

Committee: Borough Plan Advisory Committee

Date: 16 November 2011

Agenda item

Wards: All

Subject: Merton Council's Annual Monitoring Report 2010/11

Lead officer: Head of Sustainable Development, James McGinlay,

Lead member: Cabinet Member for Environment Sustainability and Regeneration,
Councillor Andrew Judge,

Forward Plan reference number: 970 (Cabinet); 969 (Council)

Contact officer: Strategic Policy and Research Manager – Tara Butler
(tara.butler@merton.gov.uk 020 8545 4855)

Recommendations:

- A. That Member considers and comments on the updated draft of Merton Council's Annual Monitoring Report 2010/11 and
 - B. Recommend to **Cabinet** that the Director for Environment and Regeneration in consultation with the Cabinet Member for Environment Sustainability and Regeneration, the Chair and Vice Chair of the Borough Plan Advisory Committee be given delegated authority to agree and make any amendments required to Merton's Annual Monitoring Report for submission to the Secretary of State by 31 December 2011.
-

1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1. In accordance with the Planning & Compulsory Purchase Act 2004 and associated regulations, every Local Planning Authority has to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31 December each year.
- 1.2. It is proposed that the Director in consultation with the relevant Cabinet Member, the Chair and Vice Chair of the Borough Plan Advisory Committee be given delegated authority by Cabinet to review and approve the final draft of Merton's Annual Monitoring Report prior to its submission to the Secretary of State.

2 DETAILS

- 2.1. The AMR evaluates performance of planning policies contained in Merton's Unitary Development Plan as well as the progress of the preparation of the LDF over the last financial year (in this case 1 April 2010 to 31 March 2011).
- 2.2. At the Borough Plan Advisory Committee meeting on 19 April 2011, councillors considered and resolved that a slimmed down version of the draft Annual Monitoring Report be submitted to the Committee, to include such information as is considered essential but where current sections of the AMR are not widely used, consideration be given to summarising or deleting such sections.

- 2.3. Councillors also requested that the following information be included, which
- (i) (a) Housing: greater clarity on affordable housing including clear figures as to what percentage of the total housing stock comprises affordable housing, and similar information in relation to the completion and approvals of housing developments. This data has been incorporated into *Chapter 4: Housing* and Members views would be especially welcomed on this
 - (ii) (b) in Merton, the number of planning applications granted / refused; the percentage of refusals subject to appeal; the percentage of appeals lost / won and comparative figures for such data with other London boroughs and a breakdown of figures for applications refused and appeals by ward. All of this data has been incorporated into *Chapter 4: Housing*, apart from the comparative data with other London boroughs and the refusals by ward. Officers are still working on the remaining data and hope to have it for presentation at the meeting on 16 November 2011

Delegated Group to consider and agree Merton's Annual Monitoring Report

- 2.4. To improve the quality of Merton's AMR, it is important additional outstanding information is considered and included where necessary before Merton's AMR is submitted to the Secretary of State and the Mayor of London by 31 December 2010.
- 2.5. The Cabinet meeting held on 07 December 2009 resolved "*That the Director of Environment and Regeneration, in consultation with the cabinet member for planning and traffic management, the chair and the vice-chair of the Borough Plan Advisory Committee be given delegated authority to make any amendments required and agree Merton's annual monitoring report for submission*" (decision under Agenda Item 6), minutes of the Cabinet meeting 07 December 2009).
- 2.6. It is therefore proposed that a group comprising the Director for Environment Sustainability and Regeneration in consultation with the Cabinet Member for Environment Sustainability and Regeneration, the Chair and Vice Chair of the Borough Plan Advisory Committee be given delegated authority to consider and make amendments to the final draft of Merton's AMR prior to its submission to the Secretary of State and the Mayor of London by 31 December 2010.
- 2.7. This means that all relevant information from other sources that could be used to improve the quality of Merton's AMR can be included prior to submission by 31 December 2011.

3 ALTERNATIVE OPTIONS

- 3.1. It is considered that there isn't a realistic alternative to the current proposal if Merton's AMR is to contain accurate information, especially on housing matters.
- 3.2. If no changes were made to the first draft of the AMR before submission to the Secretary of State, the quality of Merton's AMR would be affected and

the information it contains. Merton would not carry out its statutory requirement set out in PPS3.

4 CONSULTATION UNDERTAKEN OR PROPOSED

- 4.1. In preparing Merton's AMR, many council departments were consulted, including Housing, Development Control, Transport, Environmental Health and Leisure Services. There is also frequent dialogue with outside bodies including the Mayor of London, Transport for London, those involved in the housebuilding industry in Merton, the Environment Agency and Greenspace Information for Greater London

5 TIMETABLE

- 5.1. Regulation 48 of the Town and Country Planning Regulations and section 35 of the Planning and Compulsory Purchase Act outlines the requirements for an Annual Monitoring Report, which must be submitted to the Secretary of State by the end of the calendar year.

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 6.1. None for the purposes of this report.

7 LEGAL AND STATUTORY IMPLICATIONS

- 7.1. Regulation 48 of the Town and Country Planning Regulations and section 35 of the Planning & Compulsory Purchase Act outlines the requirements for an Annual Monitoring Report, which must be submitted to the Secretary of State by the end of the calendar year.
- 7.2. The Localism Bill and associated draft Regulations (Part 8, section 39 of Local Planning Regulations consultation July 2011), the duty to monitor remains by requiring an "authorities' monitoring report" to be prepared and published as soon as possible after the information is available to it. In practice this may mean that more than one "Authorities Monitoring Report" has to be published every year. The Localism Bill removes the requirement to send the report to the Secretary of State.

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 8.1. None for the purposes of this report

9 CRIME AND DISORDER IMPLICATIONS

- 9.1. None for the purposes of this report

10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

- 10.1. None for the purposes of this report

11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

Appendix 1: Merton's Annual Monitoring Report 2010-11.

12 BACKGROUND PAPERS

Annual Monitoring Report

2010-2011

Authorities monitoring reports

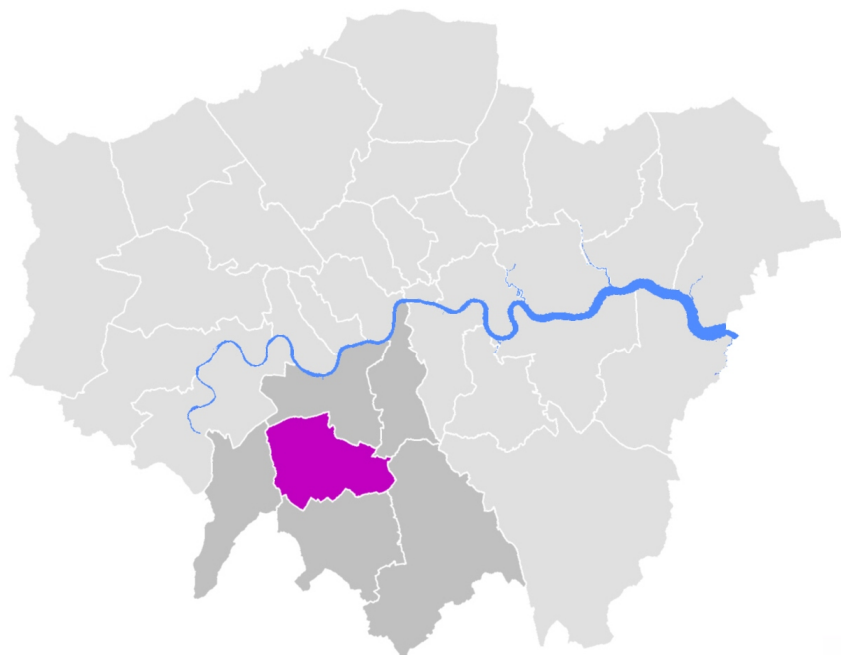
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1. Introduction

- 1.1. Every local planning authority is required to publish an Annual Monitoring Report (AMR) each year containing information on the implementation of the Local Development Scheme (LDS), the progress and effectiveness of the Local Development Framework (LDF) and the extent to which the planning policies set out in the LDF documents are being achieved.
- 1.2. This is the seventh (7th) Annual Monitoring Report (AMR).
- 1.3. The AMR monitors the financial year 2010/11 (1st April 2010 to 31st March 2011). Events that take place outside this time period may be referred to but will be monitored in previous or subsequent reports.
- 1.4. The Town and Country Planning Regulation 48 and section 48 and 35 of the Planning and Compulsory Purchase Act 2004 outlines the requirements for an Annual Monitoring Report which must be submitted to the Secretary of State, within nine months of the end of the financial year (i.e. by 31st December 2010). This is currently subject to changes under the Localism Bill which removes the requirement to submit the report to the secretary of state, and offers greater flexibility to the borough in the content of the report.

2. London Borough of Merton Context and Population

- 2.1. Merton is designated as an outer London borough in the London Plan, situated south west of the City of London and bordering Wandsworth, Kingston, Sutton, Croydon and Lambeth boroughs. Merton occupies an area of 37 square kilometres and is predominately residential in character, playing a transitional role from urban to suburban neighbourhoods, neither bordering Surrey nor central London. Open space is an important component of the character of Merton, occupying approximately 25% of the borough.



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Figure 2.1 - Merton's Location within London

(source: prepared by London Borough of Merton based on Ordnance Survey protected by Crown Copyright)

- 2.2. The borough contains several distinct districts and town centres including Wimbledon, Morden, Mitcham and Colliers Wood. It also takes in some impressive open spaces including Mitcham and Wimbledon Commons. There are a number of smaller local centres scattered at Arthur Road, Motspur Park, North Mitcham, Raynes Park and Wimbledon Village that each have their own distinct character.

- 2.3. The 2011 projected population for Merton is 200,700 (Greater London Authority 2011). This differs from that projected by the Office for National Statistics (ONS) which in Mid 2010 was 208,800 people. The disparity between the two figures can be explained by rather long length of elapsed time since the 2001 census and the differing assumptions used by each authority in their calculations. There is always going to be some error margin when using projected figures, and as such it is considered best to look at both figures together. The disparity in figures will be resolved once the 2011 census figures are released.
- 2.4. In 2010 in Merton, the population density of the local authority was 5552 people per square km. Figures for Merton compare with the national average of 401 people per square km, and 4978 people per square km in London region (Office for National Statistics). As can be seen at **Figure 2.2**, Merton’s population is significantly denser than Outer London, London and England, which means that on average people in Merton live closer together.

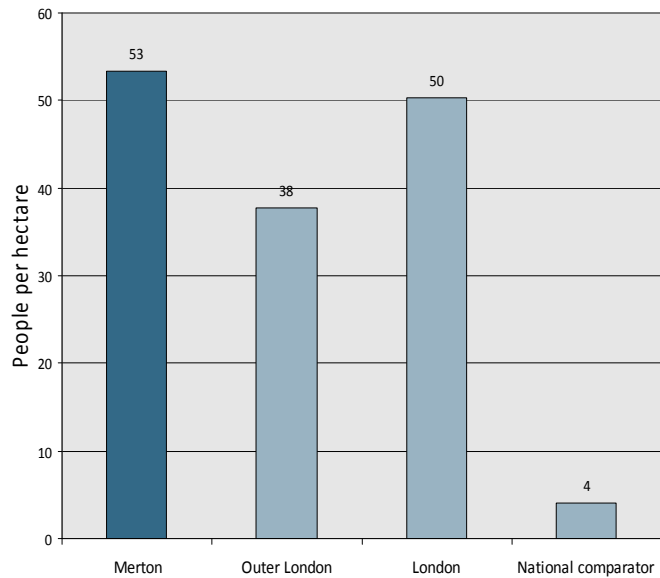
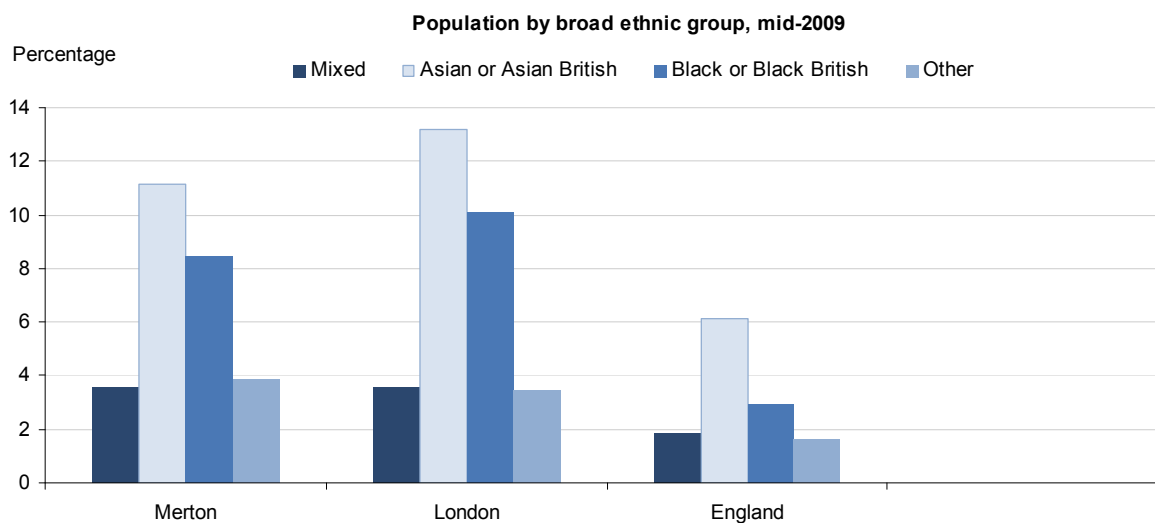


Figure 2.2 - Population Density Per hectare
(source: Greater London Authority 2011)

- 2.5. 40% of Merton’s population is born overseas. This is significantly higher than the London average of 34% and the England average of 11%. The largest migrant population by birth in Merton is South African, which differs from that across London and the United Kingdom which is Indian (source: Office for National Statistics: 2011 Annual Population Survey)



Source: Population Estimates by Ethnic Group, Office for National Statistics

Figure 2.3 - Population by Ethnic Group

House prices

- 2.6. During the 2010-2011 monitoring period, the average house price in Merton was £329,725 (Land Registry Data). This figure is slightly below the London average for the same period, however is well above the national average as seen at **Table 2.2**.

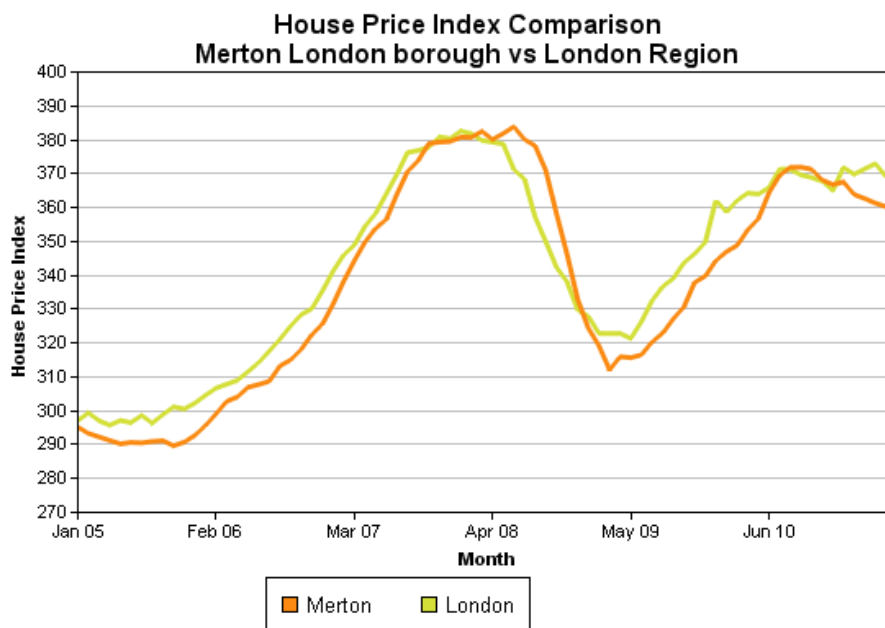


Table 2.1 - House Price Index Comparison

(Source: DSP Housing Values Information Update - August 2011)

	Merton	London	England and Wales
2006-2007	£288,477	£301,275	£168,464
2007-2008	£334,603	£343,697	£180,934
2008-2009	£320,747	£321,163	£165,784
2009-2010	£298,358	£314,370	£158,479
2010-2011	£329,725	£338,933	£164,586

Table 2.2 - Merton's Average Annual House Price compared with London, England and Wales
(Source: Land Registry Data)

3. Monitoring progress of the LDF

- 3.1. This chapter sets out Merton Council's progress towards meeting its LDF timetables and milestones as set out in the Local Development Scheme (LDS) and the reasons for any differences between milestones and actual events.

Date	Action
January 2008	Secretary of State approved LDS version 5
February 2008	Merton Council resolved that the LDS version 5 shall come into effect
June 2009	Revised LDS version 6 submitted to the Secretary of State
March 2010	Secretary of State approved LDS version 6
July 2010	Merton Council to resolve that the LDS version 6 shall come into effect
September 2011	Mayor of London approved LDS version 7

Table 3.1 – Iterations of Merton's Local Development Scheme

- 3.2. Merton's LDS has been revised to ensure that it will continue accurately and realistically to represent Merton Council's progress on the LDF and will keep Merton's communities informed of the next stages, including when community consultation will take place. Reasons for the revisions between LDS Version 1 to Version 6 are set out in Merton's earlier AMR's.
- 3.3. Merton's Local Development Scheme is regularly reviewed against progress with the LDF to accommodate changes in priorities for forward planning in Merton. The main changes between version 6 and 7 reflect the introduction of a new document - the sites and policies DPD, changes to regional and national guidance, slight changes to timeframes to accommodate the sites and policies DPD with proposal map and the inclusion of projects that future Merton undertake outside of the LDF process [for example the Regeneration Plan, Community Infrastructure Levy (CIL) and Local Implementation Plan (LiP)].
- 3.4. Merton's Local Development Framework (LDF) consists of the following documents:
1. Local Development Scheme
 2. Statement of Community Involvement SCI
 3. Core Strategy
 4. Sites and Policies DPD
 5. Proposals Map
 6. Sustainability Appraisal
 7. South London Waste Plan
 8. Supplementary planning documents (SPD)
 9. Annual Monitoring Report

Local Development Scheme

- 3.5. The Local Development Scheme (LDS) is the project plan for the Local Development Framework (LDF). It sets out what documents are going to be produced in the LDF, when they are going to be produced - including the stages of community consultation - and some information on what they are likely to contain.
- 3.6. The LDS was approved by full Council on 13 July 2011 and has subsequently been approved by the Mayor of London. The document is scheduled to go before full Council in February 2012 again for formal adoption.

	2011												2012												2013												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Core strategy DPD								R		A																											
Sites & Polcies DPD																																					
Proposals Map																																					
Joint Waste DPD																																					
Community Infrastructure Levy																																					

Table 3.2 - Local Development Scheme Timetable

	Public Consultation
	Public Consultation on draft Document
	Pre- Submission Public Consultation
	Submission Stage
	Examination
	Inspector's Report
	Adoption
	Pre-production work and considering options
	Access results and finalise document
	Period before Adoption of the document

- 3.7. All major key dates in the LDS timetable (see **Table 3.2**) are on track and are explained further in individual sections below.

Statement of Community Involvement SCI

- 3.8. Planning policies and decisions taken on planning applications affect the lives of people living and working in Merton. Merton Council wants to involve the community to find out what they want from the policies shaping their local area.
- 3.9. People like to be consulted in different ways. Some prefer focus groups or public meetings to tell them what's going on, others prefer to read about it in the local paper or on the web.
- 3.10. The Statement of Community Involvement (SCI) set out Merton's commitment to community involvement in planning. It explains how Merton's communities can let the Council know what they think about new planning policy and on planning applications, and how the Council will keep them involved on planning issues.
- 3.11. Merton's SCI was submitted to the Planning Inspectorate in September 2005 and was judged to be sound. It was adopted by Merton Council in July 2006.

Core Planning Strategy

- 3.12. On 18 November 2010, Merton's Core Planning Strategy was submitted to the Secretary of State. The public hearing element of the examination took place between 09 and 17 February 2011.
- 3.13. Following the Examination in Public (EIP) in February 2011, Merton's submitted Core Strategy DPD was found sound by the Planning Inspectorate. On 13 July 2011, Merton Council adopted Merton's Core Planning Strategy.

Sites and Policies DPD and 5) Proposals Map

- 3.14. Merton is currently working on a sites and policies DPD which will accompany the Core Strategy, providing further policy detail and information for development in the borough. This DPD will allocate sites for the specific future land uses or developments, including policies relating to the delivery of site-specific allocations and also includes the Proposals Map.

Date	Action	Progress
Initial Preparation:	May - June 2011	Completed
Call for Sites consultation	July - August 2011	Completed
Public Consultation on draft DPD	January– March 2012	Future
Publication and Approval of submission draft	November 2012	Future
Pre-Submission Consultation	December 2012 – January 2013	Future
Submission to Secretary of State	March 2013	Future
Public examination hearing	June 2013	Future
Inspectors Report	August 2013	Future
Adoption by council	October to December 2013	Future

Table 3.3 - LDS timetable for the Sites and Policies DPD

- 3.15. The timetable for the production of the Sites and Policies DPD can be seen at **Table 3.3**. At the time of writing (November 2011), the borough has completed the initial preparation of the document and Call for Sites Consultation, and is on target for consultation of the sites and policies DPD in early 2012.

South London Waste Plan

- 3.16. The South London Waste Plan DPD 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. The South London Waste Plan DPD contains policies to guide the determination of planning applications for waste management facilities and identifies existing waste sites to be safeguarded and areas where waste management development may be suitable.
- 3.17. The South London Waste Plan (SLWP) was submitted to the Secretary of State on 28 April 2011. The examination-in-public hearings were held between 12 and 19 July 2011 and a consultation on the proposed changes to the plan arising from the hearings was held between 3 August and 20 September 2011. The Planning Inspector issued his report on 26 October 2011 and has found the SLWP sound.
- 3.18. In line with the timetable of the LDS, Councillors across the four boroughs will now consider the adoption of the South London Waste Plan as part of each borough's Local Development Framework between December and March 2012.

Community Infrastructure Levy (CIL)

- 3.19. Under current legislation, the Community Infrastructure Levy will replace Section 106 agreements by April 2014 as the principal means by which developer contributions towards providing the necessary infrastructure to support new development should be collected. Therefore Merton will have to adopt a CIL Charging Schedule by April 2014 to help fund infrastructure in the borough.
- 3.20. Under CIL, local authorities and the Mayor of London will be able to charge a mandatory tariff on a wide variety of development including most new owner-occupied homes and other buildings over 100 sqm.
- 3.21. Although the CIL is outside this monitoring year, the CIL process started July 2011 in line with the LDS version 7 timetable.

4. Housing

- 4.1. Merton's new housing provision is made up of a combination of housing types such as brownfield redevelopment sites, town centre high density development, and incremental residential development in established neighbourhoods, such as through dwelling conversions.
- 4.2. During the 2010-2011 monitoring period the draft replacement London Plan was consulted upon. That plan provides a housing target for Merton of 320 units. The London plan was subsequently adopted in July 2011.

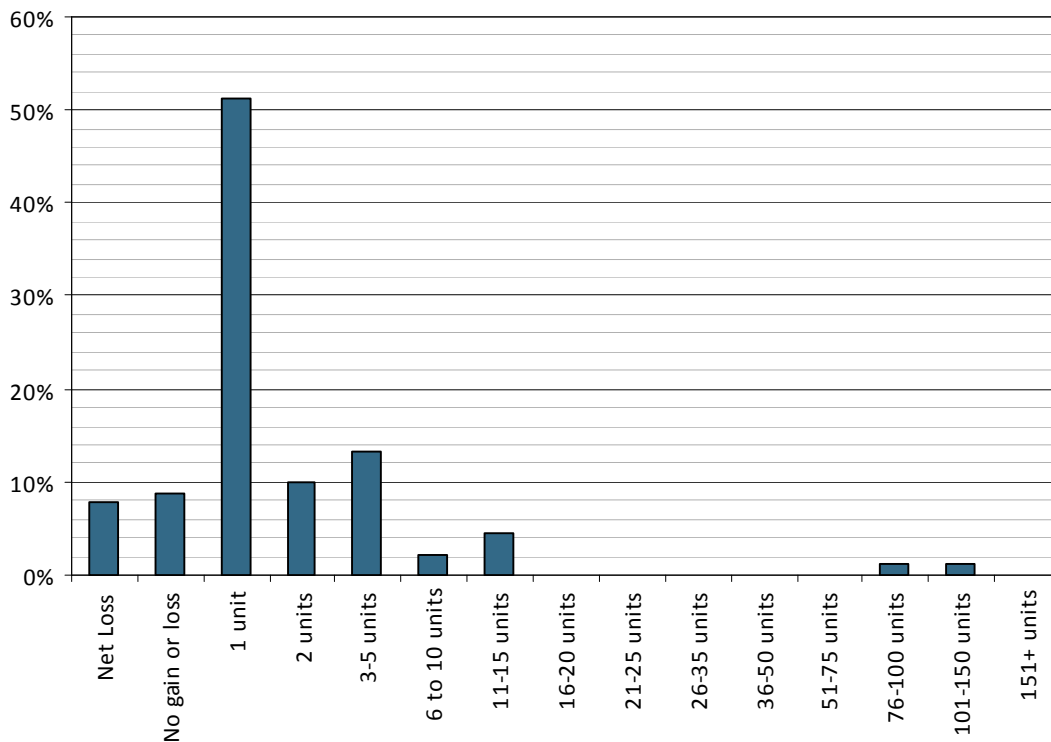


Figure 4.1 - 2010-2011 Completed Schemes by Net Number of Units

(Source: Merton's Residential Monitoring Database)

	Schemes Approved	Schemes Completed	Schemes Completed %
Net Loss	13	7	8%
No gain or loss	29	8	9%
1 unit	57	46	51%
2 units	3	9	10%
3-5 units	6	12	13%
6 to 10 units	8	2	2%
11-15 units	3	4	4%
16-20 units	0	0	0%
21-25 units	0	0	0%
26-35 units	1	0	0%
36-50 units	0	0	0%
51-75 units	0	0	0%
76-100 units	0	1	1%
101-150 units	0	1	1%
151+ units	2	0	0%
Total	122	90	1

Table 4.1 - 2010-2011 Completed and Approved schemes by Net Number of Units

(Source: Merton's Residential Monitoring Database)

- 4.3. During the 2010-2011 monitoring period there were 357 net additional housing units. This figure was 13 units lower than the 2008 London Plan target. More importantly however, it was 27 units above the current (and more reflective) London Plan target.

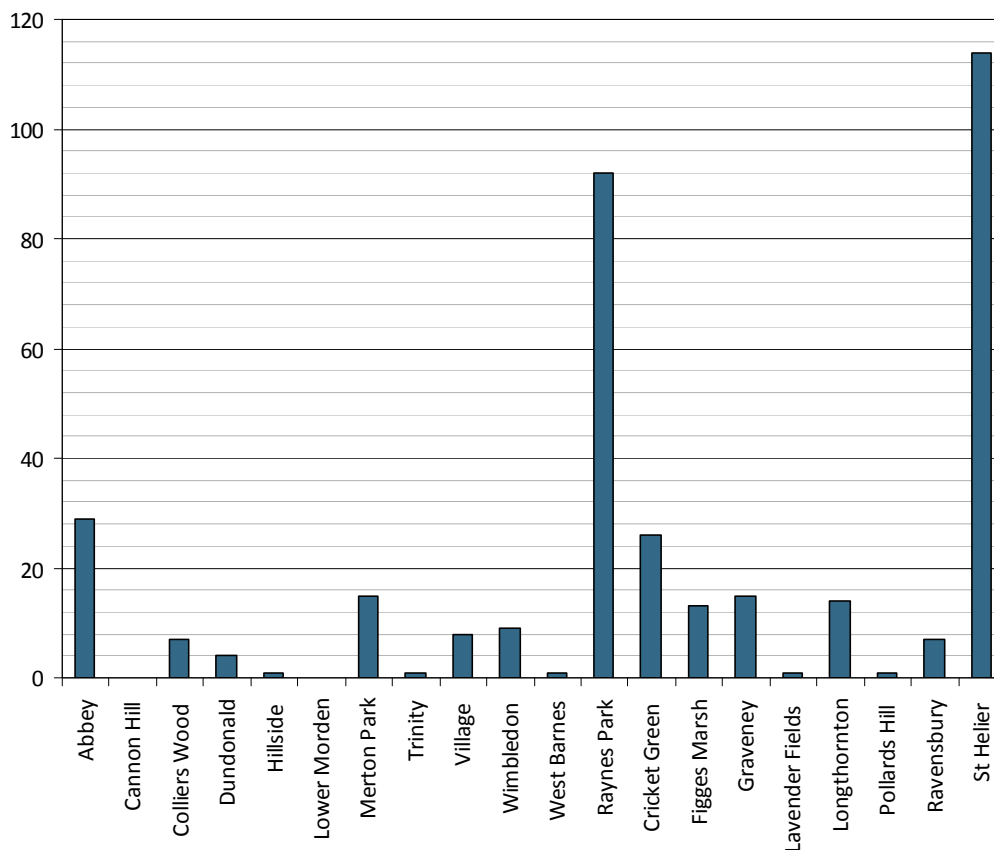


Figure 4.2 - 2010-2011 Completions by Ward

(Source: Merton's Residential Monitoring Database)

- 4.4. A breakdown of 2010-2011 completions can be seen at **Table 4.2** and **Figure 4.2**. It is clear that in the monitoring year there were two wards which provided a significantly large proportion of the overall completion figure. The figures in each of those two areas can be attributed to large developments which were delivered in the year. In the Raynes Park ward, 88 units (or 96% of the total for the ward) were accounted for by the Waitrose development at 21-31 Coombe Lane. In the St Helier ward, 111 units (or 97% of the total for the ward) were accounted for by 'the Willows' development at the former Merton Sixth Form College, Central Road site.

	Ward	2010-2011
Wards outside East Merton Neighbourhood Renewal Area	Abbey	29
	Cannon Hill	0
	Colliers Wood	7
	Dundonald	4
	Hillside	1
	Lower Morden	-1
	Merton Park	15
	Trinity	1
	Village	8
	Wimbledon	9
	West Barnes	1
	Raynes Park	88

East Merton Neighbourhood Renewal Area	Raynes Park	92
	Cricket Green	26
	Figges Marsh	13
	Graveney	15
	Lavender Fields	1
	Longthornton	14
	Pollards Hill	1
	Ravensbury	7
	St Helier	114
TOTAL		357

Table 4.2 - 2010-2011 Completions by Ward
(Source: Merton's Residential Monitoring Database)

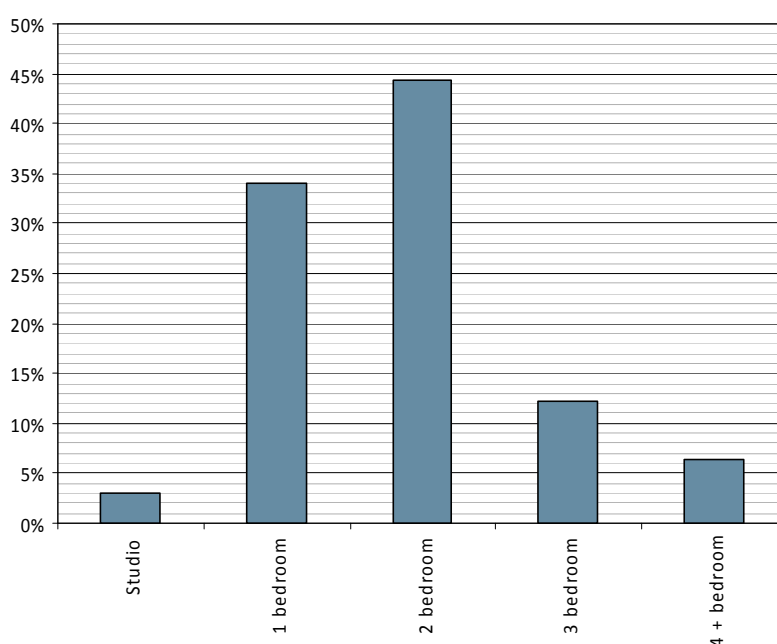


Figure 4.3 - 2010-2011 Completed Households by Unit Bedrooms
(Source: Merton's Residential Monitoring Database)

	Units Approved	Units Completed	% Bedroom/ Units Completed	% Bedroom/ Units Approved
Units	598 Net	357 Net	-	-
Studio	75	13	3%	9.40%
1 bedroom	189	149	34%	23.68%
2 bedroom	294	194	44%	36.84%
3 bedroom	159	53	12%	19.92%
4 + bedroom	81	28	6%	10.15%
Total	798	437	100.00%	100.00%

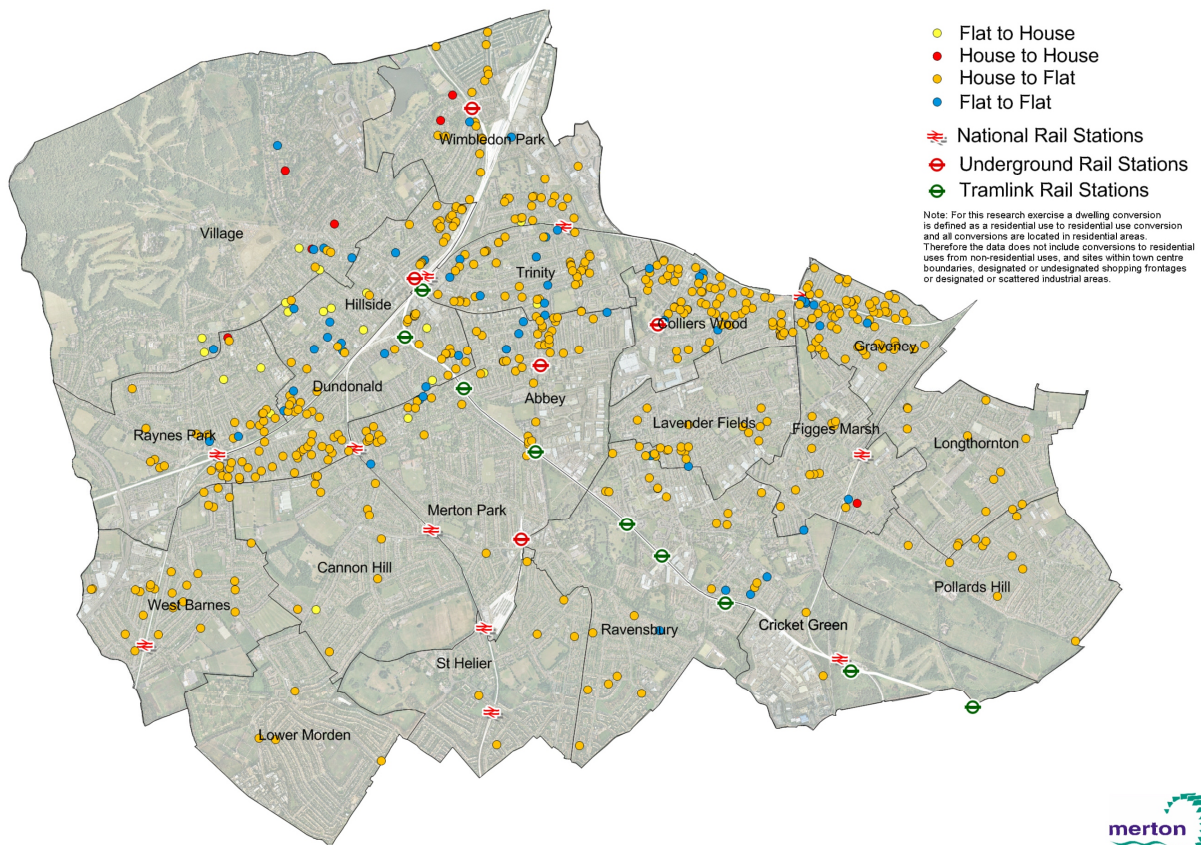
Table 4.3 - Units Approved and Completed by bedroom
(Source: Merton's Residential Monitoring Database)

- 4.5. During the 2010-2011 period, the majority of completed housing units were either 1 or 2 bedrooms (see **Table 4.3** and **Figure 4.3**), providing a combined total of 78.5% of all units. 12% were 3 bedrooms, 6.4% 4+ bedrooms.

- 4.6. There were 598 net additional housing units approved during the 2010-2011 monitoring period (see **Figure 4.3** and **Table 4.3**).

Dwelling Conversions

- 4.7. Proposals for residential conversion can include the conversion of a building into several dwellings, or the conversion of all or part of a building from a non-residential use to form one or two or more dwellings. The dwellings produced will normally provide for the full and self-contained requirements of everyday living, including a bathroom and kitchen for the sole use of the occupier.



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Figure 4.4 - Historical dwelling conversion completions in Merton (1987-2010)

- 4.8. As can be seen at **Figure 4.5**, during the monitoring year there were 61 applications received for dwelling conversions. This is a similar figure to the previous year (which had 52 applications) however was significantly less than the 2008-2009 period which had 88 applications.
- 4.9. During the monitoring year, the majority of applications submitted for dwelling conversions (73%) were for the conversion of a house to a flat. Of those applications 61% were refused, with the majority of cases citing inadequate internal space and living conditions for future occupiers or access to private open space.
- 4.10. Of note all applications for the conversion of flats back to a single dwelling were approved during the period.

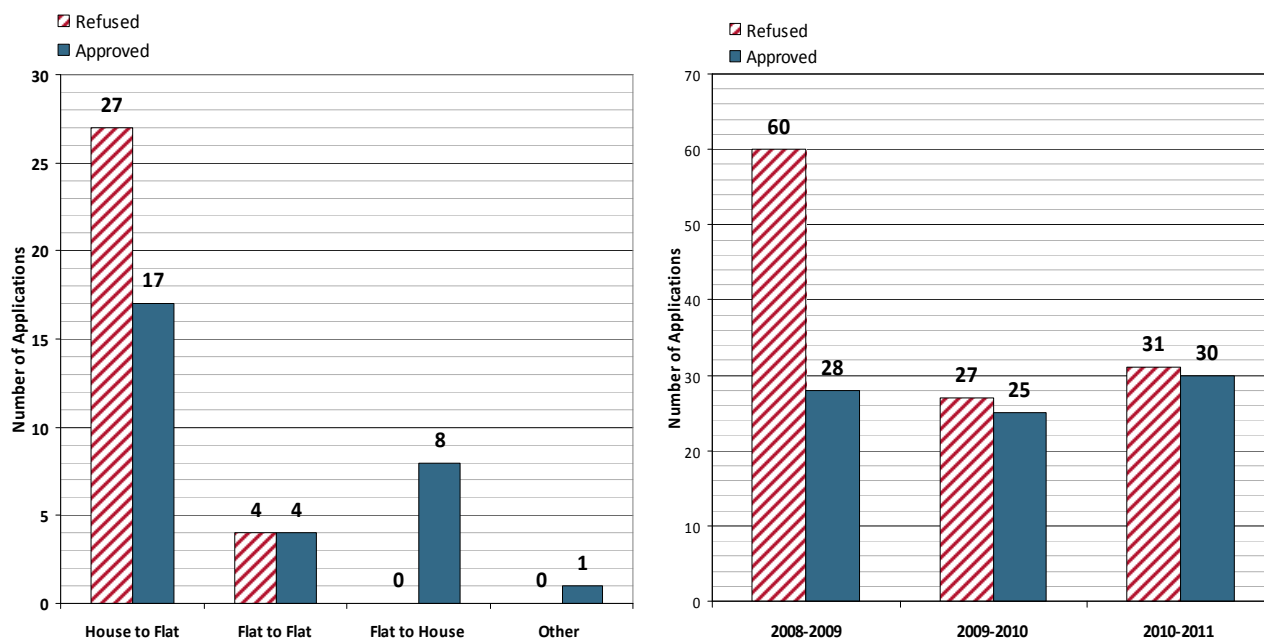


Figure 4.5 - Breakdown of 2010-211 Unit Conversions

Planning Appeal Information

- 4.11. There were a total of 113 planning applications appeal decisions determined between March 2010 and March 2011. Of these 82 applications were dismissed, while 31 were permitted. A breakdown of the appeal decisions by ward can be seen at **Figure 4.6** where it is clear that the majority of appeals decided were for developments situated in the Village ward.

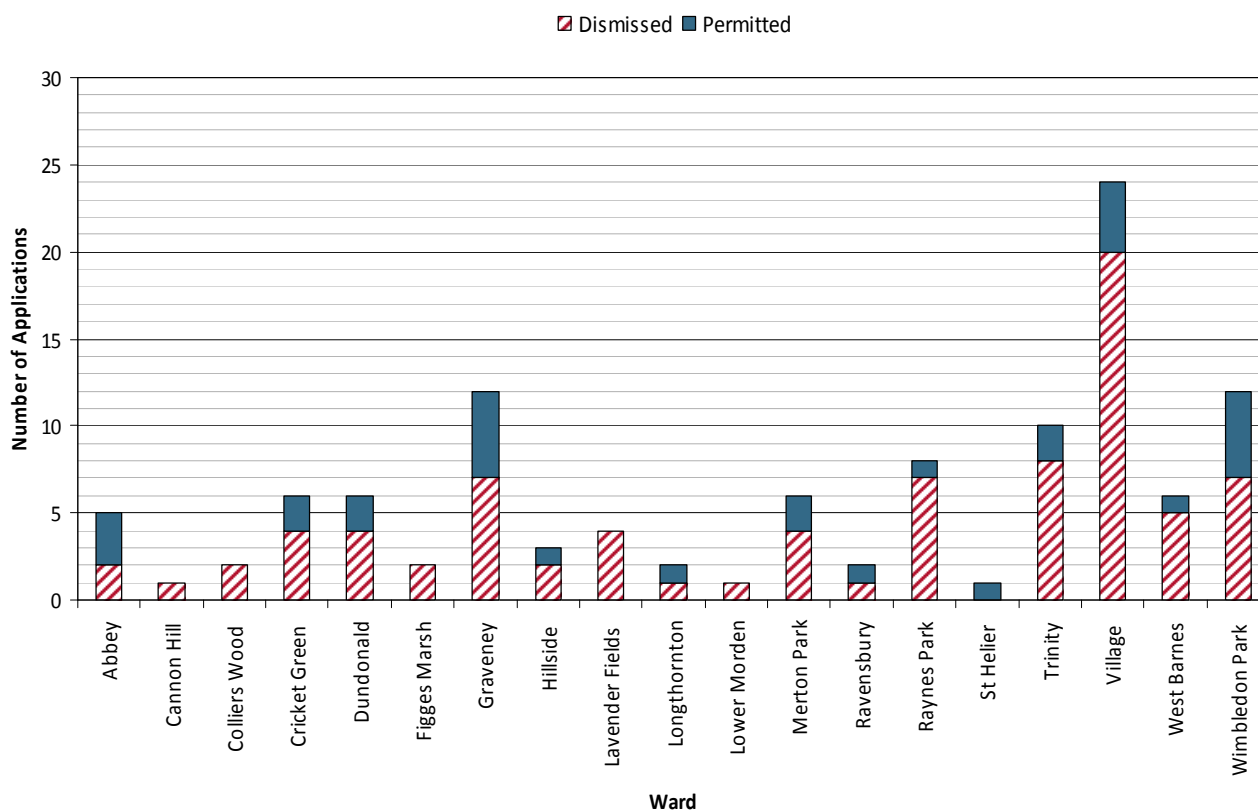


Figure 4.6 – 2010-2011 Appeals determined by ward

- 4.12. When looking at the breadth of appeals determined, it is also useful to consider the type of applications being presented for appeal (see **Figure 4.7** and **Table 4.4**). It is clear that the majority of applications which proceed to appeal in Merton are new build residential schemes (28%), followed closely by residential extensions (19%) and then residential alterations and additions (14%).
- 4.13. Of the residential new build applications which go to appeal, approximately 75% of cases during 2010-2011 were dismissed.

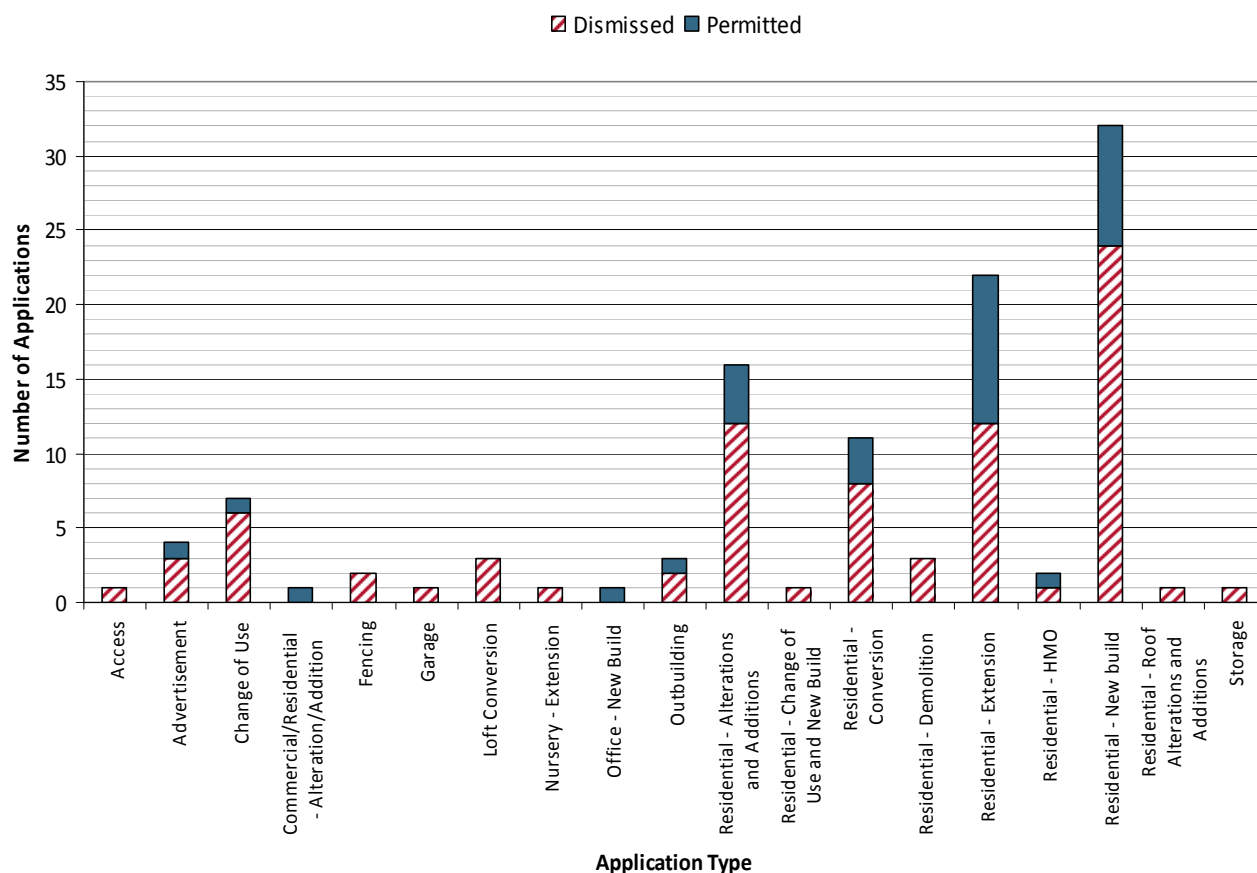


Figure 4.7 - 2010-2011 Appeals determined by Type
(Source: Merton's Appeal Monitoring Database)

Type of Appeal	Dismissed	Permitted	Grand Total
Access	1	0	1
Advertisement	3	1	4
Change of Use	6	1	7
Commercial/Residential - Alteration/Addition	0	1	1
Fencing	2	0	2
Garage	1	0	1
Loft Conversion	3	0	3
Nursery - Extension	1	0	1
Office - New Build	0	1	1
Outbuilding	2	1	3
Residential - Alterations and Additions	12	4	16
Residential - Change of Use and New Build	1	0	1
Residential - Conversion	8	3	11
Residential - Demolition	3	0	3
Residential - Extension	12	10	22
Residential - HMO	1	1	2
Residential - New build	24	8	32
Residential - Roof Alterations and Additions	1	0	1
Storage	1	0	1
Grand Total	82	31	113

Table 4.4 - Appeals Determined by Type
(Source: Merton's Appeal Monitoring Database)

5 year supply

- 4.14. A number of unusually large schemes are currently being developed in Merton and are likely to be completed over the next 5 years. These schemes include St Catherine's Square (87 units), Brenley Playing Fields (169 units), Windmill Trading Estate (212 units) and the former Rowan High School site (217 units). These developments largely account for the projected figures represented at **Figure 4.8**.

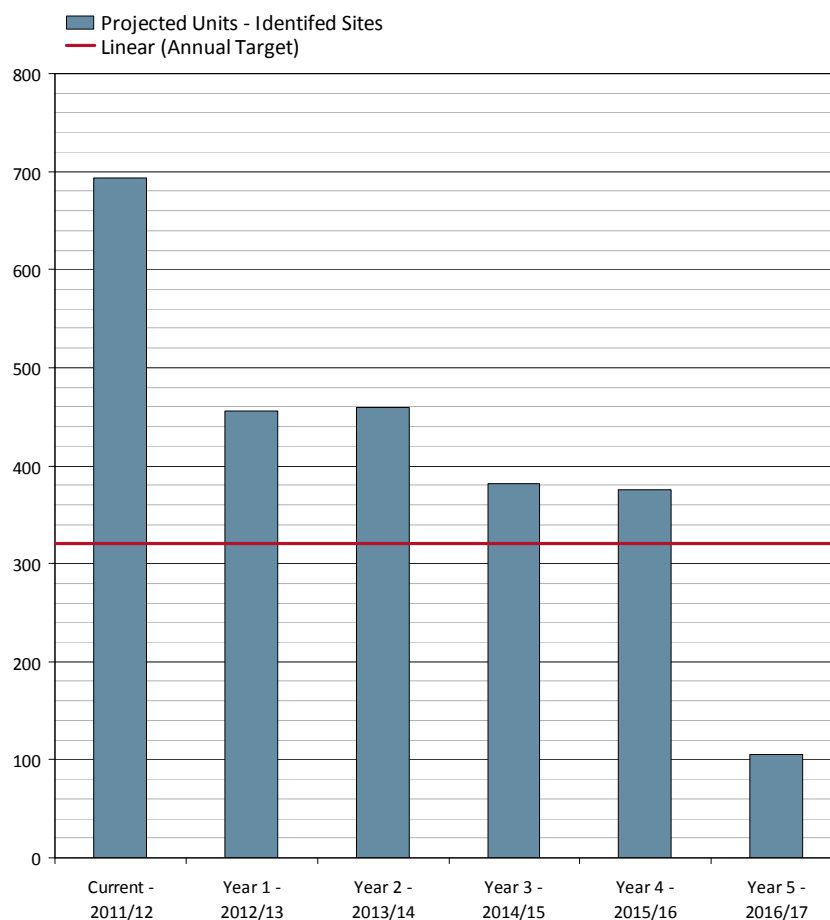


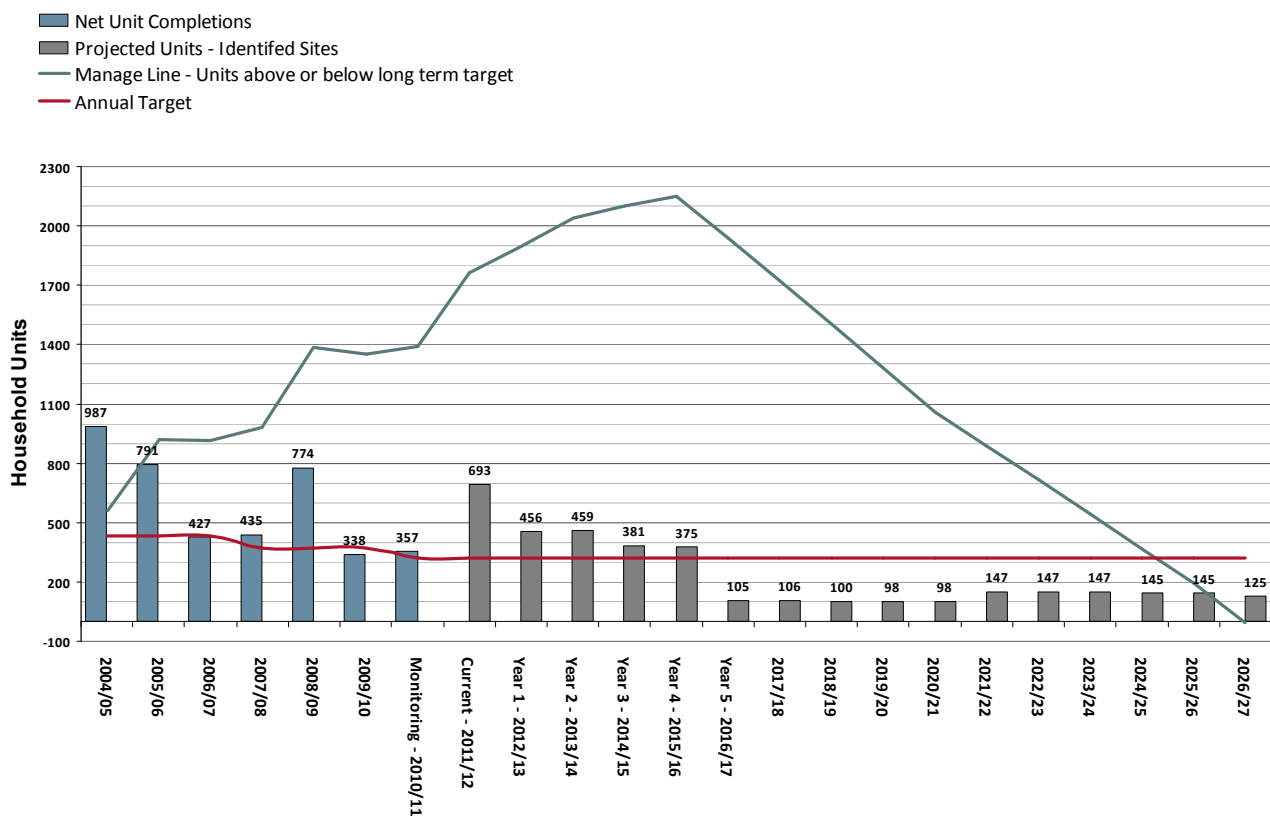
Figure 4.8 - Projected Units for the current year and the following 5 Years

(Source: Merton's Residential Monitoring Database)

Housing trajectory

- 4.15. In accordance with government guidance, Merton's housing trajectory contains the following:
- net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
 - Net additional dwellings for the current year;
 - Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
 - The annual net additional dwelling requirement; and
 - Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year's performance.
- 4.16. The housing trajectory also meets the requirements of PPS3 to identify a five-year supply of deliverable sites for housing which are available, suitable and achievable (PPS3, Nov 2006, paras 52-60). The housing trajectory does not include allowances for windfall sites. 'Windfalls' is a term which refers to housing units which derive from applications or sites which were not previously identified in a plan for future development, or a previously approved development.

- 4.17. Projected completion figures are based on an assessment and grading of sites from a number of sources. Essentially, housing sites in the borough were allocated one of 6 'grades' depending on their likely timeframe for delivery. Grade A sites consist of sites likely to deliver one or more dwellings the soonest, whilst Grade F sites consist of sites likely to take the longest to deliver completed new dwellings.
- 4.18. Merton's trajectory as seen at **Figure 4.9** takes account of actual completions from 2004 through to 2011, and projected completion figures from 2011-2027. Although it can be seen that there are years ahead where it may appear that Merton will struggle to meet the annual housing requirements of the London Plan, Merton has traditionally had a large percentage of 'windfall sites', which is projected to continue. These have not been accounted for in the graph. A study of the residential completions between 2000-2009 where there was a net increase or decrease in units identified that windfalls account for approximately 96% of applications and 58% of net additional housing units in Merton. This is a result of the large amount of permissions in Merton which are generally small schemes of less than 5 units (see **Figure 4.1**).



Year	Annual Target	Housing Units on Identified Sites	% of annual target	Overall Cumulative Target	Cumulative Units	Manage Line - Cumulative units above or below the target	Managed Target
2004/05	430	987	230%	430	987	557	430
2005/06	430	791	184%	860	1778	918	312
2006/07	430	427	99%	1290	2205	915	289
2007/08	370	435	118%	1660	2640	980	282
2008/09	370	774	209%	2030	3414	1384	274
2009/10	370	338	91%	2400	3752	1352	246
Monitoring - 2010/11	320	357	112%	2720	4109	1389	240
Current - 2011/12	320	693	217%	3040	4802	1762	233
Year 1 - 2012/13	320	456	143%	3360	5258	1898	203
Year 2 - 2013/14	320	459	143%	3680	5717	2037	184
Year 3 - 2014/15	320	381	119%	4000	6098	2098	163
Year 4 - 2015/16	320	375	117%	4320	6473	2153	145

Year 5 - 2016/17	320		105	33%	4640	6578	1938	124
2017/18	320		106	33%	4960	6684	1724	126
2018/19	320		100	31%	5280	6784	1504	128
2019/20	320		98	31%	5600	6882	1282	132
2020/21	320		98	31%	5920	6980	1060	137
2021/22	320		147	46%	6240	7127	887	143
2022/23	320		147	46%	6560	7274	714	143
2023/24	320		147	46%	6880	7421	541	142
2024/25	320		145	45%	7200	7566	366	140
2025/26	320		145	45%	7520	7711	191	137
2026/27	320		125	39%	7840	7836	-4	129
Total	7840		7,836		7840	7836		

Figure 4.9 - Projected Housing Trajectory

Affordable Housing

Households accepted as homeless

- 4.19. In 2010-2011, there were a total of 183 homelessness applications. Of those, 89 homeless applications were accepted by the council.

Affordable Housing stock and completions

- 4.20. As at October 2010 the borough had 80,710 households (source: Council Tax Records). Of these, approximately 11,700 households are operated as affordable by Registered Landlords (Source: Council Housing Department). This provides that approximately 14.5% of all households in the borough are affordable.
- 4.21. The borough's affordable housing target for future development is 40%. It is envisaged that this requirement will lead to an increase overall of affordable housing stock within the borough.
- 4.22. At the end of 31st March 2011, 112 affordable homes were completed, including 45 homes for social rent and 67 for intermediate housing. (Merton Housing Department). This represents over 31% of all completions within the period.

Number of families housed

- 4.23. A total of 378 lettings were made in 2010-11. These comprised:
- 190x1-bedrooms (50%);
 - 107x2-bedrooms (28%); and
 - 81x3-bedrooms (22%).
- 4.24. All 2 and 3 bedroom units were let to families, with the majority of the 1 bedroom homes let to either single parent or couples with a child under the age of one (1).
- 4.25. A small number of the above were let to vulnerable single people/couples.

Affordability ratio (outcome) – House price / average income

- 4.26. In Merton, the average property price for the 2010-2011 monitoring period was £329,725 (source: Land Registry data).

Date	Merton	Great Britain	London
2006	28,007	23,482	28,671
2007	29,429	24,173	29,841
2008	31,801	25,299	31,097
2009	32,672	25,929	31,941
2010	32,744	26,000	32,008

Table 4.5 - Gross Annual Household Pay (Full Time Workforce)

(Source – Office for National Statistics – NOMIS)

- 4.27. The gross annual average household pay in Merton for the fulltime workforce was £32,744 (source: NOMIS – Office for National Statistics).
- 4.28. Based on an average household income of £32,744 and an average house price of £329,725, the affordability ratio for Merton is 10.07. This compares with the London Average at the end of 2010 of 9.0 and 6.7 in England as a whole (Focus on London 2011: Housing a growing city – GLA). The document also mentions that within London the affordability ratios range from 6.6 in Barking and Dagenham to 22.1 in Kensington and Chelsea.
- 4.29. 'A household can be considered able to afford to buy a home if it costs 3.5 times the annual gross household income for a single earner household or 2.9 times the gross household income for dual-income households. Housing market partnerships will need to consider that what is affordable may vary (e.g. a higher proportion may be affordable for someone on a higher income or the relevant ratio may change with interest rates). Local circumstances could justify using different figures. Where possible, allowance should be made for access to capital that could be used towards the cost of home ownership.' (Measuring Housing Affordability: A Review of Data Sources Cambridge Centre for Housing and Planning Research, April 2009)

Planning Performance

Planning statistics about how long it has taken to determine applications etc.

5. Biodiversity and Open Space

- 5.1. During the 2010-2011 monitoring year Merton commenced work on a new Open Space Strategy for the borough. The document took an audit of all open spaces in the borough and categorised each to meet with PPG 17 requirements. This Merton Open Space Strategy is likely to be published in November 2011.
- 5.2. The National indicator 197 has been replaced by Single Data List 160-00 (see **Table 5.1**). The Single Data provide the proportion of local sites where positive conservation management is being or has been implemented

Number of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2011 (X)	Total number of Local Sites in area (Y)	% of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2011 ($X/Y \times 100$)
37	57	65%

Table 5.1 - Single Data List - Proportion of local sites where positive conservation management is being or has been implemented

6. Economy

- 6.1. Merton's businesses generally perform better than London averages. However, there are significant disparities in employment rates and occupations evident between the east and the west of the borough. As detailed in the Economic Development Strategy 2010, a higher proportion of people in western wards are employed and are more likely to be working in higher skilled and, therefore, higher earning professions.
- 6.2. PPS4: Planning for Sustainable Economic Development (2009), covers all types of economic development from high value financial and business services through to retailing manufacturing, logistics, leisure and culture, public and community uses, as well as other types of development that generates employment or wealth, economic product or output, thus, adopting the 'whole economy approach' to economic policy and development.
- 6.3. Merton's Core Strategy, in line with the Economic Development Strategy, aims to help the borough adapt to changing commercial circumstances by recognising and supporting the broad range of enterprises that contribute to our economy. It facilitates traditional areas such as office, retail or factory based business, education, health care and other community uses, as well as encouraging the development of specific sectors such as creative industries and environmental technologies.

	Merton (numbers)	Merton (%)	London (%)	Great Britain (%)
All people				
Economically active†	118,200	78.1	74.8	76.2
In employment†	107,800	71.2	68.2	70.3
Employees†	89,800	59.5	57.3	60.8
Self employed†	18,000	11.7	10.6	9.0
Unemployed (model-based)§	7,900	6.8	8.6	7.6
Males				
Economically active†	67,600	87.5	82.8	82.5
In employment†	62,200	80.5	75.6	75.5
Employees†	50,000	65.1	60.7	62.3
Self employed†	12,200	15.4	14.4	12.7
Unemployed§	5,400	7.9	8.5	8.4
Females				
Economically active†	50,600	68.2	66.6	69.9
In employment†	45,600	61.3	60.7	65.1
Employees†	39,800	53.5	53.7	59.4
Self employed†	5,800	7.8	6.6	5.3
Unemployed§	5,000	9.9	8.7	6.7

Table 6.1 - Employment and Unemployment (April 2010-March 2011)

Source: ONS annual population survey

† numbers are for those aged 16 and over, % are for those aged 16-64

§ numbers and % are for those aged 16 and over. % is a proportion of economically active

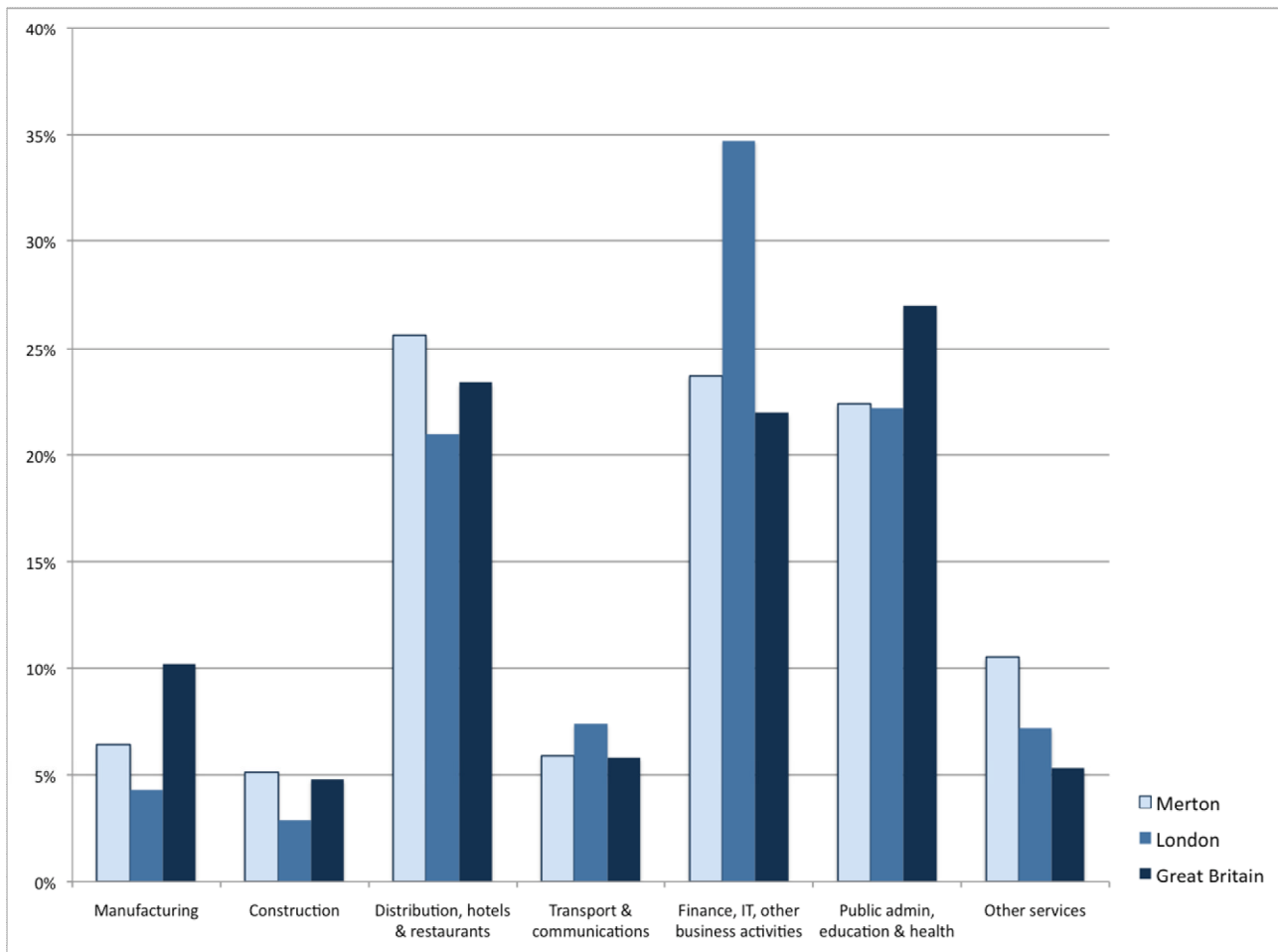
- 6.4. Within the borough, Merton provides approximately 79,000 jobs. This works out to be roughly 55% of the working population (16-64 year olds) of the borough (ONS Jobs density 2009).
- 6.5. On average 88.2% of Merton's employed population (16-64 year olds) are employed in the services industry (which comprised of Distribution, hotels and restaurants, transport and communications, Finance, IT and other business activities and Public admin, education and health). Source – ONS annual business inquiry employee analysis 2008. A breakdown of each type of employee job sector provided in Merton can be seen at Figure 6.1.

	Merton (numbers)	Merton (%)	London (%)	Great Britain (%)
Soc 2000 major group 1-3	57,900	53.9	55.7	44.8
1 Managers and senior officials	20,200	18.7	17.8	15.7
2 Professional occupations	24,200	22.4	18.8	14.1
3 Associate professional & technical	13,500	12.5	18.6	14.8
Soc 2000 major group 4-5	19,400	18.0	17.7	20.9
4 Administrative & secretarial	9,700	9.0	10.3	10.7
5 Skilled trades occupations	9,600	8.9	7.2	10.2
Soc 2000 major group 6-7	14,900	13.8	13.4	16.3
6 Personal service occupations	7,400	6.8	7.0	8.8
7 Sales and customer service occs	7,500	7.0	6.3	7.4
Soc 2000 major group 8-9	15,300	14.2	13.3	17.9
8 Process plant & machine operatives	5,100	4.7	4.1	6.6
9 Elementary occupations	10,100	9.4	9.0	11.3

Table 6.2 - Employment by Occupation Type (April 2010-March 2011)

Source: ONS annual population survey

Notes: Numbers and % are for those of 16+
% is a proportion of all persons in employment

**Figure 6.1 - Employee Jobs by industry**

Source: ONS annual business inquiry employee analysis

The Economic Development Strategy

- 6.6. Merton's Economic Development Strategy (EDS) adopted in March 2010 sets out a vision for the borough's economic future. It looks beyond the current recession and positions the borough to take full advantage of the opportunities that will arise when recovery begins.
- 6.7. The objectives of the EDS are:
- To improve the average levels of productivity, gross value added and hence pay for jobs in Merton
 - To build on Merton's strengths in location, attractiveness, brand value and expertise to promote its economy
 - To promote economic resilience in Merton through a diverse local economic base which does not rely too heavily on any one sector for its continued success
 - To ensure that activity is delivered in a way that supports other values and objectives, notably addressing deprivation in the east of the borough and protecting built heritage and the environment.

Employment floorspace

- 6.8. The decline in traditional manufacturing in London is not leading to a permanent reduction in demand for premises, as growth areas such as creative industries, advanced manufacturing, research and development, recycling and waste management, construction, printing and publishing and logistics are utilising such sites. It should be noted that some employment uses do not provide or increase the number of job opportunities in the borough. An example of this is storage facilities B8 use within the Use Class classification.

	B1	B1a	B1c	B2	B8	All employment uses
Gross						
Net						

Table 6.3 - Business development and town centres

	Use Class	Total	Major Scattered Sites	Other Completed
2009/10	B1, B2, B8	167ha	13.55ha	0.17ha
2010/11	B1, B2, B8	?	?	

Table 6.4 - Employment land available by type

7. Retail and Town Centres

- 7.1. Centres in Merton play a vital role in supporting sustainable neighbourhoods providing retail goods and services to the local community as well as attracting visitors from outside the borough wide catchment area.
- 7.2. The Core Strategy sets out Merton's retail hierarchy of centres. Wimbledon is Merton's only Major Centre, while Morden and Mitcham are District Centres.
- 7.3. Our aspiration for Colliers Wood, due to the size and scale of the existing convenience and comparison retail offer and the large proportion of multiple retailers it attracts, is to bring the centre into the retail hierarchy by recognising Colliers Wood as a District Centre.

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

Table 7.1 - Merton's Centres

In accordance with the sub-area policies, the Local Centres at Arthur Road, Motspur Park, North Mitcham and Raynes Park, and Neighbourhood Parades will continue to function as attractive, thriving and accessible to local residents and workers to help meet day-to-day needs. Local Centres should serve small catchment area's, focused on serving local communities. It is recognised that small scale infill development is likely to be appropriate within Local Centres, where it provides local services and enhances the areas character.

- 7.4. To meet the day-to-day needs of local communities and to reduce the need to travel, essential local shops such as small supermarkets, pharmacies and post offices should be retained within 5 minutes walk (400 metres) of residential areas in Merton. Neighbourhood parades, located throughout the borough, have been designated to ensure that residents and workers continue to have access to a range of important local shops available for their day-to-day needs, which are easily accessible to people without a car or with restricted mobility.

Vacancy rates

- 7.5. As can be seen **Figure 7.1** there has been a general trend toward lower vacancy rates in 2011 across centres when compared against earlier years. There are exceptions to this, for example Motspur Park (which had 3 out of 30 shops vacant) and Wimbledon Village (which had 6 out of 127 shops vacant). As these figures are relatively small, it is likely that the vacancies are the result of changing of tenancies.

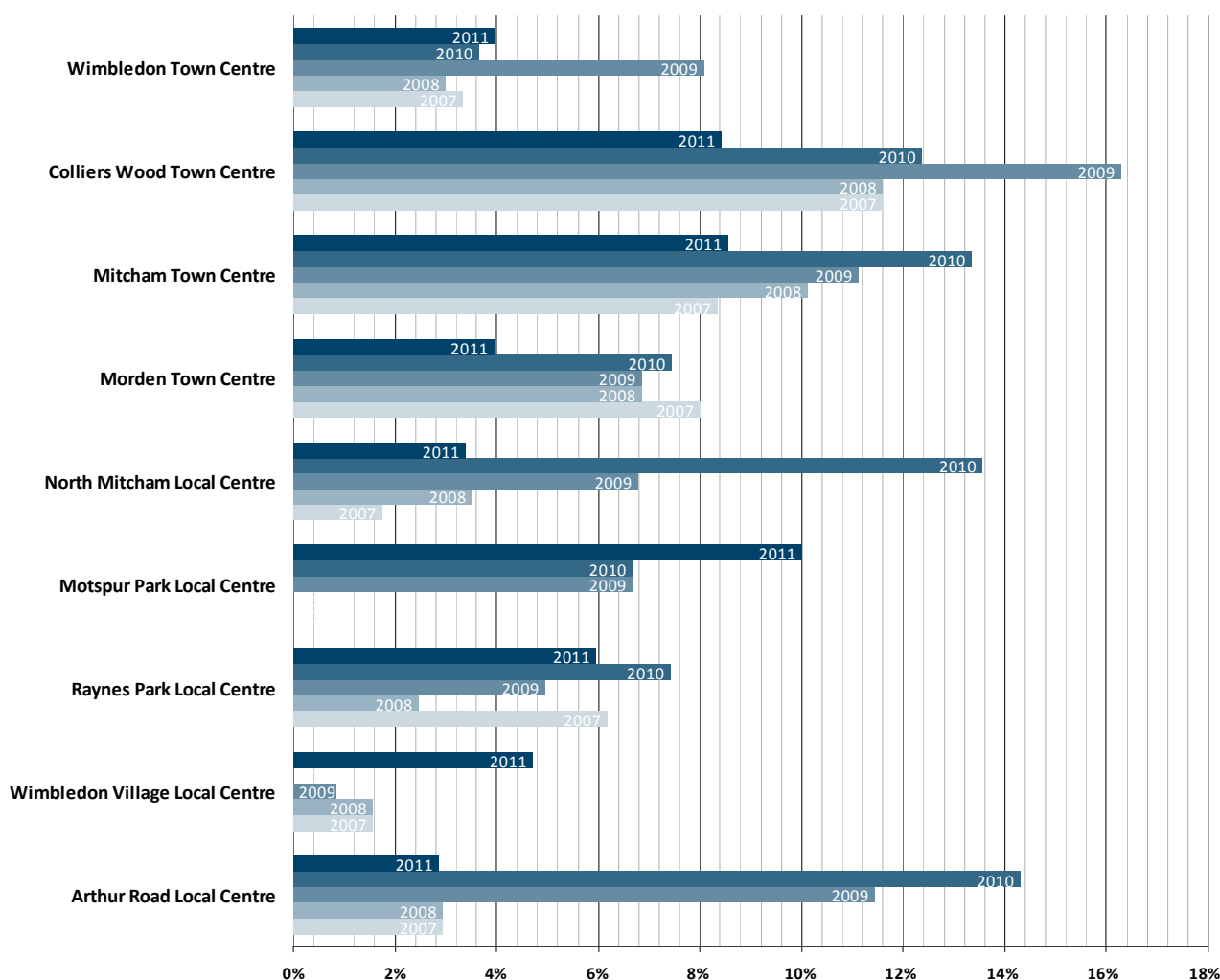


Figure 7.1 – Vacancy % Rate by Town/ Local Centre
(source: Merton's Annual Shopping Survey 2011)

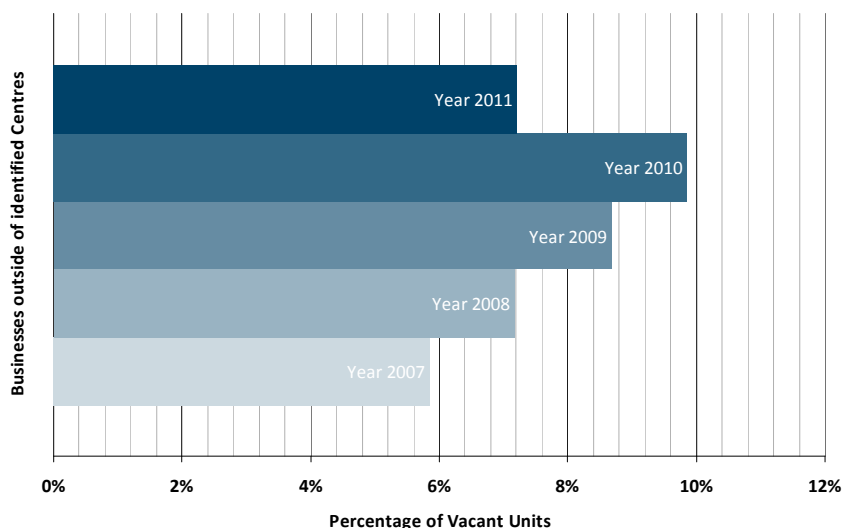
Town Centre	2007 Vacant Units	2008 Vacant Units	2009 Vacant Units	2010 Vacant Units	2011 Vacant Units
Arthur Road Local Centre	1	1	4	5	1
Wimbledon Village Local Centre	2	2	1	0	6
Raynes Park Local Centre	5	2	4	6	5
Motspur Park Local Centre	0	0	2	2	3

North Mitcham Local Centre	1	2	4	8	2
Morden Town Centre	14	12	12	13	7
Mitcham Town Centre	14	17	20	24	16
Colliers Wood Town Centre	19	19	29	22	15
Wimbledon Town Centre	10	9	24	11	12
Areas outside of a Designated Centre	47	58	81	94	74
Total	113	122	181	185	141

Table 7.2 - 2011 Vacancy rates by Town Centre

(source: Merton's 2011 Annual Shopping Survey)

- 7.6. Outside of the town and local centres, there has been a similar trend toward the reduction of vacant business units during the 2010-2011 monitoring year. This can be seen at **Figure 7.2**.
- 7.7. Research shows that the national vacancy average is 13.5%. In the monitoring year all town and local centres are below this vacancy rate which means that Merton is fairing better than the national average.

**Figure 7.2 - Business Vacancy rates in areas outside of town and local centres**

(source: Merton's 2011 Annual Shopping Survey)

Business uses across the borough

Town Centre	2007 Total Units	2008 Total Units	2009 Total Units	2010 Total Units	2011 Total Units
Arthur Road Local Centre	34	34	35	35	35
Wimbledon Village Local Centre	124	124	115	124	124
Raynes Park Local Centre	80	80	80	80	83
Motspur Park Local Centre	30	30	30	30	30
North Mitcham Local Centre	57	57	59	59	59
Morden Town Centre	174	174	174	174	177
Mitcham Town Centre	168	168	180	180	187
Colliers Wood Town Centre	149	149	163	163	163
Wimbledon Town Centre	297	297	294	299	300
Areas outside of a Designated Centre	785	790	915	936	1,008
Total	1,898	1,903	2,045	2,080	2,166

Table 7.3 - All Business Units within town centres

(source: Merton's 2011 Annual Shopping Survey)

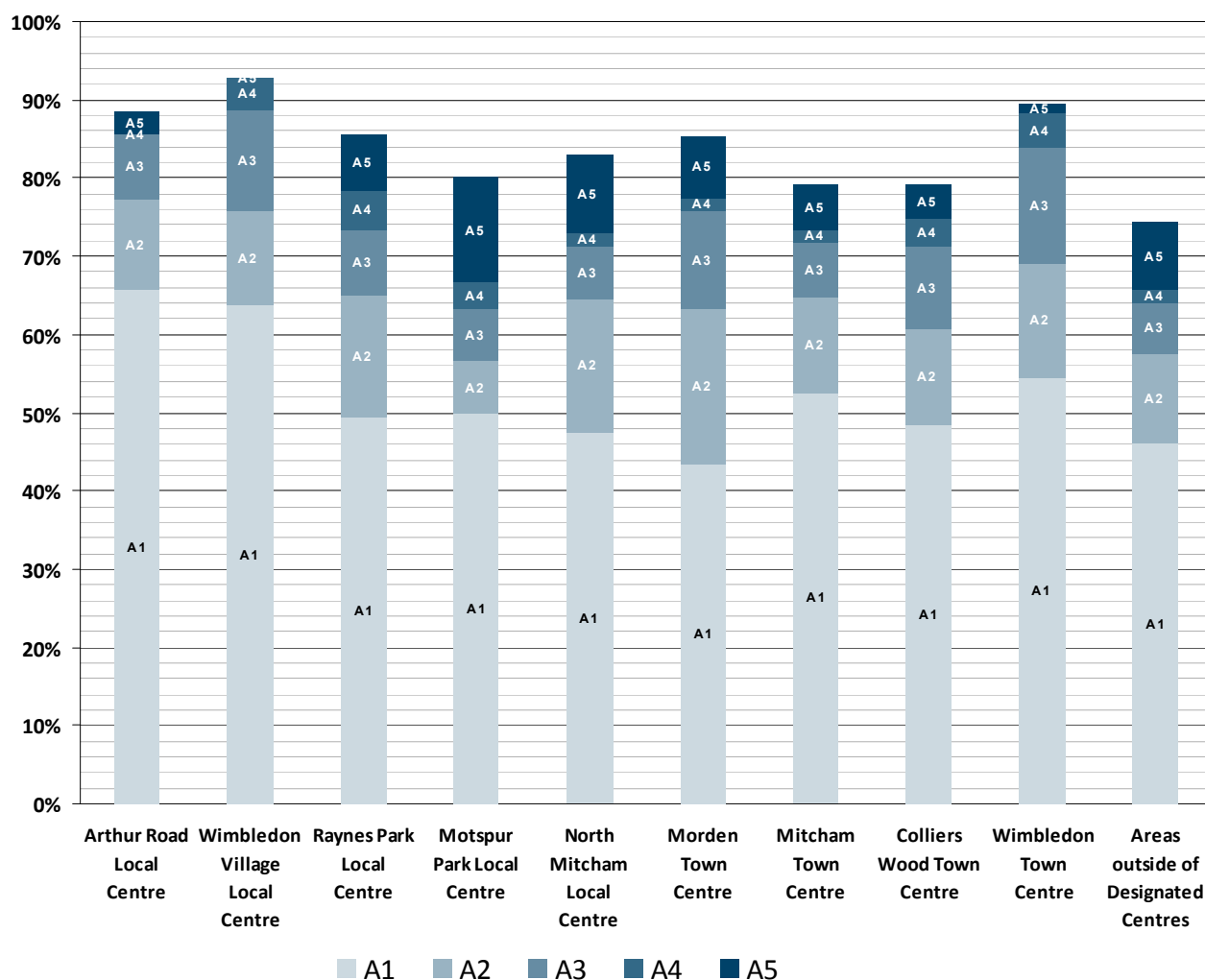


Figure 7.3 - Breakdown of A1 - A5 Class uses in town centres across Merton
(source: Merton's 2011 Annual Shopping Survey)

Town Centre	Business Units	A1	A2	A3	A4	A5
Arthur Road Local Centre	35	23	4	3	0	1
Wimbledon Village Local Centre	124	79	15	16	5	0
Raynes Park Local Centre	83	41	13	7	4	6
Motspur Park Local Centre	30	15	2	2	1	4
North Mitcham Local Centre	59	28	10	4	1	6
Morden Town Centre	177	77	35	22	3	14
Mitcham Town Centre	187	98	23	13	3	11
Colliers Wood Town Centre	163	79	20	17	6	7
Wimbledon Town Centre	300	163	44	45	13	3
Other	1,008	464	116	66	17	87
Total	2,166	1,067	282	195	53	139

Table 7.4 - Breakdown of A1 - A5 Class uses in town centres across Merton
(source: Merton's 2011 Annual Shopping Survey)

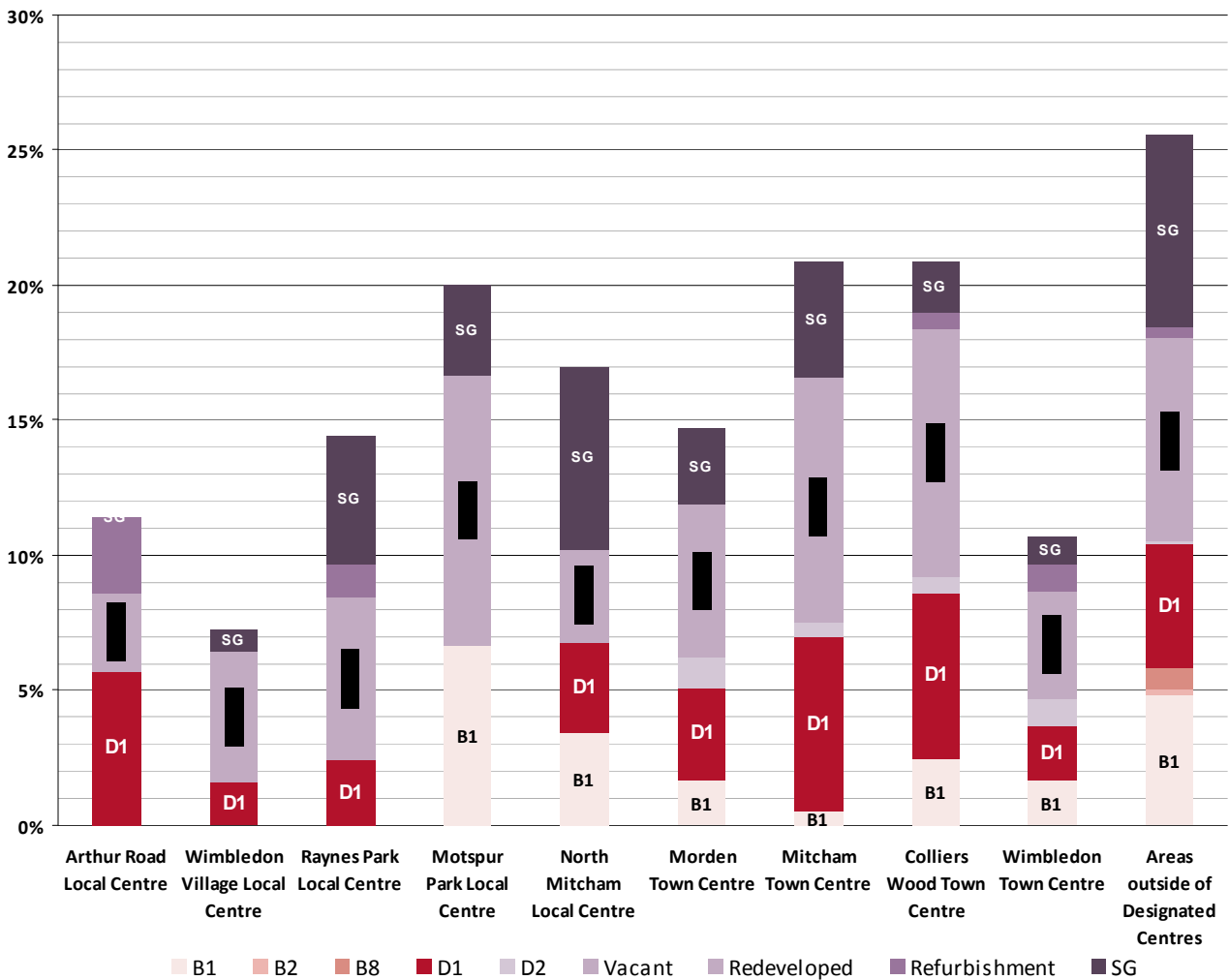


Figure 7.4 - B1-B8, D1 and D2 and SG Class Uses in Merton's town centres

(source: Merton's 2011 Annual Shopping Survey)

Town Centre	B1	B2	B8	D1	D2	Redeveloped	Refurbishment	SG
Arthur Road Local Centre	0	0	0	2	0	0	1	0
Wimbledon Village Local Centre	0	0	0	2	0	0	0	1
Raynes Park Local Centre	0	0	0	2	0	0	1	4
Motspur Park Local Centre	2	0	0	0	0	0	0	1
North Mitcham Local Centre	2	0	0	2	0	0	0	4
Morden Town Centre	3	0	0	6	2	0	0	5
Mitcham Town Centre	1	0	0	12	1	1	0	8
Colliers Wood Town Centre	4	0	0	10	1	0	1	3
Wimbledon Town Centre	5	0	0	6	3	0	3	3
Other	49	2	8	46	1	2	4	72
Total	66	2	8	88	8	3	10	101

Table 7.5 - B1-B8, D1 and D2 and SG Class Uses in Merton's town centres

(source: Merton's 2011 Annual Shopping Survey)

8. Infrastructure delivery/ s.106

- 8.1. S.106 of the Town & Country Planning Act 1990 (as amended) permits Local Planning Authorities to enter into agreements with applicants for planning permission to regulate the use and development of land. This may involve the payment of a financial contribution for off-site works or an obligation by the developers to carry out measures in-kind such as the provision of affordable housing on their development sites.
- 8.2. During the 2010-2011 financial year, 40 planning permissions were granted which required a S.106 agreement. Financial contributions to the value of £2,237,438 were agreed. During this period the council received £906,295 in financial contributions and £706,843 was spent.

Head of Term	09/10	10/11
Education	746,082	761,012
Open Space/Leisure	217,987	415,808
Transport and Highways	567,837	464,183
Regeneration and the Economy	92,248	553,000
Climate Change	50,000	23,435
Security	10,000	20,000
Total	1,684,154	2,237,438

Table 8.1 - Monetary S106 Agreed by Category 2009/10 and 2010/11

Category	Spend 09/10	Spend 10/11
Affordable Housing	41%	30%
Climate Change	-	3%
Economic Development / Regeneration / Security	10%	30%
Education	1%	-
Open Space / Leisure	12%	10%
Transport	36%	27%
Total	£1,719,694.83	£706,843

Table 8.2 - Planning obligations (monetary) spend during financial year 2009/10 and 2010/11

9. Waste

SLWP became material consideration on 7 December 2010.

10. Transport

To be inserted

11. Climate Change and Flood Risk Management

- 11.1. The 'Total Carbon Reduction Commitment (CRC) Annual Report Emissions' figure – 15,305 tCO₂ (tonnes of CO₂) for the reporting year (fiscal) 10/11
- 11.2. This figure basically is derived from a figure for the total emissions of the whole Council (Footprint) minus a number of smaller supplies to make up 90% of the total footprint. These figures do include our two Academies and our PFI Schools.

This above figure will be reported to the EA on a yearly basis. However, the method for calculating this figure could be amended in a few years time. This will just have to be noted at the time if it does happen.