maintaining its suburban feel.

## Characteristics of the estates and their buildings

### *Eastfields Estate*

- 6.9 The Eastfields Estate site area is approx. 5.4ha and is located less than a mile to the east of Mitcham town centre (in the east of the borough). The type of development surrounding Eastfields Estate is relatively low density, consisting of a mix of residential bungalows, maisonettes, semi detached housing, St Mark's Academy School, and a number of protected open spaces. The main public transport services apart from bus services, is Mitcham Eastfields train station and the Tramlink through Mitcham Junction which links Wimbledon and Croydon.
- 6.10 The Eastfields Estate played a significant part in the early history of Mitcham, accommodating a number of both local and world-renowned businesses that brought employment to the area. Up until the 1990's Eastfields had a medieval open field layout pattern. From the 1870's, the Pain's fireworks factory stood on what is now Eastfields estate. The Pain's fireworks factory provided firework for Queen Victoria and traded worldwide. Firework production stopped in 1965 and the Eastfields Estate was developed.
- 6.11 The estate consists of homes clad with metal enamelled panels, giving the estate a uniform appearance. However, the panels are now weathered and showing signs of deterioration.

### *High Path Estate*

- 6.12 The High Path Estate site area is seven hectares in size and is located in South Wimbledon. South Wimbledon itself tends to be a vibrant and busy area. There are two busy strategic roads running parallel to the estate: to the north is Merton High Street, which leads to Colliers Wood and central London and to the south, Merantun Way, which also runs from South Wimbledon to Colliers Wood.
- 6.13 A number of protected open spaces and heritage asset surround the estate, connecting to Merton Priory / Merton Palace, Lord Nelson and the Wandle Valley industrial heritage. After the clearance of artisan cottages (formerly part of Merton Palace Estate), the housing on the High Path estate was built from 1951–1977 in a wide variety of architectural styles, types and building heights.
- 6.14 Adjacent to St John's Church is the earliest phase of the development. The housing built during this phase comprises of 4-storey blocks in red bricks built around courtyards. The design features of these buildings include roofs which are either pitched or flat, chimneys, trellis brickwork embellishments, external brick walkways or archways. These archways cut through the central part of the block to allow permeability through the area.
- 6.15 Later housing that was built on the estate comprises of yellow bricks with render panels and steel balconies arranged in triple bay. Just outside the High Path site area, on High Path (the road name), is St. John Church, built in 1913 to commemorate Lord Nelson's death. The church is gothic in style with stained glass by the Pre-Raphaelite designer Edward Burne-Jones. At the centre of the

estate are three twelve story towers, which dominate the skyline. The prefabricated towers, with adjacent car park space, are set back from the street running through the estate. The estate is somewhat dominated by hard standing areas, given over to parking and garages with little landscape or useful amenity space.

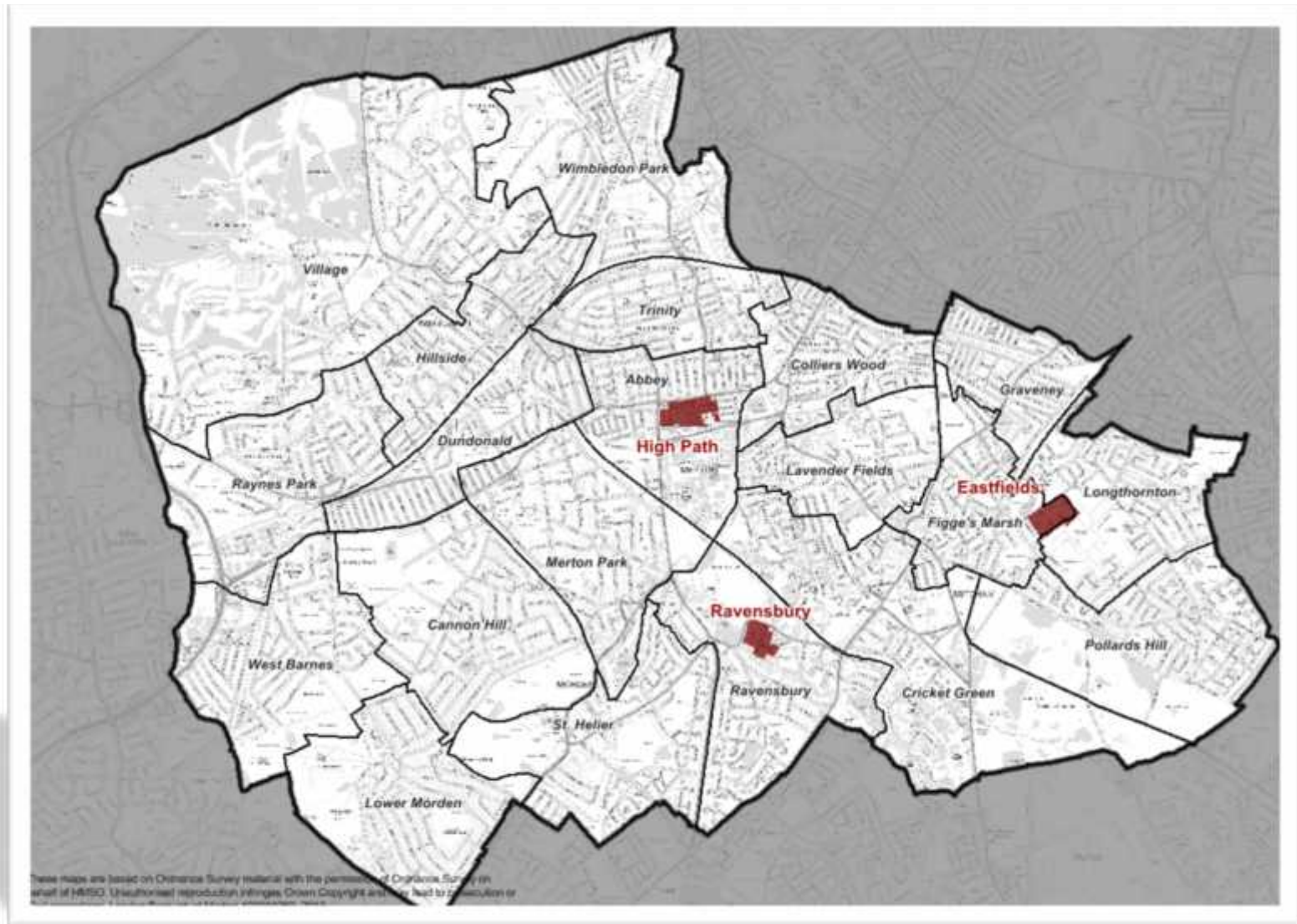
- 6.16 Despite its current lack of focus or clear identity, the area is rich in local history. The most notable building in the area was Merton Place, a house built on part of the old Merton Priory estate during the 1750's. Merton Palace had a number of owners, one being Admiral Lord Nelson and Lady Hamilton. Maps from 1865 show the area as largely farmland dotted with some cottages along Merton High Street. Since the 1950's the cottages were demolished and replaced by the local government housing initiative, High Path Estate. In keeping with its history, the name Merton Place was given to one of the blocks of flats within the estate and a number of the surrounding roads have a connection to Lord Nelson. This can be seen in the roads, Victory Road, Trafalgar Road and Nelson Road

### *Ravensbury*

- 6.17 The Ravensbury Estate site area is approx. 4.5ha and is located to the south of the borough less than a mile south west of Morden town centre. The predominant character of the estate is that of an Arts and Crafts residential estate. The two-storey houses are arranged in blocks of three to eight houses with small gardens to the front and larger gardens to the rear.
- 6.18 The houses have simple elevations with panelled casement windows and hipped roofs. The buildings are very similar in appearance however there is variation in the materials used, such as red brick and London stock with red coloured tiles. The design incorporates gables, different porches, as well as door canopies and brackets. A number of houses have a front gable detail with red tile hangings.
- 6.19 Some of the homes were constructed of precast reinforced concrete known as Orlit construction, a method of post-war construction which has since been recognised as having long-term structural issues at their joints.
- 6.20 There are also pockets of green space and mature trees scattered throughout the estate, originally established as landscape settings for the buildings. The houses are set back from wide streets adjacent to paved pedestrian footpaths and large grass verges.
- 6.21 The overall character of the area is low rise with an open feeling however the similarity in building form makes each street seem the same.
- 6.22 There is some variation on Hazelwood Avenue where houses are rendered in pebbledash with red roof tiles and red tiled roof door canopies with carved wood detail. There is also a pocket of infill, 3-storey, low pitched roof apartment blocks built in London stock and red brick on Birchwood Close, directly adjacent to the railway line.

- 6.23 The part of the estate adjacent to the park has a similar layout to other estates in the borough. The houses have modest elevations with varied materials used, such as painted concrete blocks. There is also a block of apartments, Ravensbury Court, which consists of four storey blocks arranged around an internal courtyard. These are modest blocks in red brick with a balcony on the internal elevation. A number of protected open spaces surround the Ravensbury Estate.
- 6.24 Ordnance survey map from 1865 shows the area was rural in character and used for farming. Over time, there were isolated pockets of development such as the corrugated iron clad cottages built in the area. In 1926, the arrival of the Underground led to a huge expanse of farmland being developed into a residential suburb.

Figure 1: The estates locations



## 7 Environment

### Land and water

#### Land pollution

- 7.1 From 2005 to 2012 in Merton, there were no major (category 1) or significant (category 2) pollution incidents. However, the number of minor (category 3) pollution incidents fluctuated with the average of three per year. The primary cause of these incidents was due to unauthorised activities such as fly-tipping or unauthorised waste management activity, closely followed by control and containment failures.

#### Water pollution

- 7.2 From 2005 to 2012 there were no major (category 1) water pollution in Merton. There were four significant (category 2) incidents reported. These were the result of unauthorised discharge or disposal and vandalism. However, since 2008 there have been no reported significant incidents. The number of minor (category 3) pollution incidents has fluctuated since 2005, from three to nineteen. The primary cause again, unauthorised activity closely followed by control and contamination failures.

#### Water quality and ecology

- 7.3 The Water Framework Directive (WFD) legislation seeks to protect and enhance the quality of rivers, lakes, streams, estuaries, groundwater, and coastal waters with a particular focus on ecology. The Water Framework Directive implementation is through River Basin Management planning. River Basin Management sets out what improvements are possible by 2015 and how the actions will make a difference to the water environment. River Basin Management is a continuous process of planning for a formal series of six-year cycles; the first cycle ends in 2015.
- 7.4 Two WFD designated river water bodies extend across Merton and its borders, the River Wandle/River Graveney and the Beverly Brook/Pyl Brook. The WFD specifies the criteria used to classify the ecological and chemical status of the water body. Figure 2 below shows the ecological status of water bodies under the Water Framework Directive.

Figure 2: Water body Classification

Water body	2009 Classification Status	2012 Update
Wandle (Croydon to Wandsworth and River Graveney)	Poor	Poor
Beverly Brook (Motspur Park- Thames) and Pyl Brook	Poor	Poor

#### Sewage treatment works

- 7.5 Merton is served by “Crossness” sewage treatment works; in 2009 it served a population of 1,189,000. Crossness is permitted to discharge 1,485,00m<sup>3</sup>/d of treated sewage effluent into the Thames Tideway. There are planned upgrades which will provide sufficient treatment at Crossness to ensure that it can cope with London’s growing population to at least 2021 whilst improved quality effluent to meet water quality requirements. The improvements will enable the site to treat 44% more sewage than at present. This increase in treatment capacity will allow for a 6% increase in population until 2021.

#### Household water use

- 7.6 The majority of Merton falls within the Thames Water resource zone, which includes the three estates. Merton’s average water consumption is 165 litres per day (165/l/d) (2011/12), which is slightly above the London average (164/l/d), with around 25% of households with water-meters installed within their homes, an increase of 15% from 2001/01.
- 7.7 Merton’s population, as with the rest of the London population, mainly rely on water supplies that have originated from outside London. 55% of the available water lies within the Thames Basin, 80% used for public water supply purpose.

## Climate change, flooding and air pollution

- 7.8 Climate change is one of the greatest global environmental threats; therefore climate change is a consideration for all development plans. The main concern is whether the proposed development will reduce the adverse contribution of the existing development to climate change and mitigate against the effects of climate change.
- 7.9 Merton, as with other London boroughs, is vulnerable to some of the direct impacts of climate change for example flooding. The built environment is a significant user of energy and contributes to greenhouse gas emissions. If the energy efficiency of the housing stock is poor, it will result in large fuel bills and the emission of greenhouse gases. New development provides an opportunity to ensure that the buildings are energy efficient and sustainable, to minimise their impact on the environment and to save money for residents on their electricity, gas and water bills.

### *Fuel poverty and energy*

- 7.10 Fuel poverty results from a combination of low household income, unaffordable energy costs, inadequate thermal insulation and inefficient and uneconomic heating systems. Merton faces a number of challenges and opportunities for improving the energy efficiency performance of dwellings in the borough.
- 7.11 The Standard Assessment Procedure (SAP) is a means of determining the energy efficiency standard of a dwelling. It uses a scale of one (worst) to 120 (best) in measuring the heating and insulation characteristics of the property. The average SAP rating for Merton is 52, slightly lower than London's rating of 53. However, 16% of private sector homes in Merton have a SAP rating below 35, the third poorest figure amongst London boroughs. CHMPH are undertaking structural surveys of the building stock in the three estates which will help assess SAP ratings for individual dwellings. However it should be recognised that especially in the case of High Path and Ravensbury, homes have been built at different times and of different materials and construction methods, which will mean different energy efficiency standards.

### *Flooding*

- 7.12 Merton's Strategic Flood Risk Assessment (SFRA 2008 and 2009), assessed the main sources of flooding across the neighbouring boroughs of Croydon, Sutton and Wandsworth in partnership with the Environment Agency. The SFRA looked at the main sources of flooding that affect the four boroughs, tidal - River Thames and fluvial - River Wandle, River Graveney, Beverley Brook and Pyl Brook.



### 7.13

The primary objective of the SFRA was to enable the four participating London boroughs to undertake Sequential Testing in line with the Government's flood risk policies. Since the production of the Wandle Valley Strategic Flood Risk Assessment, the River Wandle and Beverley Brook catchments have been remodeled to assess flood risk. In Merton there are a number of rivers running through the borough:

- **River Wandle** – the river runs south to north through the eastern part of the Borough and flows north into the London Borough of Wandsworth. London Clay underlies the River Wandle with very limited permeability, which can generate significant volumes of rapid surface water during periods of heavy rainfall.
- **Pyl Brook** – the river runs south to north through the south-western part of Merton, and joins the Beverley Brook west of Cottenham Park to run north along the western border of Merton and into the London Borough of Wandsworth.
- **Beverley Brook** – runs along the western borough boundary and joins the River Thames to the northwest of Wandsworth.
- **River Graveney** - flows along the north-eastern boundary of Merton and joins the River Wandle to the north east of Wimbledon.

Figure 3: Estates locations and areas of flood risk  
3 a) Eastfields Estate -400 metre catchment area







## Biodiversity, flora, and fauna

- 7.14** As mentioned earlier in this report Merton is one of the greenest boroughs in London with 32% of the borough made up of parks, commons and open spaces. Biodiversity is a key indicator of sustainable development as it offers social, economic, and environmental benefits in terms of quality of life and local distinctiveness. There are a number of protected sites of recognised nature conservation value near or adjacent to the three estates.
- 7.15** The government document: '*Biodiversity 2020: A strategy for England's wildlife and ecosystem service*' sets out the Government's objective, that 50% of the total area of Sites of Specific Scientific Interest (SSSI) are in a '*favourable condition*' by 2020. With at least 45% of the remaining SSSI's in a state of '*recovery*' and expected to reach '*favourable condition*', once management plans have taken effect.
- 7.16** Within Merton, there is one SSSI on Wimbledon Common (figure 6). Wimbledon Common extends across the borough boundaries of Merton and Wandsworth. As such, Wimbledon Common is divided into five units, 3 of which are in Merton. Figure 4 show the current condition of Merton's SSSI.

Figure 4: Merton's SSSI

<i>SSSI in Merton</i>	<i>Units</i>	<i>Condition</i>
<i>Wimbledon Common</i>	<i>1</i>	<i>Unfavourable recovering condition</i>
	<i>2</i>	<i>Unfavourable recovering condition</i>
	<i>3</i>	<i>Unfavourable declining condition</i>

Source: Natural England

## River biodiversity

7.17 As mentioned earlier in the report the River Wandle runs through Merton and is also fed by Wimbledon Park Lake (north of the borough). Wimbledon Park Lake is a small fishing venue full of large carp, small bream, rudd, and tench. The River Wandle is naturally a chalk stream and described as a rare and unique type of river. However, the long-standing urban nature of the river has resulted in certain stretches being healthier than other parts of the river, with weirs commonly preventing fish from moving freely along the river.

7.18 The Environment Agency and partners are studying the options for improving fish movement up and down the River Wandle. An increase in fish passage will be required to enable the River Wandle to meet objectives set by the Water Framework Directive. In 2013 the Environment Agency fisheries survey on the River Wandle through Merton revealed a diverse fish population including:

- barbell,
- chub
- roach
- eel
- gudgeon
- dace
- perch
- dace
- carp bullhead
- stone loach

7.19 A fish survey of Wimbledon Common showed excellent fish populations to be present including chub, dace, eel, gudgeon, roach and 3 spined stickleback

### *Open space and recreation*

7.20 According to Merton's Strategic Open Space Study (MOSS) there are 677ha of public open spaces within the borough.

- Metropolitan Parks (325 ha),
- district parks (129ha),
- 33 local parks (166 ha)
- 28 small local parks (35 ha)

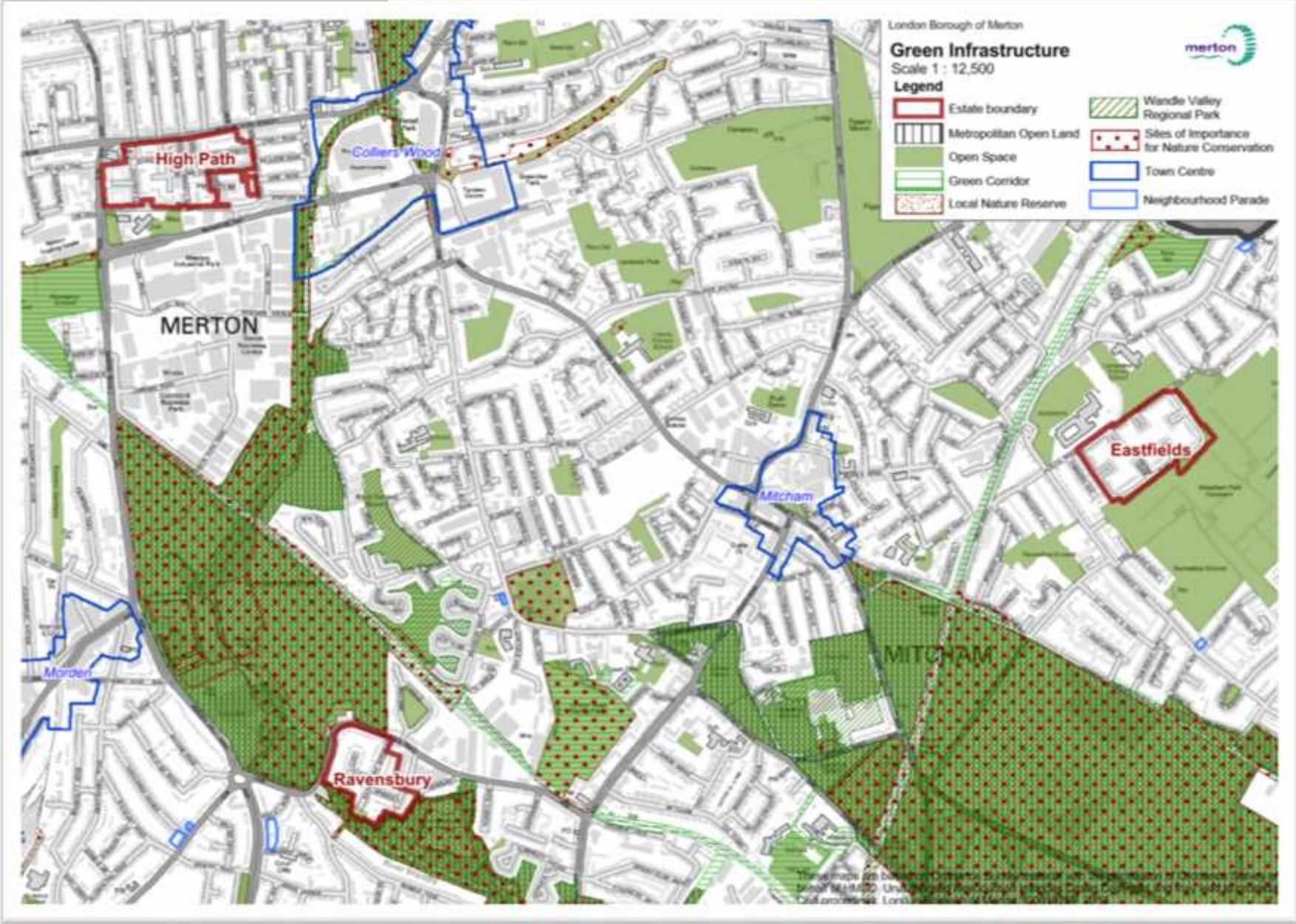
7.21 The overall level of open space provision within the borough equates to 4.0 ha per 1000 population, comfortably meeting the National Playing Fields Association standard of 2.43 ha per 1000. The distribution of open space varies across the borough (Figure 7). There is a variety of other types of open green space within the borough, including cemeteries,

allotments; school playing fields private sports grounds, and unique sites of wildlife value. These additional areas of open space occupy a total area of 467 ha.

Figure 5: Open space

The Estates	
Eastfields Estate	Streatham Park Cemetery Long Bolstead Recreation Ground BMX Track at Mulholland Close
High Path Estate	Nelson Gardens Merton Abbey School playing field
Ravensbury Estate	Ravensbury Park Small area of open space within the site boundary

Figure 6: nature conservation





## *Waste*

**7.22** The total of collected waste in Merton in 2011/12 was 82,639 tonnes when compared to 2010/11 this represents 1.5% reductions. Household waste accounts for around 69,442 tonnes or 84% of Merton's total collected waste. Collected household waste per person has declined by 45kg since 2008/09 and waste collected sent to landfill, falling from 81% in 2006/06 to 56% in 2011/12 (Defra). Recycling and composting of the borough's collected waste has increased from 18% (2005/06) to 36% (2011/12) (Defra). This has meant that Merton is ranked 12<sup>th</sup> for household recycling and composting in London, at 37%

- 28% dry recycling
- 9% composting

## *Air quality:*

**7.23** Air quality is a major concern throughout the UK and particularly in London, largely due to road traffic emissions; but other sources of pollution also contribute. Significant, health effects are associated with atmospheric pollutants linked to ill health and death. The Environment Act 1995 introduced the Local Air Quality Management System, which requires Local Authorities to undertake regular review and assessment of air quality, with respect to the standards and objectives set in the Air Quality Strategy and enacted through the Air Quality Regulations in 1997, 2000, and 2002.

**7.24** In areas within the borough where an air quality objective has not been met by the required date local authorities are required to establish Air Quality Management Areas (AQMA) and implement action plans to improve air quality. The management of Merton's air quality is through the Local Air Quality Management (LAQM) Plan which regularly reviews and assesses air quality in the borough and determines whether the air quality objectives are met.

**7.25** In accordance with the LAQM the council has designated the entire borough as an Air Quality Management Area (AQMA) for both nitrogen dioxide (NO<sub>2</sub>) and fine particulate matter (PM<sub>10</sub>). Merton's Air Quality Action Plan aim is to improve air quality and the council is continuing further work on air quality.

**7.26** Although, carbon emissions are not part of the Air Quality Regulations for Local Air Quality Management they are of significant importance for their contribution to climate change. There is also a high level of synergy between air pollution mitigation and climate change mitigation and adaptation.

7.27 A number of sustainable transport modes, sustainable design and construction practices will provide dual benefits of improving local air quality and mitigating against the effects of climate change. For example, aspects relating to air quality such as boiler emissions, sustainable transport issues, cycle and car parking provision are required by national sustainable design and construction standards.

7.28 Due to the impact of transport emissions on air quality, traffic-flow reduction policies will tend to bring greater reductions in both carbon dioxide (CO2) and local air pollutants. However, although these pollutants are linked it cannot be assumed that this will be the case for all measures. Therefore, it is important that the development consider total CO2 emissions alongside an air quality assessment (both local and remote emissions).

### Transport

7.29 With Merton located in the south London sub region the outer area of the borough relies on the National Rail network for commuting to London and surrounding areas. There are over 10 railway stations found in Merton, most linking to Wimbledon station (Merton main railway hub) which is the largest station in Merton.

7.30 There has been a slight decrease on the Census 2001 of -5%, which is consistent with the trend for outer London boroughs.

Figure 8: Household car ownership (2011 Census)

Area	household car/van ownership
Abbey ward (High Path estate)	57%
Figge's Marsh (Eastfields estate)	58%
Ravensbury (Ravensbury estate)	67%
Whole of Merton	67%

Figure 9: Transport issues on the estates

Estate	Transport issues
Eastfields	<ul style="list-style-type: none"> <li>• Low accessibility to public transport (PTAL 2)</li> <li>• High parking demand</li> <li>• In walking distance from Mitcham Eastfields Station</li> <li>• Lack of cycling facilities (tracks and lanes)</li> <li>• In 10-15 min walking distance from Mitcham town centre</li> <li>• Potential enhancement of bus or bus stop capacity might be needed</li> <li>• Adopted highways – Clay Avenue</li> <li>• Poor crossings and no links with the open spaces around of the site</li> <li>• Current road layout has also encouraged unsociable behaviour.</li> <li>• The Eastfields Estate is within walking distance (5mins) of Mitcham Eastfields Station</li> <li>• Served by 2 bus routes</li> </ul>
High Path	<ul style="list-style-type: none"> <li>• Good accessibility to public transport (PTAL 4) walking and cycling links</li> <li>• High level of parking space on the estate</li> <li>• Potential impact on the TLRN and Strategic Road Network</li> <li>• Complaints from residents about “rat running” through the High Path estate, in particularly along Abbey Road to avoid South Wimbledon Station junction before turning up Haydon’s Road.</li> <li>• 20 mph home zone scheme implemented on the surrounding road and through the estate.</li> <li>• The estate is walking distance (under 1 min) to South Wimbledon underground (Northern Line)</li> <li>• 15 mins to Wimbledon mainline station (tram, railway and underground)</li> <li>• Served by six bus routes (including 24 hour services)</li> </ul>
Ravensbury	<ul style="list-style-type: none"> <li>• The Ravensbury Estate has relatively poor accessibility to public transport (PTAL 1-2).</li> <li>• On-going issues associated with commuter/over spill parking from the nearby Belgrave Walk Tram Stop</li> <li>• A need to understand the level of parking demand expected/usage from any redevelopment of this site and likely impacts on neighbouring streets</li> </ul>

- The Ravensbury Estate is less than 400 metres from Belgrave Walk Tram Stop

### Cultural heritage and landscape

7.31 All three estates are either near or adjacent to a cultural heritage asset or within an Archaeological Priority Zone.

Figure 10: <sup>1</sup>Culture and heritage assets and the estates

10 a) Eastfields Estate – 200 metre catchment

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<sup>1</sup> A list of cultural and heritage assets can be found in appendix B.





10 C) Ravensbury Estate - 200 metre catchment





Figure 11: Proposed Environmental SA/ SEA objectives.

Topic	Proposed SA Objective	SA objective commentary Issues	Decision making criteria
Land use.	To stimulate regeneration and urban renaissance that maximises benefits for both the residents on the estates and the surrounding neighbourhoods.	It is essential that development maximise the use of land on the estates in a way that is sustainable, beneficial to residents and creates functional living spaces for all residents and integrates well with the surrounding area.	Will it maintain and enhance the distinctiveness of landscape and character?  Will it use land efficiently?  Does it connect and relate well to the surrounding townscape.
Climate change	Address the causes of climate change through reducing emission of green house gases.	There is a need to plan to adapt to climate change. Any development proposals will need to: <ul style="list-style-type: none"> <li>• assess risks and opportunities;</li> <li>• taking action in any identified priority areas;</li> <li>• develop an adaptation strategy and action plan; and,</li> </ul> Implement, assess, and monitor the actions on an on-going basis.	Does it identify opportunities for renewable energy?  Does it involve use of sustainable building methods and/or technologies?
Water infrastructure and water consumption	Reduce water pollution and improve water quality and resources in river Wandle and Beverly Brook.  Improve the biological and chemical status of the River Wandle and Beverly Brook to good by 2027 (Environment Agency).  Reduce water consumption and ensure water saving measures is part of developments.	It is essential those steps are taking through planning process to reduce this. Any development proposal is required to incorporate water saving measures.  Through out the demolition, construction, and completion stages it is essential that steps are taken to ensure there are no adverse impacts to the water supply, river water, or additional pressures on the sewer.	Will it reduce water consumption?  Will it conserve ground water?  Will it maintain or enhance water quality

Soil	To maintain and improve water soil quality and to achieve sustainable water resource management	Through out the demolition, construction, and completion stages it is essential that steps be taken to ensure there is no adverse impact to the water supply or river water.	Does it result in improving water soil quality?
Air quality and air pollution	To ensure the risks of air pollution to human health and environment (natural and psychical) is reduced	Development on this scale is likely to have a temporary impact on local air quality during the construction phase due to demolition, excavation, construction activities and the associated increase of heavy vehicle traffic movement. It is important to minimise the impact of traffic movement and it influences through design, layout, and the adoption of sustainable transport mode as part of the development.	Will the construction phase have an undue impact on air quality?  Will the completed development result in improved air quality?  Will it reduce traffic volumes?  Will it support travel by means other than the car?
Transport	To reduce road congestion and air pollution levels by improving travel choices (promoting public transport, walking and cycling), and reducing the need to travel by private vehicle.	It is important that any development proposal assists in meeting Merton's target of reducing transport CO2 emissions by 45% by: <ul style="list-style-type: none"> <li>• Reducing the need to travel by car.</li> <li>• Increasing the use of sustainable transport modes including walking and cycling</li> </ul> <p>Another consideration is accessibility to key services, facilities, employment, goods and other amenities. Accessibility is uneven across Merton with the east of the borough having poor transport links to their local centre and essential amenities.</p>	Does the development improve access for cyclist and pedestrians? Will the development worsen congestion on the road network? If so, what mitigation measures will be taken?  Does it promote alternative modes of transport?

Flooding	<p>Reduce the flood risk to people and property from all sources of flooding including surface water flooding.</p> <p>Compliance with NPPF and Flood and Water Management Act 2010</p>	<p>All three estates will need to mitigate against flooding from all source this is especially imperative for the Ravensbury and High Path estate.</p> <p>All three estates will need to incorporate SuDS including green roofs through out the scheme, adopt, and incorporate soft landscapes; appropriate tree planting that will assist in the mitigation of flooding form all sources.</p>	<p>Will it increase the risk of flooding?</p> <p>Will it contribute to a higher risk elsewhere?</p>
Biodiversity	<p>To enhance Merton’s biodiversity Conserve and protect existing trees against damage and unnecessary removal.</p>	<p>The development of the three estates has the potential to cause disturbance to protected species and habitats. It is imperative that any development proposals ensure that they will make a positive contribution to the protection, enhancement, creation and management of biodiversity.</p>	<p>Will it protect, maintain, and enhance sites designated for their nature conservation interest?</p> <p>Will it have an adverse impact on protected species?</p> <p>Does the development contribute to environmental improvements?</p> <p>Does it ensure no net loss to biodiversity within the estates area and surrounding areas?</p> <p>Does it contribute to the protection of international, national, and locally protected sites? If not, does it propose appropriate enhancement and mitigation measures?</p> <p>Will it involve the loss of trees and hedgerows? If so, does it propose appropriate enhancement and mitigation measures?</p>
Built environment	<p>To enhance and protect the existing built environment (including the architectural distinctiveness, townscape/landscape, and archaeological heritage) and landscapes, and ensure new</p>	<p>A design-led approach, which responds to the built environment and landscape, should ensure that an appropriate density is achieved for each site.</p>	<p>Will it have an adverse impact to existing built environment and heritage assets?</p>

	buildings and spaces are appropriately designed.	Merton has a number of statutory and locally listed buildings within the borough. It is important that any development is sensitive to Merton's historical assets.	
Energy and carbon reduction	Ensure specific measures to improve energy efficiency and reduce greenhouse gas emissions in new developments.	Any development proposal will need to use sustainable energy systems as widely as possible.  In addition, improve the energy performance and reduce emissions from dwellings within Merton.	Will it reduce the emissions of greenhouse gases by reducing energy consumption?  Will it lead to an increased proportion of energy needs met from renewable sources?
	Ensure the provision of sufficient private amenity, communal amenity or public open space.  Improve access to, and quality of nearby parks, as appropriate.	Proposals that do not provide sufficient on-site amenity space and will rely on the occupant's access to nearby public parks would have to ensure good accessibility to these parks and that they are appropriately improved to manage to increased usage.  Proposals would also need to provide play spaces in accordance with their projected child yield.	Has sufficient on-site amenity space, community space and/or open space been provided?  Will it protect and enhance open spaces of amenity and recreational value?  Would it result in a loss of outdoor playing space or sport facility?  Would it lead to an increase in outdoor playing space or sport facility?
Waste	Promote waste minimisation by re-use and recycling in line with reducing net carbon emissions and the European waste hierarchy; and to recover the maximum value from residual waste by increasing energy derived from residual waste.	With the potential increase in populations and increase in homes, waste becomes an important issue.  All three estates will need to incorporate efficient and effective waste management as part of any development proposals.  The developers should minimise the amount of waste leaving the site during the construction phase in accordance the Mayor of London's target.	Have appropriate waste recycling and storage facilities been provided?  Has a Construction Site Waste Management Plan been prepared and does it have appropriate re-use and recycling targets?

## 8 Social

### *Merton's population*

- 8.1 The 2011 Census identified Merton's population as 199,693 an increase of +6.3% on the 2001 Census (187, 900). Figure 12, below shows the population figure for the estates wards from the 2011 Census. Each year the Greater London Authority (GLA) produces Round Population Trend Projections. There are three variants (High, Central, Low) of trend-based projections produced by the GLA; they differ only in the assumed levels of domestic migration.
- 8.2 If we look at the high trend scenario projection, it shows that Merton's population projection to increase by +15% (234,897) by 2026.

Figure 12: Population

Wards	2011 Census population	% of Merton total population (199,693)
Abbey ward (High Path estate)	10,323	5%
Figge's Marsh (Eastfields estate)	11,240	6%
Ravensbury (Ravensbury estate)	9,968	5%

Source: ONS Census 2011

- 8.3 Merton, like many other London boroughs, has a diverse community and a similarly ethnic mix when compared to the rest of London. The 2011 Census identified an -16% decrease in the <sup>2</sup>White British population and a +6% increase in the Asian category since the 2001 Census.

<sup>2</sup> White British census tick box was labelled as 'White English/Welsh/Scottish/Northern Irish/British'. Previous census only had 'White' as a response, no detailed categories for 'White' were available

8.4 In Merton the east of the borough is more diverse than the west with the BAME (Black, Asian Minority Ethnic) populations around 50% in some wards. Figure 13 shows the ethnic population for the three estates.

Figure 13 BAME population as a percentage of Merton's total population (2011 Census)

Wards	BAME percentage (as % of Merton's total population)
Abbey ward (High Path estate)	22%
Figge's Marsh (Eastfields estate)	40%
Ravensbury (Ravensbury estate)	22%
Whole of Merton	35%

Source: ONS Census 2011

### *Social deprivation*

8.5 The Department of Communities and Local Government produces the Indices of Deprivation (ID). The ID measures multiple deprivation at ward level within all 354 England's local authorities.

8.6 The Index of Multiple Deprivation (IMD) is based on the concept of measuring distinct dimensions of deprivation separately and then combining these to give an overall score. It is an area based measure, rather than an individual based measure, so it measures the extent of each type of deprivation within the area and then combines these to give a figure taking into account the extent of each type of deprivation. It does this by using statistical techniques to combine information on economic and social issues to produce scores for small areas across the whole of England. These are then used to rank areas according to their relative level of deprivation.

8.7 Seven distinct dimensions or 'domains' of deprivation are included in the IMD2010, made up of 37 separate indicators. The domains are:

- Income deprivation

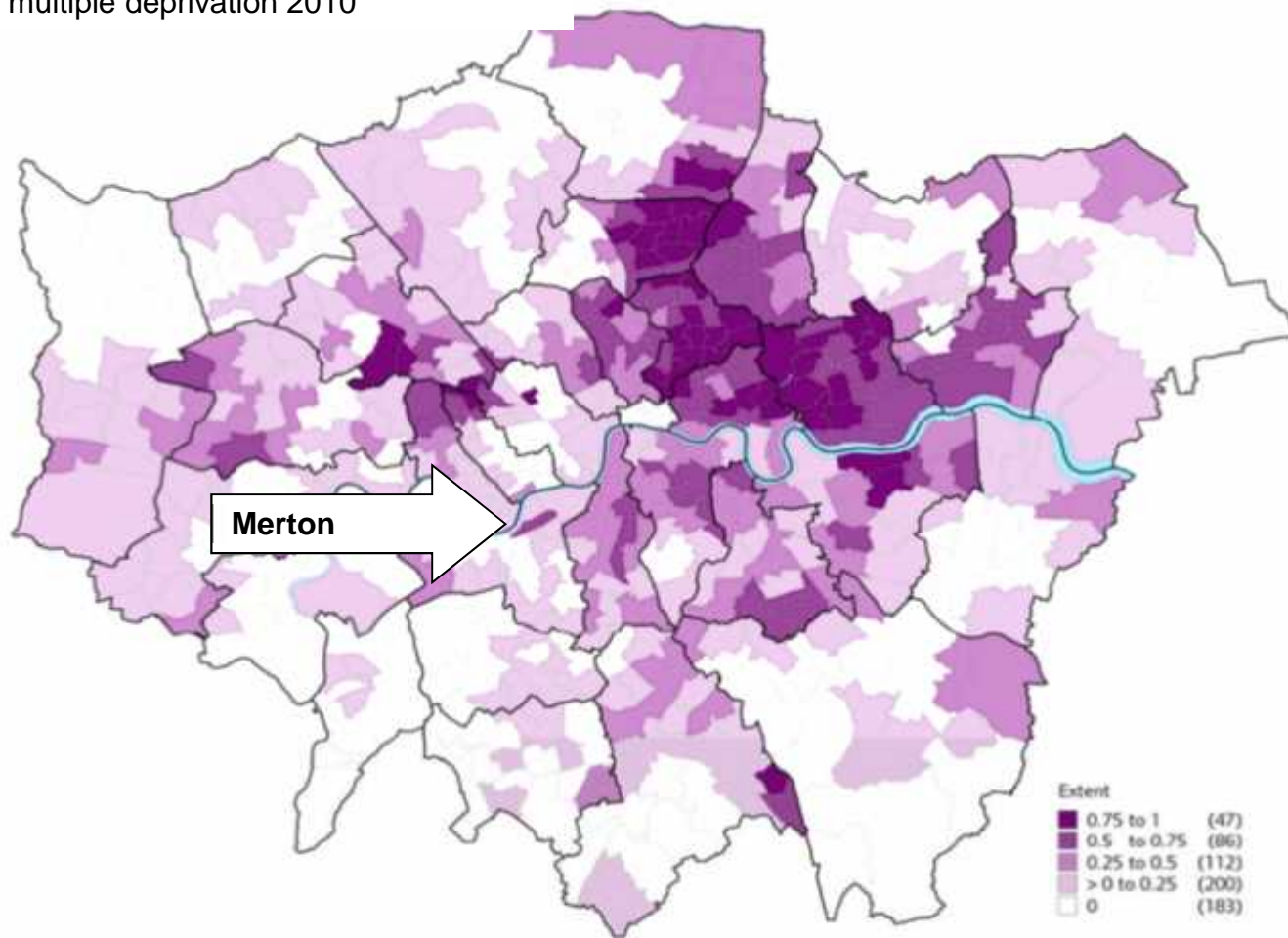
- Employment deprivation
- Health deprivation and disability
- Education, skills and training deprivation
- Barriers to housing and services
- Living environment deprivation
- Crime

8.8 The 2010 IMD ranks Merton as 'very low' in terms of overall social deprivation compared to other London boroughs and the rest of England (208<sup>th</sup> out of 354). However, a number of pockets of deprivation exist within Merton. These pockets are mainly in the eastern wards (such as Figge's Marsh, Cricket Green, Lavender, Graveney, and Ravensbury) and few smaller pockets in the western wards (Trinity, Abbey, and Hillside). Figure 14 provides a borough wide picture of relative levels of deprivation in different parts of London based on average ID2010.

Figure 14: Index of Multiple Deprivation 2010



# Indices of multiple deprivation 2010

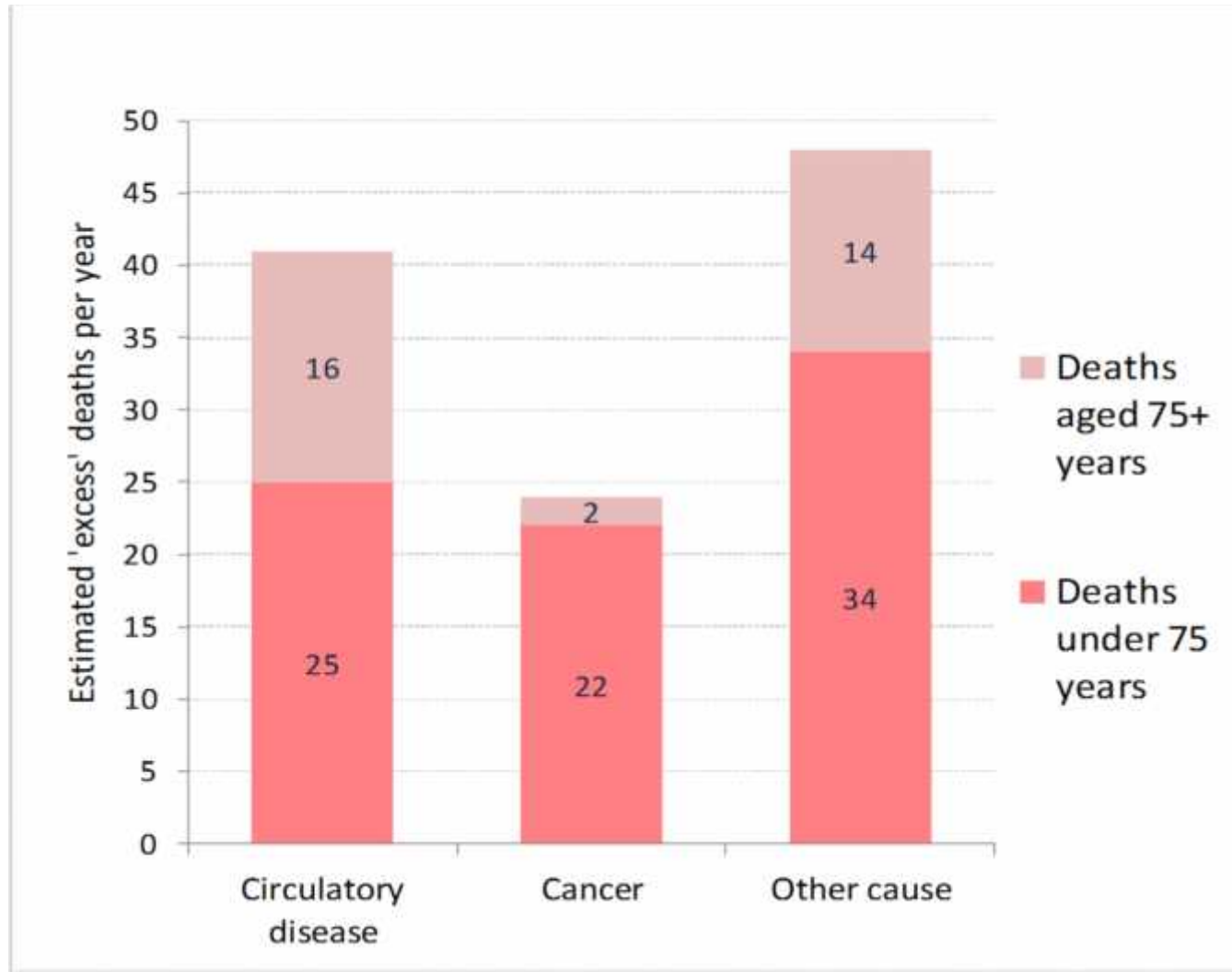


Source: Department for Communities and Local Government, Indices of Deprivation 2010  
The map is © Crown copyright and database right 2012. Ordnance Survey 100032216 GLA.

*Inequalities health, reduced mobility and disability*

- 8.9 The 2011 Census age profile identified the highest age proportion of Merton's residents to be around the late 20's to early 40's. In London, Merton is ranked the fifth healthiest out of 33 boroughs. This ranking is based on the low rate of death by a specific cause e.g. cancer, obesity or natural cause know as "*all age all cause mortality*" by the Department of Health.
- 8.10 However, it is important to note that mainly in the eastern parts of the borough there are variations in standards of health which is linked to the way people live their lives and the opportunities available to choose healthier lifestyles.
- 8.11 In Merton, '*All Age All Cause Mortality*' rates have been progressively improving and are consistent with the growth in life expectancy experienced across England as a whole. Current rates place Merton among the healthiest boroughs in England with mortality rates below national and regional levels. The comparison of healthy life expectancy across London is 65 years. In 2011 an average Merton resident has a life expectancy of 80.5 year old and is expected to rise by +3% by 2026 based on GLA Round Trend Projections.
- 8.12 Figure 15 below shows those death rates for under 75 year olds (standardised for age) by ward show a similar pattern. The highest early mortality rates for men are found in Figge's Marsh, Longthornton, St Helier and Ravensbury wards and the highest rates for women in Figge's Marsh, Pollards Hill, Cricket Green, Ravensbury and Colliers Wood wards.

Figure 15: Numbers of annual excess deaths- east of the borough compared with west of the borough by cause 2006 to 2010



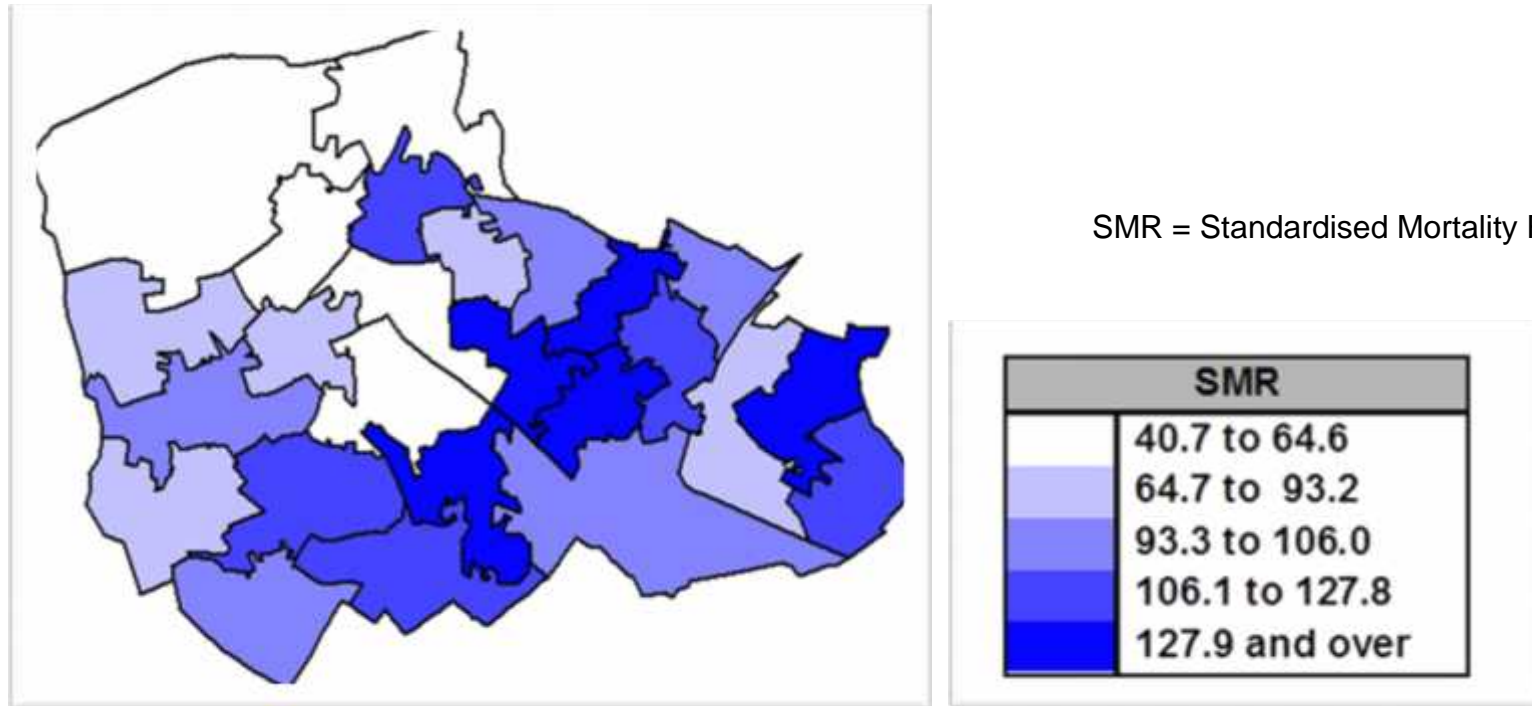
Communities and Local Government indices of deprivation 2010

Source: The Department of

8.13

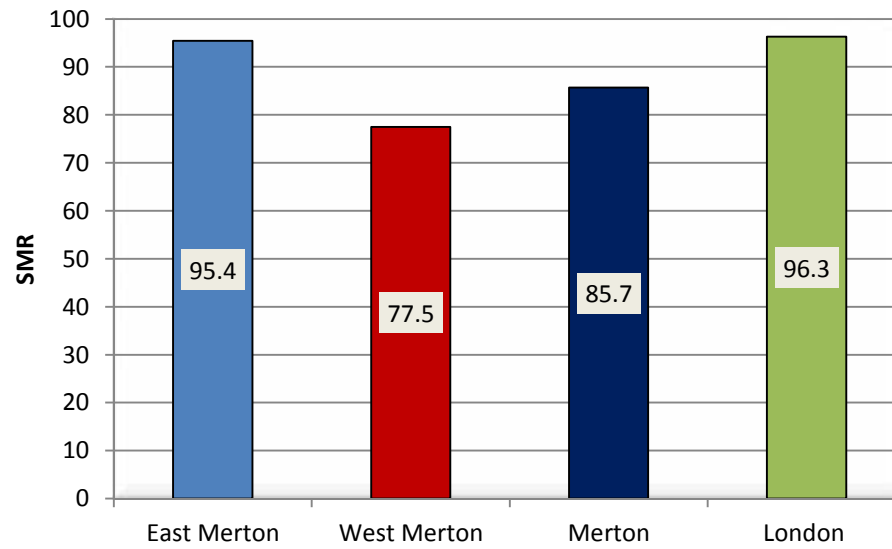
As indicated in figure 15 above, cardiovascular disease is the largest contributor to the differences in mortality between south east and north west Merton. This is also illustrated by figure 16 below, which indicates that, after adjustment for age, the southeast of the borough mortality from these diseases is similar to London and nearly a quarter higher than the west of the borough west Merton.

Figure 16: Mortality from cardiovascular diseases under 75 years, Merton, 2006 to 2010



Source: The Department of Communities and Local Government indices of deprivation 2010

Figure 17: Standardised mortality ratios (SMR) for cardiovascular diseases, all ages, Merton and London compared to England (100), 2006 to 2010



Source: Health Needs Assessment toolkit

## Housing

- 8.14 The London Plan (2011) sets a target housing target for Merton as 320 per annum. This target will increase to 411 new homes by 2015/16 onwards in the emerging London Plan, based on the London-wide strategic housing land availability assessment 2013. It is important to note that the borough is characterised by small housing sites (less than 10 homes per site) and the SHLAA suggests that half of Merton's ten-year target will derive from small sites.
- 8.15 Merton's Core Planning Strategy 2011 indicates the range of homes forecast to be built in each area. Figure 18 below shows the indicative ranges for the sub areas the estates fall within.
- Colliers Wood and South Wimbledon 500 -600
  - Mitcham 1550- 1850
  - Morden 1450- 1800

Figure 18: The current housing composition on the estates

	<b>Eastfields</b>	<b>Ravensbury</b>	<b>High Path</b>
<b>1 Bed</b>	239	28	175
<b>2 Bed</b>	33	67	327
<b>3 Bed</b>	191	97	105
<b>4 Bed</b>	1	0	1
<b>Total</b>	<b>464</b>	<b>150</b>	<b>608</b>

## House prices and affordability

- 8.16 The average house price for Merton in 2013 was £322,000 a increase of +10% on 2012 (£299, 000). When we compare house prices with average income, like most of London and the south east of England we can see there is a large gap between income and housing affordability. The GLA Pay-check 2011 dataset (figure 19) illustrates there are large disparities in the distribution of income within Merton.

Figure 19: Annual household income Wards

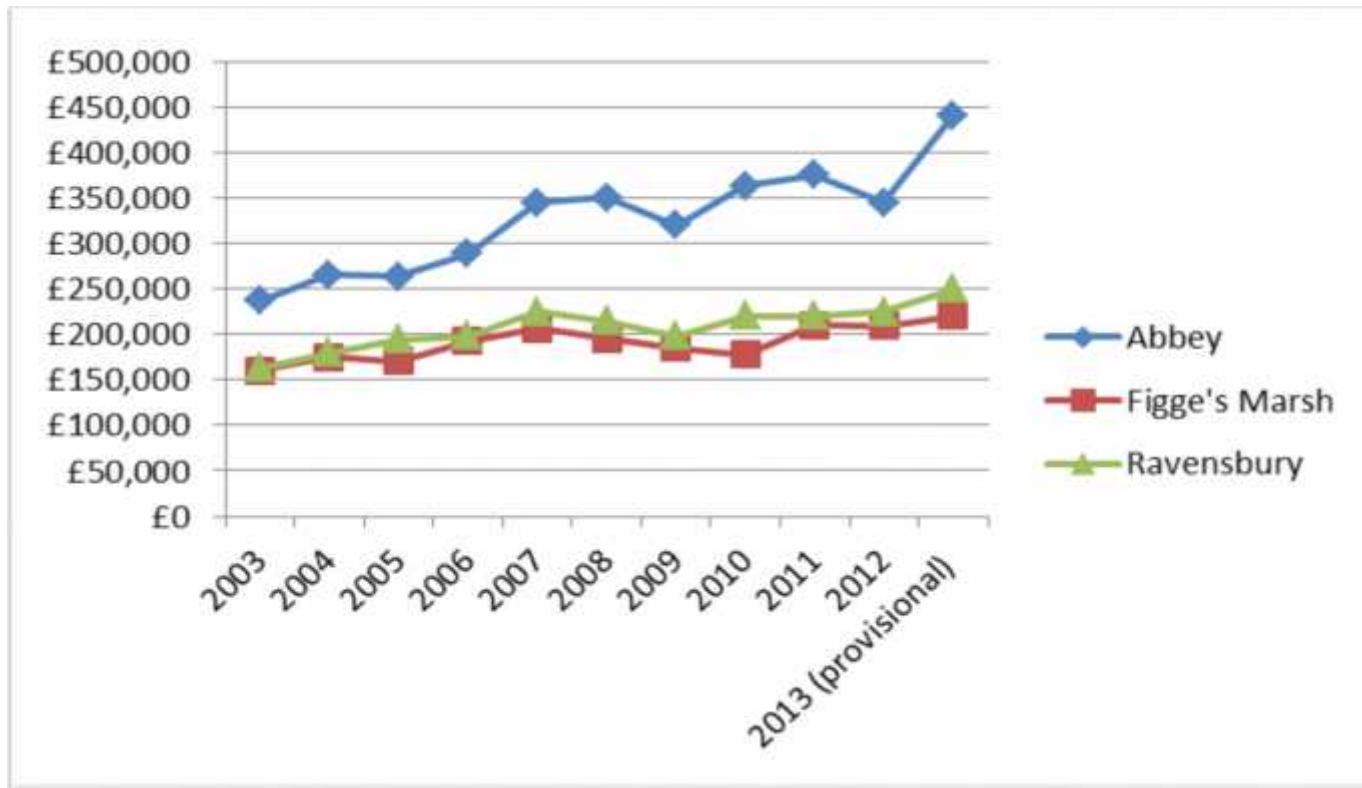
Wards	Total Median Annual Household Income estimate	Average house price	% (income) proportion of average house price
Abbey	£40,410	441,000 (Median/Land registry 2013)	9%
Figge's Marsh	£23,577	220,000 (Median/land registry 2013)	11%
Ravensbury	£25,321	249,950 (Median Land Registry)	10%

source: Greater London Authority (GLA)

- 8.17 In general the west of the borough is more affluent especially Wimbledon Park, Village, and Hillside wards. These wards have a medium income range of £41-£50k. By comparison many wards such as Figge's Marsh, Pollards Hill, St. Helier, and Cricket Green have a median income range of £24k-28k.



Figure 20: Annual House prices trends



Source: Greater London Authority (GLA)

### Crime

8.18 The latest figures from the Metropolitan Police Service (MPS) for 2013/14 (figure 21) shows that crime is down by -14% (11,556) on 2012/13 figure of 13,376. This downward trend in crime is reflected in the three estates wards year on year

Figure 21: Annual crime figures

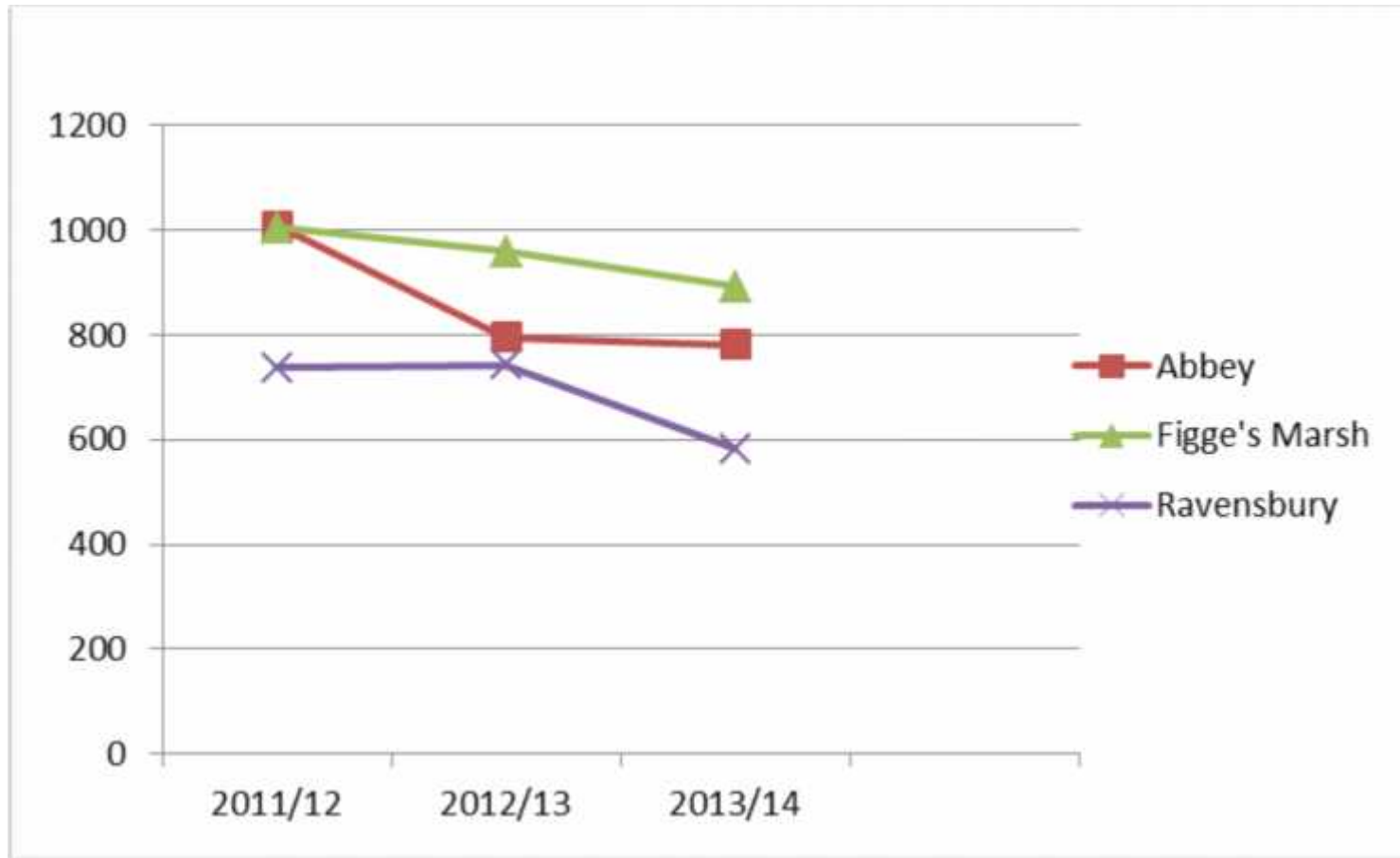


Figure 22: Proposed Social SA/SEA objectives  
Topic

Topic	Proposed SA Objective	SA objective commentary	Decision making criteria
Housing	Meets Merton's housing needs by ensuring that everyone has the opportunity to live in a decent and affordable home.	All three estates will need to ensure there is adequate housing provision to meet Merton's identified housing needs, not only for the existing residents affected by the regeneration but also for other identified residents in need of housing.	<p>How much affordable housing is provided as part of the development?</p> <p>Will the development provide a mix of housing types and size to meet the needs of Merton residents including specialist homes?</p> <p>Does the development make a provision for lifetime homes?</p> <p>Does the development assist Merton achieve it housing delivery target?</p>
Access to culture, leisure and social activities	Utilise opportunities for culture, leisure and recreation by improving the access, connectivity to and quality.	<p>Any development proposal must ensure that access to open space is improved and enhanced.</p> <p>This is essential for the Eastfields estate were there is a need to increase the public open space by way of layout and design.</p> <p>All three estates have a rich historic background attached. However there is a need to exploit and utilise this, for example High Path estates has historic connections to Admiral Lord Nelson which should be exploited and utilised in keeping with the surrounding area.</p> <p>Utilising and capitalising on the historic past will have a direct positive impact for communities by way of access to culture, leisure, and social activities.</p>	Does it have suitable access to culture, leisure, and social facilities?
<i>Social Deprivation and poverty</i>	To reduce poverty including fuel poverty and social exclusion in Merton.	All three estates are in the east of the borough which is the deprived part of the borough with Eastfields estate being the most deprived of the three.	Will the development contribute towards reducing poverty?

		Therefore, it is essential that any development aims to reduce the causes of social deprivation and poverty (including fuel poverty).	Will the development encourage social inclusion?
Health and well-being	Improve the health and well-being of residents and reduce health inequalities.	As highlighted above the three estates are in part of the borough with high levels of health inequalities.  Therefore, any development proposal must encourage healthy lifestyles and well-being through design, layout and adopt sustainable transport modes.	Does it contribute towards improving the health of residents?  Does it contribute towards narrowing the health inequalities in the east of the borough when compared to the west of the borough?  Will it improve access to essential services such as health facilities?
Services and community facilities	Ensure accessibility to essential services and facilities	With the likely increase of population due to the nature of the development it is essential that any development proposals ensure there are adequate community, health and social infrastructure to meet this potential increase.  Early consultation and engagement with the relevant bodies for example health bodies and education department is imperative.	Is the site within 30 minutes public transport time or walking time of a primary health care facility?  Is the site within 800m of a school? Are there sufficient school places available in accordance with the projected child yield figures?  Is the site within 300m of convenience shopping?  Is the site within 800m of employment opportunities?
Crime	To reduce crime and the fear of crime	Merton has relatively low level of crime. However, the east of the borough tends to have a slightly higher level of crime and anti- social behaviour, Much of the anti-social behaviour can be linked to existing design of the three estates.  Therefore, it is impetrative that any development proposals utilities 'Secured by Design' principles and engage with the appropriate bodies for example the Metropolitan Police Service on design layout. .	Does it contribute towards the reduction of crime and the fear of crime?  Will the development assist in reduced crime rates and reduce anti-social behaviour for the estates?

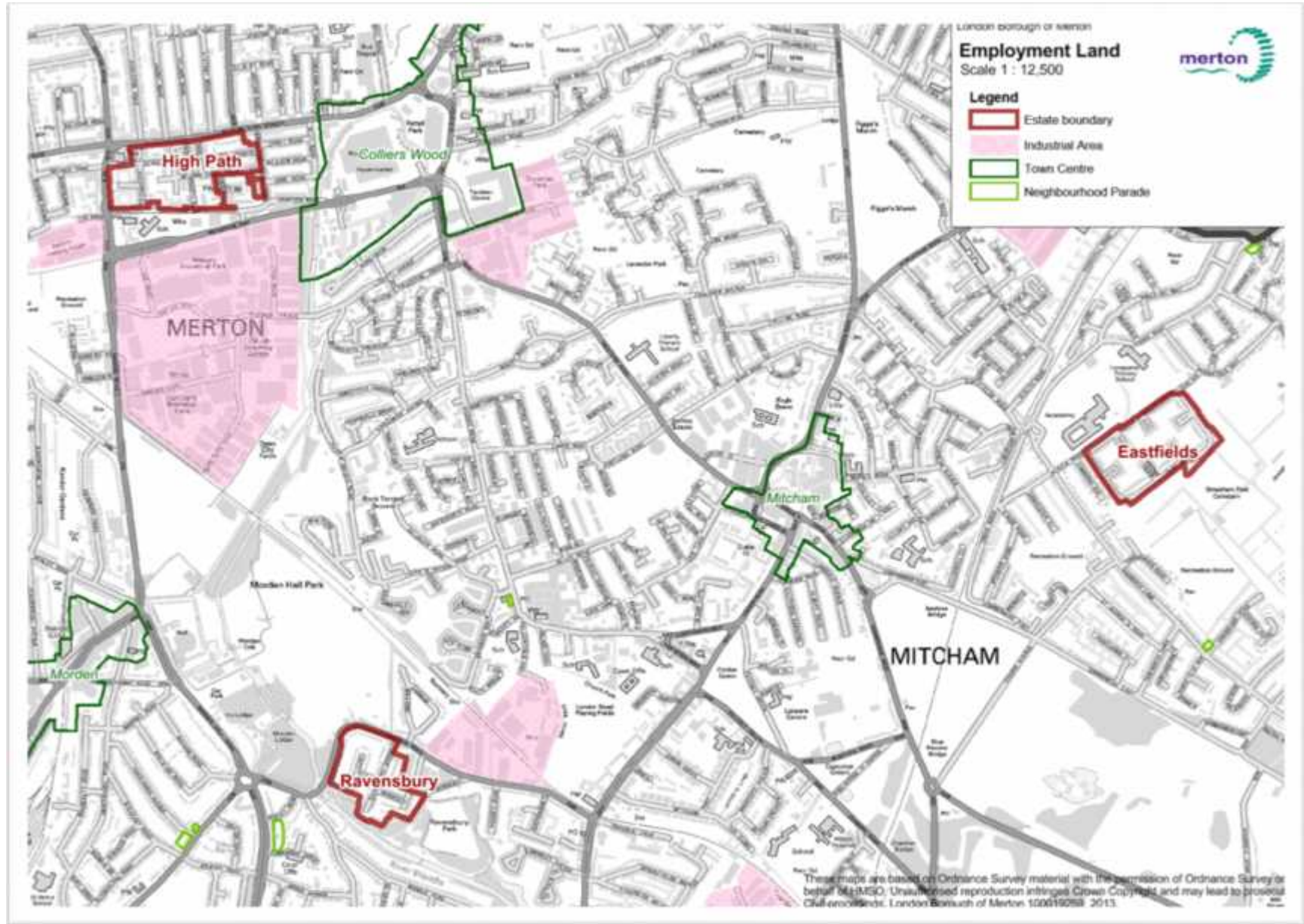
## 9 Economic

### Local economy

- 9.1 Merton's economy is doing well compared to neighbouring boroughs; there is a significant divide between the north west and south east of the borough in terms of economic activity, employment, qualifications, skills and income levels, and business and investment opportunities. The north west and north central of the borough, particularly Wimbledon (the borough's main employment centre), is generally more affluent, with a higher proportion of the area's residents having higher level skills which enable them to get jobs locally, in neighbouring boroughs and in central London. However parts of the centre and east of the borough contain pockets of deprivation characterised by:
- Long-term unemployment;
  - Low education and skills levels particularly among the under-24s;
  - Lack of jobs and major employers;
- 9.2 Although, employment has dropped across most of Merton's town centres, the current recession and economic downturn has hit hard in the east of the borough. Analysis of recent statistics, suggests that whilst unemployment has risen in all wards across the borough, the unemployment rate has risen at a faster rate in the wards in the Mitcham area. Reducing deprivation, sourcing local labour and reducing the need to travel is a fundamental part of creating sustainable communities.
- 9.3 To increase employment opportunities for Merton's residents, in 2012 the Council signed up to the London Council's 'Employment Pledge'. This means that Merton has made a procurement pledge to create jobs and training opportunities through the council's own supply chain.
- 9.4 The Mayor's London Plan 2011 requires strategic development to support local employment, skills, and training. Strategic developments are those defined as the development of over 150 homes for residential use and development over 15,000 sq.m for commercial uses. However, Merton is a small borough and over the past 10 years rarely sees development of this quantum and size (see Merton's authority monitoring report 2012-13). Therefore to increase employment opportunities for Merton's residents and for new developments to benefit the whole community, Merton's Sites and Policies Plan 2014 (policy E3) requires major developments to provide training and employ local residents as part of the construction process.

Figure 23: town centres, business areas and industrial estates near the three estates

Figure 23: town centres, business areas and industrial estates near the three estates



## Economic activity

9.5 68% (138,300) of Merton's population is of working age (16-64). This high percentage figure mirrors London working age population and is higher than the national figure of 64%. However, this high figure hides disparities within Merton. Figure 24 below shows the levels of employment on estates wards.

Figure 24: Economic activity (in employment –including self-employed)

Ward	Working age employees (16-64)	In employment
Abbey (High Path Estate)	8,000	6, 211 (78%)
Figge's Marsh (Eastfields Estate)	8,400	4,854 (58%)
Ravensbury (Ravensbury Estate)	6,900	4,427 (64%)
Merton (whole borough)	138, 300	68%

Source: Nomis 2012



Figure 25: Employment sectors by ward

Ward	Top 3 professions
Abbey (High Path Estate)	<ul style="list-style-type: none"> <li>• Sales assistant/ retail cashier</li> <li>• Construction and building trades</li> <li>• Road transport and drivers</li> </ul>
Figge's Marsh (Eastfields Estate)	<ul style="list-style-type: none"> <li>• Sales assistant /retail cashier</li> <li>• Construction and building trades</li> <li>• Road transport and drivers</li> </ul>
Ravensbury (Ravensbury Estate)	<ul style="list-style-type: none"> <li>• Sales assistant/ retail cashier</li> <li>• Construction and building trades</li> <li>• Road transport and drivers</li> </ul>
Merton	<ul style="list-style-type: none"> <li>• Professional occupations</li> <li>• Associate professionals and technical professions</li> <li>• Mangers, directors and senior officers</li> </ul>

Source: ONS 2012

### Unemployment

#### 9.6

As mentioned above Merton's working age population is high but Merton's unemployment level is low at 6% (7,100). When we compared this figure to the London average (9%) and the national average (8%) we can see that Merton's unemployment level is below both the regional and national averages. Traditional in Merton wards in the east of the borough tend to have higher levels of unemployment when compared to wards in the west. When we look at the estates wards we can that Figge's Marsh has a higher level of unemployment (figure 26).

Figure 26: Unemployment in Merton

Ward	Working age employees (2014)	unemployed
Abbey (High Path Estate)	8,000	278 (5%)
Figge's Marsh (Eastfields Estate)	8,400	328 (7%)
Ravensbury (Ravensbury Estate)	6,900	244 (4%)
Merton	138,300	7,600 (6.1%)

Source: Nomis 2012

9.7

If we look at JSA claimant rate (figure 27) we can see it follows a similarly pattern as the unemployment rate level. Figge's Marsh has the higher level of unemployment followed by Ravensbury.

Figure 27: JSA claimants (April 2014)

Ward	JSA Claimants
Abbey (High Path Estate)	115 (1.4%)
Figge's Marsh (Eastfields Estate)	295 (3.5%)
Ravensbury (Ravensbury Estate)	205 (2.9%)
Merton	2,883 (2.1%)

Source: Nomis 2014

## Employment areas

- 9.8 Merton has 16 designated industrial areas of which eight designated as Locally Significant Industrial Sites and eight designated as Strategic Industrial Sites. Complementing this, Merton has circa 400 scattered employment sites located throughout Merton. Merton has relatively small supply of employment space compared with neighbouring boroughs of Lambeth and Croydon, but significantly more than nearby outer London boroughs such as Sutton and Kingston.
- 9.9 Merton also has the second lowest amount of office space among adjoining south London boroughs. In common with other boroughs in south London, Merton has experienced a small loss of business floorspace over the last decade, mainly of manufacturing space with only a small increase in office and warehousing space a trend that mirror a number of borough in London.
- 9.10 The *High Path estate* is located between two larger town centres: Colliers Wood and Wimbledon. Colliers Wood is located along the River Wandle, linked by the Wandle Trail and is at the heart of the emerging Wandle Valley Regional Park. It has excellent public transport and road links but it is not pedestrian friendly environment and can be difficult to walk between the different retail areas.
- 9.11 To the north of High Path is Merton High Street, which comprises a wide range of retail shops and services. Merton's High Street connects Colliers Wood (five mins walk) with South Wimbledon (five mins walk). South Wimbledon is not designated as a town centre but offers small shops and services and transport links to central London by way of South Wimbledon underground station (Northern Line).
- 9.12 Wimbledon is designated as Major town centre which is situated north of the High Path Estate (20 mins walk) and South Wimbledon (5 mins walk). Wimbledon town centre has strong retail and office presence and is the economic hub contributing to 50% of Merton's jobs; as well as a range of night-time and cultural activities including theatres, bars, and restaurants. The priority for this town centre is to promote its position as one of London's Major Town Centres, by improving the transport interchange, supporting the provision of more office jobs and quality shops, balanced with community, leisure, arts, culture, and associated facilities. The emerging Crossrail 2 will result in significant changes for Wimbledon as a business location; attracting more business and corporations and is a genuine opportunity to grow and re-shape Wimbledon town centre.
- 9.13 The nearest town centre for the Eastfields Estate (15 mins) is Mitcham District Centre. Mitcham town centre has rail and tram connection and bus links. However, the tram and train stations are situated a distance away from the town centre. Mitcham has a small proportion of multiple retailers and primarily serves the retail needs of the local residents. A vibrant market exists in the core town centre.
- 9.14 For the Ravensbury Estate, Morden District Centre (10 mins walk) is its closest town centre located in the centre of the borough. Morden town centre provide services and support that responds to changes in the way people work, offering alternatives to central

London commuting yet retaining easy access to the city. A transformational change in the perception of Morden is required to make it a place where people want to visit rather than pass through.

**9.15** The emerging planning framework (moreMorden) will address this issue by reinforcing Morden’s natural and built heritage, which will play its part alongside high quality contemporary design for new buildings and public spaces. The aim of moreMorden is to increase the number of people using the town centre.

Figure 28: Proposed Economic SA/SEA objectives

Topic	Proposed SA Objective	SA objective commentary	Decision making criteria
Economic growth and development	Sustain economic growth and development for all.	Some of the sites adjoin established employment areas. Future developments on the three sites should not affect significantly on the businesses operating from these existing employment sites.  In addition, support the development of an efficient, low carbon economy (including new green technologies) that minimise unsustainable resource use.	Does it contribute to the development of local employment opportunities?  Does it provide opportunities for training?
Employment and unemployment	To ensure high and stable levels of employment so everyone can benefit from economic growth of Merton.	For the regeneration of the three estates, a Local Employment Strategy must be submitted outlining measures to demonstrate that local people could access training and employment opportunities during the construction phase and resultant end-use of the scheme. ‘Opportunities’ includes applicants procuring local companies in the supply-chain and may include offering local residents apprenticeships or work experience to improve skills	What new employment opportunities will the development create?  Does the development contribute to increased learning and skills opportunities?

# Appendices

## Appendix A: Other Relevant Plans, programmes, and Sustainability objectives (Task A1)

### Establishing the policy context

- i. The council has undertaken a comprehensive review of all its international, regional, and local plans, programmes, and sustainability objectives in order to identify the key objectives objective, indicators and targets relevance to the planning framework for the estates and the council's Sustainability Objective Framework.
- ii. The sustainability objectives, targets, and indicators to be developed for inclusion in the SA Framework must have regard to the underlying objectives and key targets associated with the following international strategies, plans, and programmes:

Level: International / European Context
Conservation of Natural Habitats of Wild Fauna and Flora Directive 92/43/EEC
The Wild Birds Directive 2009/147/EC
The Convention on Biological Diversity 93/626/EEC
The EU Water Framework Directive 2000/60/EC
Ambient air quality assessment and management Directive 1996/62/EC
Limit values for sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air Directive 1999/30/EC
Air Quality Directive 2008/50/EC
Environmental Noise Directive 2002/49/EC
Approval of the Kyoto Protocol on Climate Change Decision 2002/358/EC
Allocation of emission levels under the Kyoto Protocol Decision 2010/778/EU
Landfill Directive 1999/31/EC
EU Renewable Energy Directive 2001/77/EC
EU Energy Efficiency Directive 2012/27/EU
EU Floods Directive 2007/60/EC
Pan-European Biological and Landscape Diversity Strategy 2003

Mainstreaming sustainable development into EU policies: Review of the European Union Strategy for Sustainable Development 2009
European Spatial Development Perspective 1999
Roadmap to a Single European Transport Area – Towards a competitive and resource efficient transport system, White Paper 2011
European Landscape Convention 2000
Proposal for a new EU Environment Action Programme to 2020 - "Living well, within the limits of our planet" 2012
The Johannesburg Declaration on Sustainable Development 2002
Living Planet Report 2012 – Biodiversity, bio-capacity and better choices
<b>Level: National Context</b>
National Planning Policy Framework (NPPF) 2012
National Planning Policy Guidance (NPPG) 2014
Planning policy for traveller sites 2012
PPS 10: Planning for Sustainable Waste Management 2011
Planning for Sustainable Waste Management: A Companion Guide to PPS10 2006
Planning for Town Centres: Practice guidance on need, impact and the sequential approach 2009
Planning for climate change – guidance for local authorities 2012
Good Practice Guide on Planning for Tourism 2006
Localism Act 2011
Public Services (Social Value) Act 2012
'Reuniting health with planning: healthier homes, healthier communities' 2012
UK Sustainable Development Strategy "Securing the Future" 2005
Conservation of Habitats and Species Regulations 2010
Biodiversity 2020: A strategy for England's wildlife and ecosystem services 2011
UK Biodiversity Action Plan (UK BAP) 1994
UK Post-2010 Biodiversity Framework 2012

Transport White Paper – "Creating Growth, Cutting Carbon: making sustainable local transport happen" 2011
Draft aviation policy framework 2012
The Wildlife and Countryside Act (as amended) 1981
Sustainable Communities Act 2007 (as amended)
UK Energy Efficiency Strategy 2012
Climate Change Act 2008
UK Climate Projections 2009
The Air Quality Strategy (Volume 2) 2007
Air Pollution: Action in a Changing Climate 2010
National Flood and Coastal Erosion Risk Management Strategy for England
Natural England Corporate Plan 2012-2015
The Code for Sustainable Homes: Setting the Sustainability Standards for new homes 2008
The Code for Sustainable Homes: Technical Guide 2012
English Heritage Corporate Plan 2011 - 2015
Suburbs and the Historic Environment 2007
Guidance on Tall Buildings 2007
The Water Resources Act 1991
The Water Act 2003
Flood Risk Regulations 2009
Flood and Water Management Act 2010
Healthy Lives, Healthy People: Our Strategy for Public Health in England
CL:AIRE Definition of Waste: Development Industry Code of Practice 2011
The Plan for Growth 2011
A Practical Guide to the SEA Directive 2006



<b>Level: Regional Context</b>
The London Plan: Spatial Development Strategy for Greater London 2011
Draft Further Alterations to the London Plan (2014)
The Mayor's Housing Strategy (draft) 2012
The Mayor's Transport Strategy (draft) 2010
The Mayor's Ambient Noise Strategy 2004
The Mayor's Air Quality Strategy 2010
The Mayor's Biodiversity Strategy 2002
The Mayor's Cultural Strategy 2010
The Mayor's Economic Development Strategy 2010
The Mayor's Climate Change Mitigation and Energy Strategy 2011
The Mayor's Climate Change Adaptation Strategy (draft) 2010
London Biodiversity Action Plan 2001
Sub Regional Development Framework for the south sub region 2006
Thames Waterway Plan 2006-2011
Thames Corridor Catchment Abstraction Management Strategy 2004
Thames River Basin Management Plan 2009
Thames Catchment Flood Management Plan 2009
The Thames Estuary 2100 Plan 2012
The Lower Thames Flood Risk Management Strategy (draft) 2010
Mayor of London: Regional Flood Risk Assessment (2014)
London Strategic Parks Project 2006
Transport Assessment Best Practice Guidance 2010
A New Way to Plan – Travel planning for new development in London 2010
Managing Freight Effectively: Delivery and Servicing Plans 2010
The Mayor's Equality Framework 2009
<b>Level: Local Context: London Borough of Merton</b>

Core Planning Strategy 2011
Sites and Policies Plan 2014
Policies Map 2014
Community Plan 2013
Local Implementation Plan for Transport 2011-2031
Housing Strategy 2008-2012
Tenancy Strategy 2013
Climate Change Strategy 2009-2015
Joint Strategic Needs Assessment 2013/14
Employment Land Study 2010
Merton's Economic Development Strategy (2010) and Refresh (2012)
Merton's Employment and Skills Action Plan 2013 - 2014
Merton's Public Realm Strategy (2009)
Merton's Allotment Strategy 2007 - 2010
Merton's Cultural Strategy; A better future for all 2007 – 2010
Merton's Older Persons Housing Strategy 2006 – 2009
Merton Sport, Health and Physical Activity Strategy 2006 –2009
Merton's Healthier Communities Strategy 2008 - 2012
Nature Reserve Management Plans (13 in total – between 1997 and 2007)
Infrastructure projects (table 27.2 Core Planning Strategy)
Borough's sport, open space and recreation needs assessment 2008
The Thames Landscape Strategy 2012
South London Waste Plan DPD (2012)
London Borough's of Wandsworth, Merton, Sutton and Croydon Strategic Flood Risk Assessment (level 1 and level 2) 2008 and 2009
Draft Local Flood Risk Management Strategy (LFRMS) (pending adoption)

Merton's Neighbourhood Renewal Strategy (2005-2010)
The London Borough of Merton Climate Change Strategy 2009 – 2012
Carbon assessment of domestic housing in London Borough of Merton (2010)
Merton climate change research: Town Centre Morden: CHP Plant Option Appraisal (2010)
Merton climate change: Renewable energy resources in Merton: a preliminary assessment (2009)
Affordable Housing Viability Study (2010)
Strategic Housing Market Assessment (2010)
Merton's Housing Strategy 2012-2015
Merton's Housing Needs Study (2005):
Merton Town Centre Capacity Study (2011)
Merton's Economic and Employment Land Study (2010)
A New Future: An Economic Prospectus for Merton – London Borough Merton Economic Development
Merton's Open Space Strategy (2010)
Merton's Public Realm Strategy (2009)
Merton's Infrastructure Needs Assessment Study (2008)
Merton's Free Play Strategy 2007-2012 (2007)
Merton's Conservation Area Character Assessments
The Borough Character Study
Wandle Valley Regional Park: A vision for the future update (2009)
Joint Strategic Needs Assessment 2012
Childcare Sufficiency in Merton Annual Report 2013

- iii. All of the plans and programmes have influence Merton's Local Plan to some degree. However, the London Plan (as the spatial strategy for London) the various Mayoral strategies as well as the council's adopted plans and strategies (i.e. the Core Planning Strategy) are of particular relevance. The objectives contained within these will provide the direction for spatial planning within Merton.

## Appendix B

iv. This is the list of cultural and heritage assets illustrated on figure 10 a-c within a 200 metres catchment area.

Estate	Asset	Type of Asset
High Path	Wheel House at Mister Liberty's print works	Listed building Grade II
High Path	Two street lamp outside number 12 and 34	Listed building Grade II
High Path	South Wimbledon Station London Regional Transport station	Listed building Grade II
High Path	Colour house at Mister Liberty's Print works	Listed building Grade II
High Path	Wall running along south side of road	Listed building Grade II
High Path	Merton Place	Archaeological Priority Zone
High Path	Stane Street	Archaeological Priority Zone
High Path	Wandle/Colliers Wood	Archaeological Priority Zone
High Path	Conservation Area 025	Conservation Area
High Path	Merton Priory	Scheduled Ancient Monument
Ravensbury	White cottage	Listed building Grade II
Ravensbury	Ravensbury Mill	Listed building Grade II
Ravensbury	Morden Hall Park	Historic Park and Gardens
Ravensbury	Conservation Area 025	Conservation Area
Ravensbury	Morden Hall and Park	Archaeological Priority Zone
Ravensbury	Wandle/Mitcham	Archaeological Priority Zone