

# **Committee: Borough Plan Advisory Committee**

**Date: 23 October 2008**

Agenda item: 4

Wards: All

## **Subject: Merton Council's Annual Monitoring Report 2007-08**

Lead officer: Sarah Tanburn, Interim Head of Regeneration and Leisure

Lead member: Cllr William Brierly, Cabinet Member for Planning and Traffic Management

Forward Plan reference number: TBC

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### **Recommendations:**

- A. That Members note the first draft of Merton Council's Annual Monitoring Report 2007-08.
  - B. Seek a Cabinet recommendation that the Director for Environment and Regeneration in consultation with the Cabinet Member for Planning and Traffic Management, the Chair and Vice Chair of the Borough Plan Advisory Committee be given delegated authority by Cabinet to make any amendments required and agree Merton's Annual Monitoring Report for submission to the Secretary of State by 31 December 2008 subject to final consideration of the Annual Monitoring Report.
- 

## **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**

### **Contents of Merton's Annual Monitoring Report**

- 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 (for example 1 April 2007 to 31 March 2008). Any information relating to a date later than 31 March 2008 will be contained in Merton's next AMR 2008-09.

- 2.2. Several Best Value Performance Indicators (BVPI) are connected to Merton's AMR including:
- BVPI 200b which requires the AMR to monitor the progress of the creation of Merton's Local Development Framework against the milestones set out in the adopted Local Development Scheme.
  - BVPI 200c which requires the AMR be submitted by 31 December of each year.
- 2.3. Achievement of BVPI targets is often used to allocate Housing and Planning Delivery Grant and in calculating the Council's Comprehensive Performance Assessment (CPA). 2007-08 is the last statutory period of collection and reporting of BVPI as they are replaced by a new set of national indicators from 1 April 2008 and linked to the new Comprehensive Area Assessment (CAA) from 2009.
- 2.4. Information in Merton's AMR is also used in defending appeals against planning refusals.
- 2.5. Feedback from the Government Office for London on Merton's AMR 2006-07 is included in Appendix 1 of this report. The feedback was largely positive and refinements have been made to this AMR to reflect their comments.
- 2.6. In July 2008 the Government published updated guidance on the content of AMRs. Core output indicators have been designed as part of the monitoring framework to achieve a consistent and cost effective approach to data collection across the regional and local levels covering a number of national planning policy and sustainable development objectives appropriate to local and regional policy. The recent guidance updates core output indicators to reflect changes in national policy and monitoring requirements. Although the changes should have minimal impact on existing data collection and reporting processes, the Government recognised that due to the timing of the publication of the revised indicators there may be limited scope to incorporate them within the forthcoming AMRs. This allows for the changes to be incorporated into 2008-09 AMRs, as will be the case for Merton.

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

- 2.7. Merton's AMR draws on a variety of sources for its information, from surveys and performance monitoring carried out by Merton Council (Annual Residents Survey - once results available, retail survey, BVPI) to subregional and regional research and information (e.g. Office of National Statistics population projections, Greater London Authority's Development Database).
- 2.8. Some of the information, especially that provided by the Council, is already available and has been included in the draft of the AMR as Appendix 2 to this report.
- 2.9. Appendix 2: First Draft AMR 2007-08 is also available in the Members resource room and on Merton Council's website via the Borough Plan Advisory Committee meeting (23 October) or Cabinet (10 November) at <http://www.merton.gov.uk/council/committee.htm>

- 2.10. However, some information from other sources outside Merton Council is not yet available, though it is very relevant to Merton's AMR. For example, the GLA publish information on residential development in each borough around the end of November each year.
- 2.11. To improve the quality of Merton's AMR, it is important that this information is considered and included where necessary before Merton's AMR is submitted to the Secretary of State by 31 December 2008.
- 2.12. The Cabinet meeting held on 12 November 2007 resolved "*that the Director for Environment and Regeneration, in consultation with the Cabinet Member for Housing and Regeneration and the Chair and Vice-Chair of the Borough Plan Overview and Scrutiny Panel, is given delegated authority to make any amendments required and agree Merton's Annual Monitoring Report for submission to the Secretary of State by 31 December 2007 subject to final consideration of the AMR*" (decision under Item 6(B), minutes of the Cabinet meeting 12 Nov 2007).
- 2.13. It is therefore proposed that a similar delegation comprising the Director for Environment and Regeneration in consultation with the Cabinet Member for Planning and Traffic Management, 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 Government Office for London by 31 December 2008.
- 2.14. 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 to the Secretary of State by 31 December 2008.

### **3 ALTERNATIVE OPTIONS**

- 3.1. The authority is required to submit an AMR. An alternative option is for no changes to be made to the first draft of Merton's AMR prior to it being submitted to the Secretary of State, or that late information from other sources such as the GLA is not included. This would affect the quality of Merton's AMR.

### **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 Government Office for London, the Greater London Authority and London Councils in the interests of improving the quality of Merton's AMR.

### **5 TIMETABLE**

- 5.1. Regulation 48 of the Town & 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.

## **6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

- 6.1. As already stated in this report, some of Merton's Best Value Performance Indicators (and by extension Housing and Planning Delivery Grant) are dependent on Merton submitting its AMR by 31 December.

## **7 LEGAL AND STATUTORY IMPLICATIONS**

- 7.1. Regulation 48 of the Town & 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.

## **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. As already stated in this report, some of Merton's Best Value Performance Indicators (and by extension Housing and Planning Delivery Grant) are dependent on Merton submitting its AMR by 31 December.

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

- Appendix 1: Feedback from the Government Office for London on Merton Council's Annual Monitoring Report 2006-07
- Appendix 2: Merton's Annual Monitoring Report 2007-08: first draft

## **12 BACKGROUND PAPERS**

None.

## **Appendix 1**

### **Feedback from the Government Office for London on Merton Council's Annual Monitoring Report 2006-07**

The AMR is generally clear, succinct, and well structured. The AMR includes details on the use of policies through development management, which is very helpful. Progress has been made on policy assessment since the previous year, and inherent links have been made between indicator outcomes and specific policies, and their implementation (i.e. which specific policies have been working to achieve the key objectives; which policies have had adverse impacts/ unintended impacts; which policies have been underachieving, etc). We suggest that Merton's five year supply of deliverable land for housing be featured in the AMR next year. The five year supply issue will be featuring in AMR seminars in the future, which you may be interested in attending.

#### **1. General Comments**

- It would be helpful if the AMR contained a non-technical executive summary, accessible to non-planners.
- Data for 29 Core Output Indicators were collected this year, which is the same as the previous year.
- Chapter 1 of the AMR is insightful succinct and relevant, and is supported by an extensive and up-to-date evidence base.
- Chapters 2 to 6 are helpfully set out, by including the key objective under each policy theme to set the context for the overarching aim, followed by contextual indicators, followed by policy indicators. Where relevant specific policies have been linked to the performance of the indicator, and where relevant targets are referred to. It would be helpful to know what the whole of the policy says so that it is clear to the reader just how the policy may be implemented.
- There are a good range of local indicators within Merton's AMR.
- There is generally good use and reference to baseline data.
- The LDS section of the AMR is straight forward and easy to read.

#### **2. Housing Trajectory**

- The London Plan 2006 (housing, waste and minerals alteration) housing target of 430 homes is correct, along with the previous plan target of 430.
- The Housing trajectory does not offer much explanation of its trends. It could be more detailed and could give more information as to how the housing data was arrived at.
- Boroughs' 5 year supply of deliverable land for housing assessments should be integrated into the AMR next year.
- The London Plan AMR's housing figures and Merton's housing completions figures are accurate for dwellings (GLA = 426, Merton = 427).
- Note that the London Plan's housing target is calculated in homes (conventional, non self-contained and vacancies) rather than dwellings (conventional). It would therefore be helpful if homes figures were reported on in the AMR, and broken down into the three categories.

## **Appendix 2: First Draft of Merton's Annual Monitoring Report 2007-08**

Appendix 2 will also be available in the following places:

- In the Members Resource Room
- On Merton Council's website via the Borough Plan Advisory Committee (23 October) or Cabinet (10 November) at <http://www.merton.gov.uk/council/committee.htm>
- On request by contacting the LDF team at:
  - Telephone: 020 8545 3457 or 020 8545 4854
  - Email: [policyandinformationteam@merton.gov.uk](mailto:policyandinformationteam@merton.gov.uk)

# **Merton Council**

## **Annual Monitoring Report**

April 2007 – March 2008

DRAFT DOCUMENT

**For consideration by the following Members meeting:**

- Borough Plan Advisory Committee – 23<sup>rd</sup> October 2008
  - Cabinet – 10th November 2008
  - Council - 26th November 2008

Part of the  
Local Development Framework



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## 1 Executive Summary

### Built Environment and Heritage

- 1.1** The borough of Merton contains a rich heritage of buildings, which are of historical or architectural interest. A number of these buildings have been recognised as having a very special architectural or historic interest and have been included on the statutory list that is compiled and managed by English Heritage.

### Safer and Stronger Communities

- 1.2** The vision of the future of Merton is a borough where not only has crime fallen and perception of personal safety increased, but also as a place, where all citizens share a greater sense of belonging. There will be strong and positive relations between people of different backgrounds and a voluntary and community sector that is playing a full part in tackling social problems within Merton and neighbouring boroughs.

### Healthier Communities

- 1.3** Poor health is cause and consequence of disadvantage. All the evidence shows that people who live in disadvantage circumstances suffer poor health, greater illness and live shorter lives than people from better backgrounds. All work carried out in Merton needs to be directed towards reducing health inequalities in Merton and wards of deprivation. Merton is making inroads with this through its Community Plan 2006-2015 and Merton's Neighbourhood Renewal Strategy (Creating Sustainable Communities in East of Merton)
- 1.4** In October 2007, the Government introduced a new statutory framework for patient and public involvement in health and adult social care. At the heart of the new system are Local Involvement Networks (LINKs). These are networks of community and voluntary agencies, groups, and individuals within the same geographic area as their local government council.
- 1.5** Each LINK will have a support organisation. In October 2007, the Government introduced a new statutory framework for patient and public involvement in health and adult social care. At the heart of the new system are Local Involvement Networks (LINKs). These are networks of community and voluntary agencies, groups, and individuals within the same geographic area as their local government council. Each LINK will have a support organisation.

# 1 Executive Summary

## The Economy

- 1.6 The vision of Merton is of a place where the local economy will include a wide range of different business activities. It will be vibrant, dynamic and robust, attracting people to work in Merton. Fewer people will be without jobs and more will work locally. People will have greater opportunities to learn at each stage in their lives, and be equipped with the skills to enable them to take full advantage of jobs and other opportunities.
- 1.7 Promotion of new development in town Centres matching with their scale and function. **See what the finding of the chapter & add if needed strategic needs to be added**

## Housing

- 1.8 Overall, the quality of housing in Merton needs to be improved and there should be a better mix of types of housing and ownership or tenancy arrangements available to local people, giving people more choice about where they live. There should be better partnerships between residents and all landlords. **More text need connections to strategies**

## The Environment

- 1.9 Merton aim to have a high quality environment with increased biodiversity and a sustainable approach to waste and energy.
- 1.10 Merton plays a vital role ensuring environmental issues and the borough's wildlife in particular. As owners of a large acreage of green space, Merton Council is in a position to manage land in ways sympathetic to the needs of wildlife and still fulfil its obligation for providing sports pitches, ornamental gardens and other public facilities. One way Merton can demonstrate its commitment to this aim is by the policies in the UDP and Local Development Framework Draft Core Strategy objectives.
- 1.11 **Transport- text to be added**
- 1.12

## 2 Introduction

### MERTON'S ANNUAL MONITORING REPORT 2007-08

- 2.1** This is the fourth Local Development Framework Annual Monitoring Report (AMR) produced for The London Borough of Merton.
- 2.2** The Town and Country Planning Regulation 48 and section 48 and 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, within nine months of the end of the financial year (1<sup>st</sup> April – 31<sup>st</sup> March).
- 2.3** The primary purpose of the AMR is to inform the Secretary of State of the Council's progress towards the LDF, which replaces the Unitary Development Plan (UDP) adopted in October 2003. The AMR monitors yearly progress review of LDF documents, including weather milestones is being achieved and the reason behind notable successes or difficulties
- 2.4** The AMR must contain a review of the developments that have been permitted or undertaken by the Council during the year to establish how effective the UDP policies have been achieving their objectives. Indicators and targets is used to measure the performance of the UDP:
- **Core Output Indicators** set by the Department for Communities and Local Government in the published Annual Monitoring Report guidance;
  - **Contextual Indicators** drawn from a range of sources and strategies;
  - **Policy Indicators** designed to measure the council's performance against key policies in the adopted Unitary Development Plan (2003).
- 2.5** Evidence for Contextual Indicators may come from special (independent) studies undertaken at national, regional, and borough these tend to be updated over a longer period.
- 2.6** Evidence for policy indicators will be collected and compiled as far as possible on an annual basis.
- 2.7** The source of any evidence is highlighted in the AMR.



## 2 Introduction

- 2.8** Merton's AMR also provides an annual up to date assessment of the five year future supply of deliverable housing sites in the borough as required by PPS3: Housing, including the revised list of specific deliverable sites, (see Chapter 6: Housing)
  
- 2.9** The AMR offers a valuable opportunity to inform developers, landowners and key stakeholders of development trends so to inform their own future development proposals. In addition, the AMR can also help to raise awareness to residents, workers and visitors to the borough of changes and developments taking place in the

## 3 Progress towards Local Development Scheme

### Progress towards LDF timetable

- 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 and the reasons for any differences between milestones and actual events.

DATE	ACTION
April 2007	Secretary of State approves Merton's LDS v4
May 2007	Merton Council resolves that LDS v4 shall come into effect
December 2007	Revised LDS submitted to Secretary of State
January 2008	Secretary of State approves LDS v5
February 2008	Merton Council resolves that LDS v5 shall come into effect

**Table 3.1 Merton's Local Development Scheme**

- 3.2** Merton's LDS has been revised to ensure that it will continue to accurately and realistically 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.
- 3.3** Reasons for the revisions between LDS Version 1 and Version 4 are set out in Merton's earlier AMRs. AMR 2005/06 Chapter 7 (section on "DPD programme review") specifically identified the need for a review of LDS v4.
- 3.4** The reasons for revising LDS v4 were mainly connected to the Planning Inspectorate seeking a break between the examination of the Core Strategy and other DPD's.
- 3.5** To this effect the following changes were made between LDS v4 and LDS v5:
- A delay in the submission of the Core Strategy, to enable evidence to be produced to ensure a sound plan for submission.
  - Instead of preparing the Core Strategy and Development Control Policies DPD in parallel, the Development Control Policies DPD will be produced

## 3 Progress towards Local Development Scheme

- after the Core Strategy. This follows GOL's concern that producing DPDs in parallel could lead to problems at the examination stage. The Proposals Map will be revised each time a DPD is produced.
- Timetables for the production of the following SPDs: Sustainable Construction; New residential development and Affordable Housing, and planning briefs for Mitcham Town Centre and Wilson Hospital were altered accordingly to correspond to the new DPD timetable, along with the inclusion of SPDs on Transport and Design.
  - Clarification of the timetable for production of the Joint Waste Development Plan Document together with the neighbouring boroughs of Kingston, Croydon and Sutton.

### Transitional Arrangements - Saved Policies

**3.6** On 27 September 2007, the Secretary of State issued a Direction, listing which of Merton's Unitary Development Plan policies can be saved and used to inform planning decisions beyond 27 September 2007, until they are replaced by LDF documents. The Secretary of State decided that 12 policies from Merton's UDP are no longer required or have been replaced by national policy or the London Plan and should no longer be used to help determine planning decisions:

- HN.1: Affordable housing
- HP.3: rehabilitation of vacant dwellings
- HP.4 Density of Development
- HP.6 Flat conversions: retention of units
- LD.3 Planning briefs
- MO.2: Re-use of upper floors
- PE.10 Waste facilities
- S.10 Access for people with disabilities
- ST.9 Quality residential areas
- ST.11: Housing provision
- U.2 Mixed use in urban villages
- U.3: Sustainable transport in urban villages

**3.7** More information is available at [www.merton.gov.uk](http://www.merton.gov.uk)

### LDF Progress to milestones

#### Development Plan Documents (DPDs)

**3.8** Development Plan Documents are subject to a statutory adoption process. In the period to 2011, the Council will produce the following DPDs which will replace policies in the existing UDP:

- Core Strategy
- Development Control Policies
- Proposals Map
- Site Specific Allocations
- Joint Waste DPD

**3.9** Once the preparation of the Core Strategy has progressed to Examination, consultation and subsequent milestones will take place for the Development Control Policies and Site Allocations DPDs.

**3.10** For the purposes of this AMR, which monitors the period April 2007-March 2008, the timetables will be monitored against those set out in Merton's LDS v4 and v5. The table below shows that, while Merton Council was not able to meet all milestones set out in v4 during this AMR period, the LDS was revised and is on course to meet all the future v5 milestones.

DPD	Stage	Milestones (v4)	Milestones (v5)	Progress to March 2008	Comment
Core Strategy	Consult on preferred options and SA report (Reg 26)	June/July 2007	June/July 2007	June/July 2007	Target met.
	Submit DPD and SA report to Sec of State (Reg 28)	April 2008	June 2009	N/A	Target moved during AMR period.
Proposals Map	Consult on preferred options and SA report (Reg 26)	June/July 2007	January 2009	June/July 2007	Target met. Production thereafter delayed and may need to be revisited.
	Submit DPD and SA report to Sec of State (Reg 28)	April 2008	June 2009	N/A	Target moved during AMR period.
Development Control Policies	Consult on preferred options and SA report (Reg 26)	June/July 2007	February 2010	June/July 2007	Target met. Production thereafter delayed and may need to be revisited.
	Submit DPD and SA report to Sec of State (Reg 28)	April 2008	September 2010	N/A	Target moved during AMR period.

**Table 3.2 DPD Preparation**

# 3 Progress towards Local Development Scheme

## Statement of Community Involvement (SCI)

**3.11** The purpose of the SCI is to specify:

- Arrangements for involving the community in consultation stages for all parts of the LDF and in development control decisions
- Good practice in engaging those with an interest in development
- Guidelines on how the community will be consulted over planning applications
- Guidance for applicants for planning permission about what is expected of them

**3.12** The SCI was adopted in 2006 and it should be reviewed every 5 years. With regard to the LDF, implementation of the SCI has ensured extensive consultation and feedback mechanisms. In particular, the Preferred Options consultation for the Core Strategy and Development Control Policies DPD during the period of this AMR was exhaustive involving outreach work, for example Officers attended about 50 meetings within the six week consultation, and this resulted in over 350 responses.

## Supplementary Planning Documents

**3.13** As mentioned earlier in this chapter, this has since been revised with LDS Version 5, mainly to reflect timetable changes to follow DPD production.

**3.14** This Annual Monitor Report is required to measure SPD production progress against the following milestones to March 2008. Table 7.1 sets out Merton's SPDs and their progress against the milestones set out in Merton's LDS (v4 and v5). The table shows that Merton Council has not met all its LDS targets for SPDs for 2007/08, with a number of targets moved during the AMR period, due to the focus of resources on DPD production.

SPD	Stage	Milestones (v4)	Milestones (v5)	Progress to March 2008	Comment
Sustainable Construction	Consultation on draft SPD and SA report (Reg 17)	June/July 2007	January 2009	N/A	Target moved during AMR period.
New residential development	Start of SPD preparation	June 2007	June 2008	N/A	Target moved during AMR period.



SPD	Stage	Milestones (v4)	Milestones (v5)	Progress to March 2008	Comment
Affordable Housing	Start of SPD preparation	June 2007	June 2008	N/A	Target moved during AMR period.
Historic Environment	Consultation on draft SPD and SA report (Reg 17)	March/April 2007	March/April 2008	Not met	Target moved during AMR period. New target not met due to focus on DPD production.
	Adoption and publication of documents	December 2007	September 2008	N/A	Target moved during AMR period.
Mitcham Town Centre Development Brief	Consultation on draft SPD and SA report (Reg 17)	March/April 2007	TBC	N/A	Target moved during AMR period. New target not confirmed due to focus on DPD production.
	Adoption and publication of documents	November 2007	TBC	N/A	Target moved during AMR period. New target not confirmed due to focus on DPD production.
Wilson Hospital Development Brief	Consultation on draft SPD and SA report (Reg 17)	February/March 2007	May/June 2008	N/A	Issues & Options consultation held April 2007, ahead of formal consultation stage. Target moved during AMR period.
	Adoption and publication of documents	September 2007	November 2008	N/A	Target moved during AMR period.

**Table 3.3 SPD Preparation**

## Programme Review

### DPD Programme Review

- 3.15** Nationally around 8% of Councils have adopted a Core Strategy against expectations that 80% would have done so by September 2007. To date only two London boroughs have successfully passed the examination of their Core Strategy or Development Control Policies DPDs.

## 3 Progress towards Local Development Scheme

- 3.16** Following a plethora of advice and guidance from bodies such as GOL, the Planning Inspectorate, Planning Advisory Service and Planning Officers Society, revised regulations and guidance were published in June 2008. These changes set out a revised approach to the preparation of development plan documents, designed to be simpler and more flexible.
- 3.17** Merton's LDS will be revised if a new timetable is necessary and agreed. Risk areas, which may result in revision to, include:
- Ensuring that lessons are learnt from the experiences of other Councils who have been through the Independent Examination
  - Any further evidence gathering needed as identified from the responses to consultation on the Core Strategy DPD.
  - Availability of resources – both financial and officer time and experience
  - Ensuring that the requirements of newly published government guidance, such as the publication of PPS4, are considered and incorporated into the evidence base for policy development prior to submission.
  - Changes resulting from the Planning Bill or the Mayor's powers
  - Any changes arising from the new Mayor's proposed review of the London Plan.

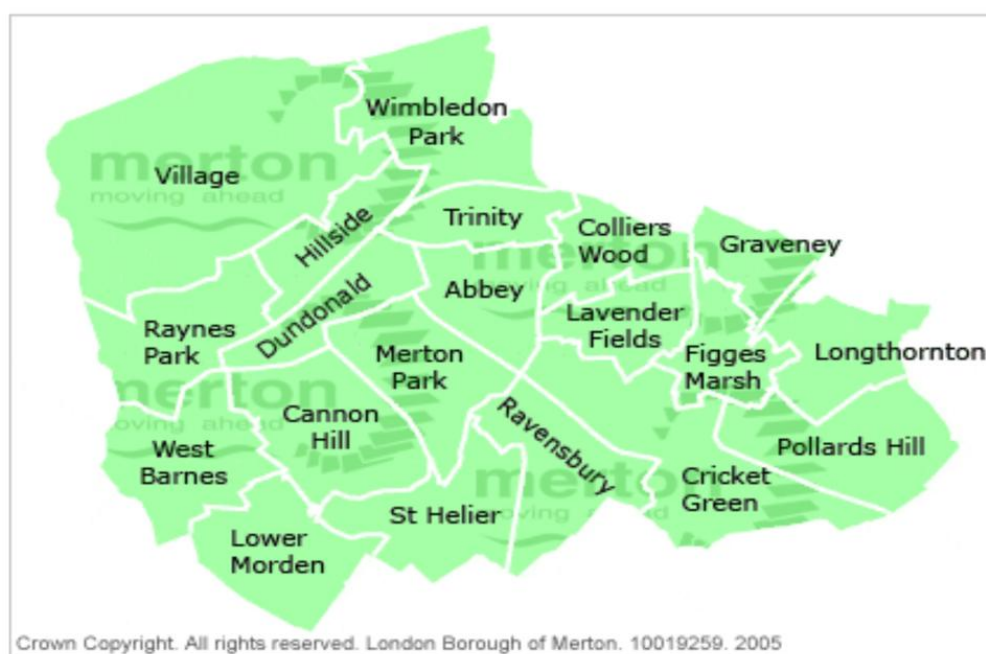
### SPD Programme Review

- 3.18** Merton has adopted 15 supplementary planning guidance notes since 1999. Merton will not generally be revising these documents until after the adoption of the DPD policies on which the SPD would be based, and as resources allow.
- 3.19** However, it is anticipated that Merton Council will be starting to work on five SPDs during 2009:
- Sustainable Design and Construction
  - Transport
  - Design
- 3.20** A further two SPDs will commence consultation in 2011:
- New residential development and affordable housing
  - Design
- 3.21** Merton is currently proposing to prepare one planning brief SPD by 2011 for the Wilson Hospital site.

## 4 Borough Profile

**4.1** The London Borough of Merton is located in the south west of London. It neighbours are Wandsworth, Sutton, Lambeth, and Kingston. The area covers 37 square kilometres, making it one of the smallest in London.

**4.2** Wards in the Borough of Merton



**Picture 4.1 Wards in Merton**

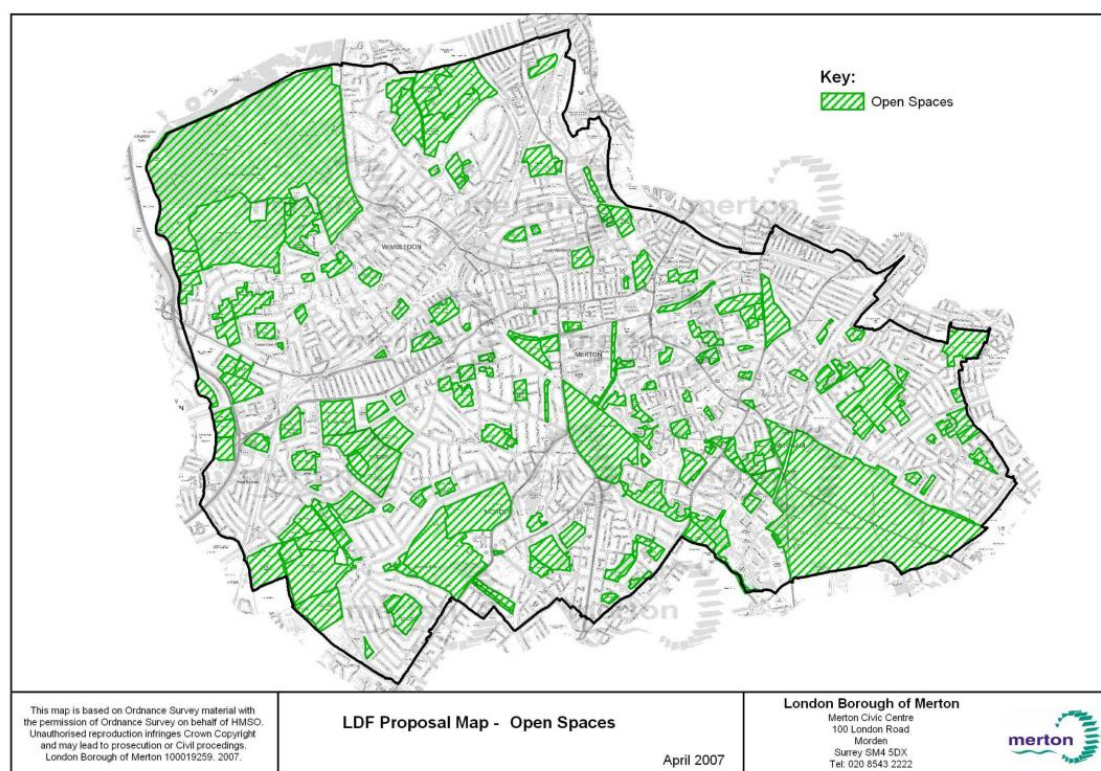
### Green Merton

**4.3** Merton remains one of the London's greens borough with 677 hectares of open space, two largest areas being Wimbledon and Mitcham Commons, which extend into neighbouring boroughs of Wandsworth and Croydon. 18% of the borough's area is taken up by open space compared to the London average of 10%. There are 4ha of public open space per 1000 population in Merton compared to the National Playing Field Association standard of 2.3ha.

## 4 Borough Profile

- 4.4 Merton contains sites recognised as having ecological protection, such as Site of Specific Scientific Interest, Sites of Nature Conservation Importance and Local Nature Reserves, all of which are afforded high levels of protection through the planning system
- 4.5 There are currently 28 conservation areas within Merton covering 627.55 hectares (150.06 acres)

### Open Spaces in Merton



Picture 4.2 Open Spaces in Merton

### Built Environment and Heritage

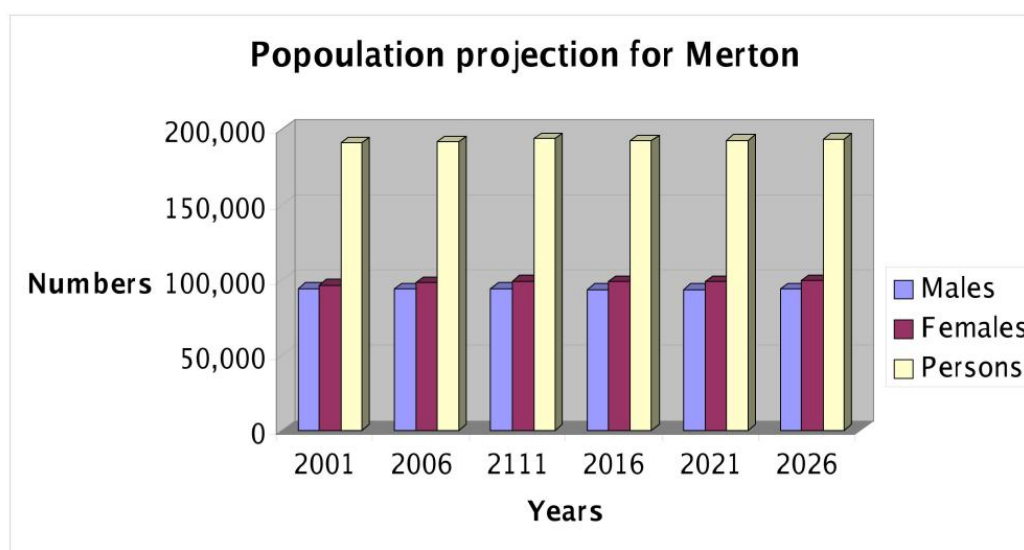
- 4.6 Merton contains a rich heritage of buildings, which are of historical or architectural interest. A number of these buildings have been recognised as having a very special architectural or historic interest and have been included on the statutory list that is compiled and managed by English Heritage.

## Population

- 4.7** Merton has a population of 197,700 (mid year estimate 2006) with a projected increase to 207,4000 by 2015 (source ONS)
- 4.8** The population is youthful with 45.23% percent in the 15-45 year ages and fairly balanced in terms of gender – males (49%) and females (51%).

	Merton	London	Great Britain
<b>All people</b>	199,300	7,556,900	59,216,200
<b>Males</b>	98,900	3,737,700	29,054,100
<b>Females</b>	100,300	3,819,200	30,162,100

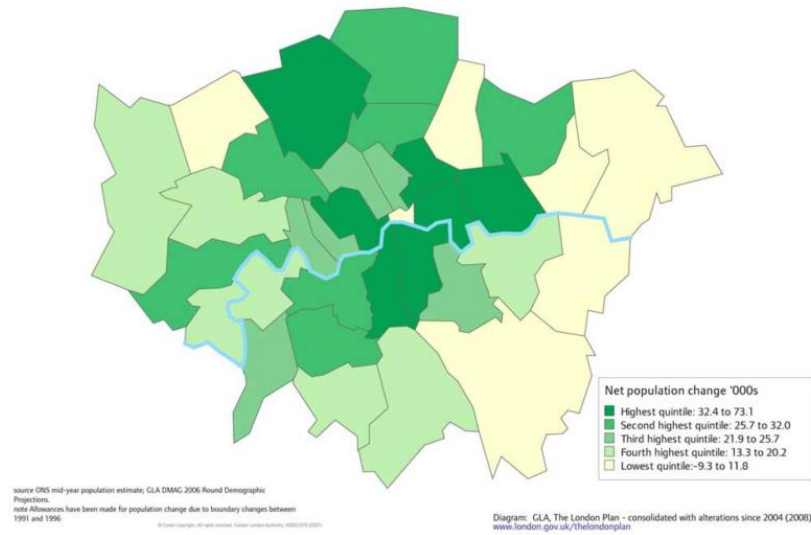
Source: ONS mid year estimates 2007



Picture 4.3 Population projection in Merton

# 4 Borough Profile

Population growth 1986 - 2006



Picture 4.4 Population growth in London

## Diverse population

- 4.9 Merton has a similar ethnic mix when compared with the rest of outer London.
- 4.10 \* 29% of the population is from Black, Asian and Ethnic Minority groups, (BME) rising to 50% of children attending Merton Schools.
- 4.11 \* One hundred and sixty languages are spoken in Merton's 43 primary school and 11 secondary school

## 4.12 Ethnic population in Merton

	All				All		
	Males	Females	persons		Males	Females	persons
	All	All			All	All	
	Ages	Ages			Ages	All Ages	
	2007				2008		
<b>White</b>	<b>67,170</b>	<b>69,568</b>	<b>136,739</b>	<b>White</b>	<b>66,943</b>	<b>69,303</b>	<b>136,246</b>

	All			All			
	Males	Females	persons	Males	Females	persons	
	All	All		All	All		
	Ages	Ages		Ages	All Ages		
	2007			2008			
Black Caribbean	3,310	4,341	7,651	Black Caribbean	3,332	4,410	7,742
Black African	3,377	3,994	7,371	Black African	3,407	4,079	7,486
Black Other	2,119	2,317	4,436	Black Other	2,174	2,384	4,559
Indian	4,282	4,347	8,630	Indian	4,296	4,379	8,675
Pakistani	2,597	2,369	4,967	Pakistani	2,627	2,397	5,024
Bangladeshi	954	1,087	2,041	Bangladeshi	969	1,126	2,095
Chinese	1,412	1,447	2,859	Chinese	1,431	1,467	2,898
Other Asian	5,202	4,691	9,893	Other Asian	5,290	4,814	10,104
Other	3,361	3,844	7,204	Other	3,491	3,979	7,470
<b>BAME Total 2007</b>	<b>26,614</b>	<b>28,437</b>	<b>55,051</b>	<b>BAME Total 2008</b>	<b>27,017</b>	<b>29,035</b>	<b>56,052</b>
<b>Total Population</b>	<b>93,784</b>	<b>98,005</b>	<b>191,789</b>	<b>Total population</b>	<b>93,960</b>	<b>98,338</b>	<b>192,298</b>
<b>White Population %</b>			71.3%	<b>White Population %</b>			70.9%
<b>BAME population %</b>			28.7%	<b>BAME population %</b>			29.1%

Source GLA Round Population Projection PLP LOW 2007

### Bridging the Gap

**4.13** The Indices of Deprivation 2008, Merton is ranked 222nd most deprived local authority in the country (out of 354 local authorities), And sixth least deprived authority in London (out of 33) In terms of income deprivation, it is the eleventh most income deprived outer London boroughs (out of 20).

**4.14** However, this masks the widespread disadvantage and pockets of deprivation within the borough, and the polarisation between the more deprived wards in the east of the borough (Mitcham) and the affluent wards in the west (Wimbledon).

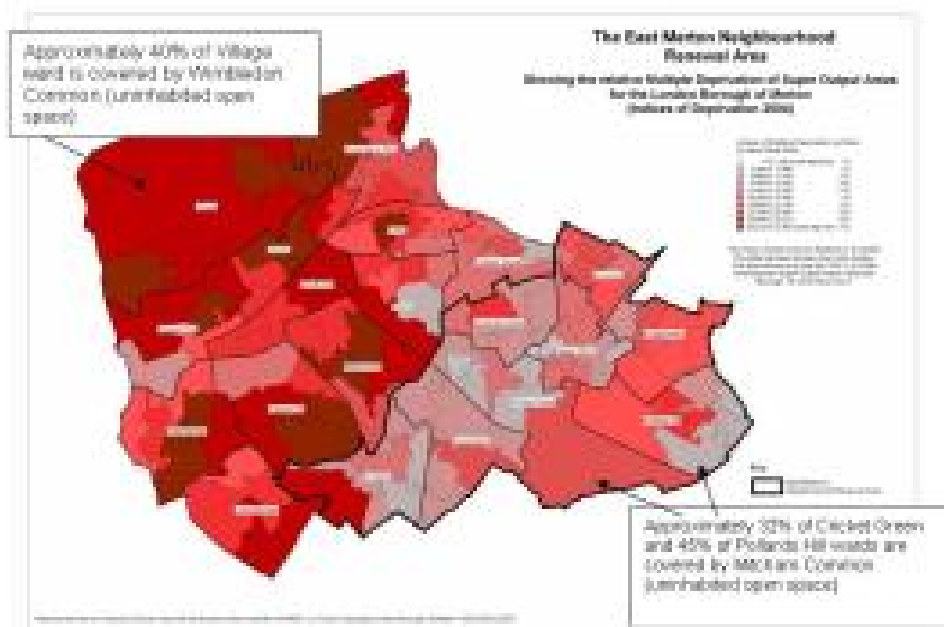
- The average income in the east of the borough is 23% lower than the borough average.
- All of the eastern boroughs have higher proportions of people without qualifications than the average in England.

## 4 Borough Profile

- Higher rates of unemployment are recorded in the Mitcham ward - Cricket Green had the highest rate (5.4%) and the village ward in Wimbledon recorded the lowest (2%)
  - Female life expectancy at birth in the Cricket Green area of Mitcham (77) is more than 8 years shorter than in the Hillside area of Wimbledon (85.3)
  - There are greater concentrations of people with long term limited illness in the eastern wards. In St Helier ward, 37% of household have one or more people with long term limited. The incidences of early deaths from lung cancer and heart disease are higher in the east of the borough.
- 4.15** \* The highest proportion of Low Birth Weight (LBW) infants was in Graveney (10.9%). This rate is significantly above the borough average. The LBW rates in the wards of Lavender Fields, Pollards Hill and West Barnes are also high. By contrast, Dundonald, Lower Morden and Village wards have well below borough average LBW rates.
- 4.16** Eligibility for free school meals is an indicator of deprivation, and people who suffer from deprivation tend to have poor health. Comparing by ethnic group can identify inequalities between different ethnic groups.
- 4.17** Reducing these inequalities by bridging the gap between the east and the west of the borough is a key theme of the borough second Local Area Agreement negotiated with centre Government, which will run for three years from the 1st April 2008 and Merton's Neighbourhood Renewal Strategy 2005-2010.



### The East Merton Neighbourhood Renewal Area



Picture 4.5 The Neighbourhood Renewal Area

#### Income and Income Disparities

**4.18** Median household income in Merton falls within the £31-35K band (source: Paycheck 2007). This is similar to the median for London and above the national figure (£26-£28K).

**4.19** Within Merton however there are large spatial disparities in the distribution of income within the borough. In general, the west side of Merton is more affluent, especially the Wimbledon Park, Village, and Hillside wards (all with median income ranges between £42-£47K). The wards on the east side of the borough contain higher levels of deprivation: Figges Marsh, Pollards Hill, St Helier and Cricket Green all have median income ranges between £24-£27K

#### 4.20 Claimants in Merton (November 2007)

Ward Name	Total	Job Seeker	Incapacity Benefits	Lone Parent	Carer	Others on Income Related Benefit	Disabled	Bereaved

## 4 Borough Profile

<b>Abbey</b>	490	90	220	110	20	20	25	5
<b>Cannon Hill</b>	415	65	190	45	50	10	40	15
<b>Colliers Wood</b>	665	155	270	115	35	40	40	10
<b>Cricket Green</b>	1,250	210	505	330	65	60	65	15
<b>Dundonald</b>	270	45	130	30	15	15	30	5
<b>Figge's Marsh</b>	1,090	195	445	275	55	40	65	15
<b>Graveney</b>	580	120	250	90	35	25	40	20
<b>Hillside</b>	235	40	135	10	10	15	15	10
<b>Lavender Fields</b>	850	160	335	210	50	30	55	10
<b>Longthornton</b>	715	135	280	155	50	20	55	20
<b>Lower Morden</b>	420	55	190	70	35	10	45	15
<b>Merton Park</b>	350	65	145	40	35	20	35	10
<b>Pollards Hill</b>	900	155	325	275	45	30	50	20
<b>Ravensbury</b>	865	115	375	230	60	30	45	10
<b>Raynes Park</b>	405	50	210	75	25	10	25	10
<b>St Helier</b>	820	110	375	190	65	30	45	5
<b>Trinity</b>	520	115	235	80	20	30	35	5
<b>Village</b>	160	20	80	10	10	5	20	15
<b>Merton</b>	<b>11000</b>	<b>1900</b>	<b>4695</b>	<b>2340</b>	<b>680</b>	<b>440</b>	<b>730</b>	<b>215</b>

Source: Department of Work and Pensions (DWP) Information Directorate November 2007

### 4.21 Economically inactive (Oct 2006- Sept 2007)

	<b>Merton (Numbers)</b>	<b>Merton (%)</b>	<b>London (%)</b>	<b>Great Britain (%)</b>
<b>All people</b>				
Economically inactive	24,000	17.7%	25.0%	21.4%
Wanting a job	6,200	4.6%	6.9%	5.4%
Not wanting a job	17,700	13.1%	18.1%	16.1%
<b>Males</b>				
Economically inactive	7,800	11.0%	18.0%	16.8%

	Merton (Numbers)	Merton (%)	London (%)	Great Britain (%)
Wanting a job	2,400	3.5%	5.2%	4.4%
Not wanting a job	5,300	7.6%	12.8%	12.4%
<b>Females</b>				
Economically inactive	16,200	24.8%	32.4%	26.5%
Wanting a job	3,800	5.8%	8.6%	6.4%
Not wanting a job	12,400	19.1%	23.6%	20.1%

Source: ONS Annual Population Survey 2007

## Employment

- 4.22** Merton's employment growth and business growth rates were stronger than London and south London averages, although these trends flattened out between 2000 and 2002.
- 4.23** Commuting pattern suggest a net outflow of 28,00 commuters from Merton, however almost half of all people working in the borough also live there. There are comparatively low levels of self-employment in Merton (Merton Employment Land Study 2005)
- 4.24** When comparing employment by sector wards in Wimbledon (constituency boundary) contain a higher proportion of people employed in managerial, professional and associate roles, compared to wards in the Mitcham and Morden constituency which have a higher proportion of the population employed in skilled trades, customer service and plant and machinery jobs. (Source: Annual Population Survey via Nomis 2006)

### 4.25 Employee jobs in Merton

	Merton (Employee jobs)	Merton (%)	London (%)	Great Britain (%)
Total employee jobs	63,300	-	-	-
Full-time	44,100	69.7%	73.4%	68.9%
Part-time	19,200	30.3%	26.6%	31.1%

## 4 Borough Profile

Source: ONS Annual Business Enquiry Employment Analysis 2006

Employee jobs by industry	Merton (Employee jobs)	Merton (%)	London (%)	Great Britain (%)
Manufacturing	4,600	7.2%	4.8%	10.9%
Construction	4,000	6.3%	2.9%	4.8%
Services	54,700	86.4%	92%	82.9%
Distribution, hotels & restaurants	15,800	25%	21.3%	23.5%
Transport & communications	4,000	6.4%	7.4%	5.9%
Finance, IT, other business activities	14,500	22.9%	33.5%	21.2%
Public admin, education & health	14,200	22.5%	22.7%	26.9%
Other services	6,100	9.7%	6.955	5.3%
Tourism-related†	6,000	9.5%	8.4%	8.3%

Source: ONS Annual Business Enquiry Employment Analysis 2006

### 4.26 Economically active (Oct 2006-Sept 2007)

	Merton (Numbers)	Merton (%)	London (%)	Great Britain (%)
<b>All people</b>				
Economically active †	111,400	81.9%	75.1%	78.6%
In employment †	108,300	77.7%	69.8%	74.3%
Employees †	91,100	65.7%	58.7%	64.6%
Self employed †	16,700	11.7%	10.7%	9.3%
Model-based unemployed §	5,600	4.9%	6.9%	5.3
<b>Male</b>				
Economically active †	62,600	88.1%	82%	83.25
In employment †	59,400	83.5%	76.5%	78.5%
Employees †	46,100	65.5%	61%	64.9%
Self employed †	13,000	17.6%	15%	13.2%

	Merton (Numbers)	Merton (%)	London (%)	Great Britain (%)
Unemployed <sup>§</sup>	3,200	5.2%	6.7%	5.6%
<b>Female</b>				
Economically active <sup>†</sup>	51,400	75.2%	67.8%	73.5%
In employment <sup>†</sup>	49,000	71.5%	62.7%	69.8%
Employees <sup>†</sup>	45,100	66%	56.2%	64.2%
Self employed <sup>†</sup>	3,700	5.2%	6.1%	5.15
Unemployed <sup>§</sup>	2,400	4.7%	7.1%	4.9%

Source: ONS Annual Population Survey

+Numbers are for those aged 16 and over, % are for those of working age (16-59/64)

\*Numbers and % are for those 16 and over, % is a proportion of economically active

## Crime

**4.27** Merton is one of the safest places in London with consistently low levels of crime. Reported crime has been falling year on year. This is tribute to the excellent partnership between the council, Metropolitan Police Service and Safer Merton Partnership. Merton currently has 20 Safer Neighbourhood Teams in the Borough. Safer Neighbourhood Teams are on every ward and a Safer Transport team patrols Transport networks in Merton.

Number of Offences	12 months to February 08 (year)		12 months to February 07 (year)	
	Merton	Met Total	Merton	Met Total
Total Crimes	15,187	868,671	16,064	926,157
Homicide	3	154	5	171
Violence Against the Person (Total)	3,686	174,449	3,371	183,230
Rape	55	2,031	42	2,325
Other Sexual	160	6,927	139	7,080
Robbery (Total)	535	37,591	598	46,308

## 4 Borough Profile

Number of Offences	12 months to February 08 (year)		12 months to February 07 (year)	
	Merton	Met Total	Merton	Met Total
Robbery (Person)	449	34,245	552	43,062
Robbery (Business)	86	3,346	46	3,246
Burglary (Total)	1,647	94,249	1,796	97,173
Burglary Residential	931	59,954	972	60,181
Burglary Non-Residential	716	34,295	824	36,992
Gun Enabled Crime	67	3,361	40	3,359
Motor Vehicle Crime	1,849	120,686	2,120	131,758
Domestic Crime	1,255	51,801	1,197	55,359
Racist Crime	238	8,682	189	10,082
Homophobic Crime	12	1,038	11	1,189

**Table 4.1 Crime in Merton**

Source: Metropolitan Police Service 2007

### Fire and Emergency Planning

#### 4.28 Police Stations

**4.29** The Metropolitan Police Service is responsible for policing across the borough with the frontline police undertaken by the Merton Borough Operational Command Unit.

**4.30** Currently there are three main police stations with Merton – Wimbledon, Morden and Mitcham with 380 Police Officers, 96 Police Community Support Officers (PCSO), 65 police staff and 10 custody cells based in the London Borough of Merton.

Site	Police Service Base	Contact Point/ front counter	Opening Hours
Wimbledon police station	Patrolling 10 custody cells Senior management team 3 Safer neighbourhood bases	Yes	24/7
Mitcham police station	Patrolling 5 Safer Neighbourhood teams	Yes	24/7
Morden police station	5 Safer Neighbourhood teams	Yes	Mon-Fri 8am – 4pm
70 South Lodge Avenue, Pollards Hill	2 Safer Neighbourhoods teams	No	N/A
Alliance House 2B Prince Georges Road, Raynes Park SW20	3 Safer neighbourhood teams	No	N/A
1 O’Clock Club Wimbledon Park , Home Park Road , SW19	2 Safer Neighbourhood Teams	No	N/A

**4.31** However the borough continues to face a number of policing challenges. These include:

## 4 Borough Profile

- The All England Tennis Championships taking place in Wimbledon every summer, with thousands of daily visitors coming to the borough putting a strain on police resources
- growing cultural tensions

**4.32** In addition to the Merton's estate there is also a police base located on the border of Merton that serves the Tooting Area and is administrated by the Wandsworth Borough Operational Command Unit. 8 Safer Neighbourhood Officers are based at Tooting ([met.police.uk](http://met.police.uk)).

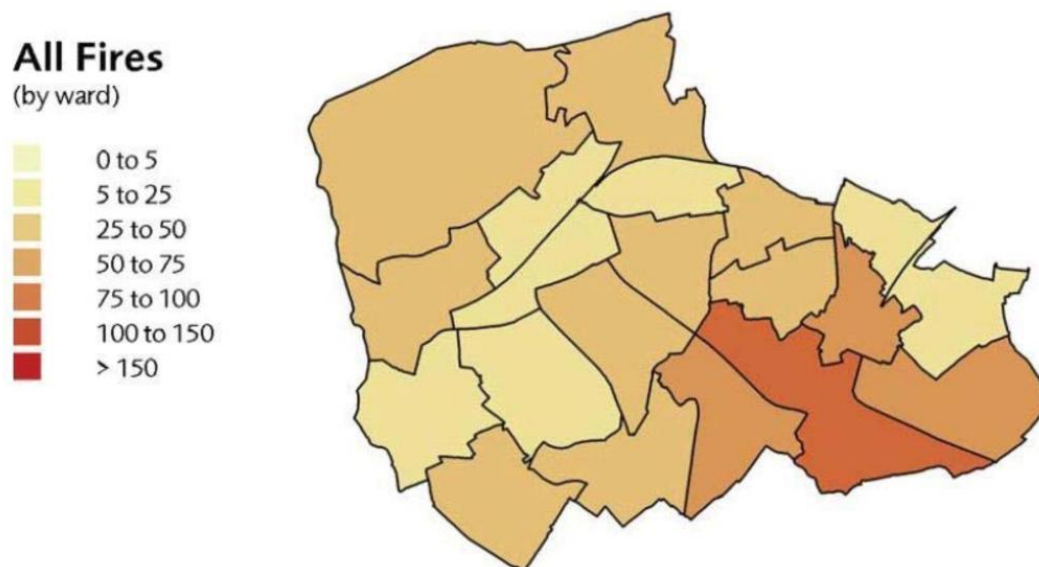
### 4.33 Fire Stations

**4.34** The London Fire Brigade are the responsible authority for the Borough. There are three fire stations in Merton, as itemised below. However, station grounds are not consistent with borough boundaries as they may include parts of a neighbouring borough and appliances from that station would be mobilised to the adjoining borough.

Area	Address	Appliances	Operational incidents 2006/07
Mitcham	30 Lower Green West, CR4 3AF	1 pumping appliance	1 104
New Malden	180 Burlington Road, KT3 4RW	1 pumping appliance	818
Wimbledon	87 Kingston Road, SW19 1JN	1 pumping appliance, aerial ladder, 1 incident response unit	897

**4.35** Currently the average response time for the first fire engine is 6 minutes and 2 seconds. On average the second fire engine arrives in 7 minutes and 54 seconds. The distribution of fires is shown below. It should be noted though that the Fire Brigade also respond to call regarding road traffic collisions, false alarms and other special services and that fires account for only 28% of operational incidents in 2006/07.





**Picture 4.6 All fires in Merton**

#### 4.36 Ambulance Services

**4.37** Across London 1.1 million calls to the London Ambulance Service (LAS) are dealt with by over 3000 frontline staff in 95 sites responding in ambulances, cars, motorcycles and even bicycles in central London. The LAS is sub-divided into three areas, of which Merton is in the South London region.

**4.38** Of the 88 ambulance stations operated the borough has only one in Nursery Road, Wimbledon which also houses a vehicle workshop and administrative facilities. The Battersea satellite station is managed from the Wimbledon complex, resulting in the following staffing levels of frontline staff:

Wimbledon Complex		Inpost
Battersea Ambulance Station		29
Wimbledon Ambulance Station		35
Complex based staff		13
Total Inpost		77

## 4 Borough Profile

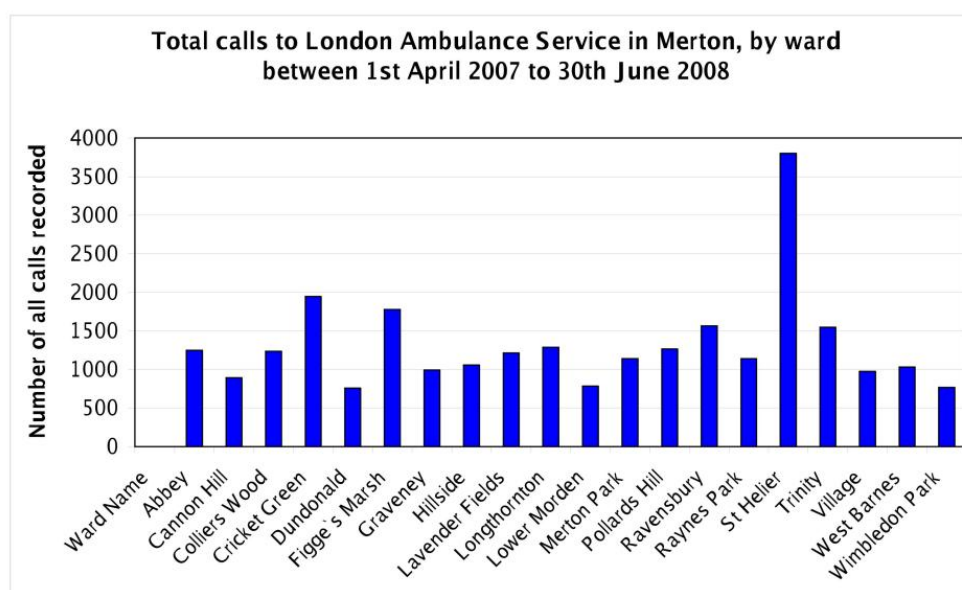
- 4.39** Local ambulance stations are located on the border of the borough in New Malden and St. Heliers and have the following front line staffing levels with New Malden housing a training school and vehicle workshop:

Stations	Inpost
New Malden Ambulance Station	37
St Helier Ambulance Station	53
<b>Grand Total</b>	<b>90</b>

- 4.40** London wide, the arrival on scene within 8 minutes occurs in 75% of cases for Category A/emergency calls. These calls account for 31% of all calls in Sutton and Merton during 1st April 2007 and 30th June 2008.

- 4.41** However, only around 10% of the Service's patients are in immediate danger of dying with another 10% requiring an immediate response as their condition may deteriorate seriously. Not all these patients are taken to a local A&E as a much wider range of alternative pathways for patients are becoming available.

- 4.42** Within Merton there was, in total, over 26 000 calls to the London Ambulance Service during 1st April 2007 and 30th June 2008 with the highest number of calls made from the St. Helier ward, as shown in figure xx below. This figure does not reflect the times of demand in each borough, as those wards with a higher concentration of social and recreation facilities often experience more concentrated demand over the weekend, especially in the evenings.



**Picture 4.7 Ambulance call outs in Merton**

- 4.43** The community safety work carried out in Merton by The London Fire allows the service to build strategic partnerships with other local communities

### Health

- 4.44** Merton is ranked 5th of 32 boroughs in London on all-age all cause mortality this is significantly lower than the national average and is well below the London average.
- 4.45** However there are variations across the wards in Merton. For example, life expectancy in men in the deprived east of the borough is three years lower than in the least deprived west of the borough.
- 4.46** During the last ten years, the death rate in from all causes has fallen for both men and women. The rate of early deaths from heart disease, stroke and cancer has also fallen.

## 4 Borough Profile

### House prices

**4.47** The average house prices in Merton during 2007/08 was £405,573 which represents an increase of 8.27% up on last year, which is higher than the Greater London average of £358,500 and the average for England and Wales at £218,112. However, these borough-wide figures hide a large contrast between house prices in many western wards and towards the east of the borough

### 4.48 House prices in 2007/08

	Average	Detached	Semi-detached	Terraced	Flat
Uk	£218,112.00	£342,794.00	£197,416.00	£173,858.00	£200,344.00
Greater London	£358,500.00	£754,485.00	£409,264.00	£377,503.00	£307,063.00
Croydon	£252,367.00	£518,905.00	£318,538.00	£245,587.00	£179,077.00
Kingston upon Thanes	£345,398.00	£345,398.00	£428,131.00	£315,582.00	£246,331.00
Lambeth	£341,580.00	£947,714.00	£631,907.00	£479,437.00	£286,927.00
<b>Merton</b>	<b>£405,573.00</b>	<b>£1,599,250.00</b>	<b>£526,783.00</b>	<b>£393,999.00</b>	<b>£249,177.00</b>
Richmond Upon Thames	£515,314.00	£1,224,151.00	£655,625.00	£547,921.00	£330,378.00
Sutton	£268,459.00	£557,503.00	£337,582.00	£263,624.00	£195,968.00
Wandsworth	£440,039	£2,142,000.00	£830,892.00	£598,195.00	£353,271.00

Source: Land Registry of England and Wales. © Crown Copyright 2008

\*the information above is based on figures provided by the Land Registry of England and Wales. Figures for England and Wales are for the period January to March 2008.

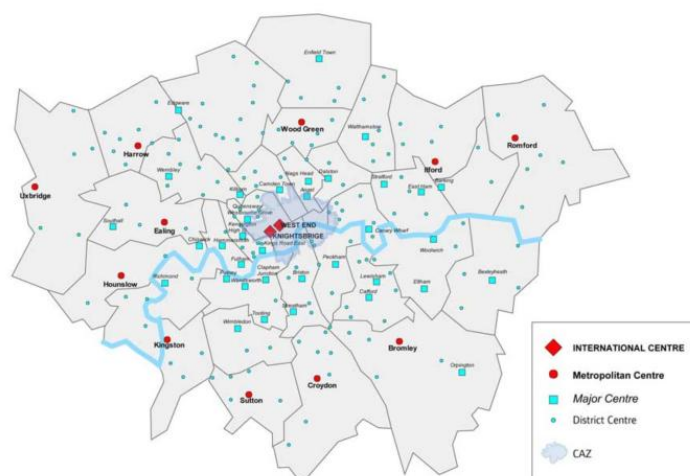
### Town Centres and development

**4.49** There are three main centre in Merton they are Wimbledon (a major district), Mitcham and Morden both district centres. Merton has several local and local shopping parades in the surround area of the borough. (For more details on the hierarchy of the retail centre please see AMR 2006/07)

**4.50** Merton and its partners are committed to making it's Town centres a more attractive and sustainable destination for a growing population to live, work, shop and spend their leisure time.

- 4.51** To achieve this Merton is carrying out Town centre studies and will be having public engagement consultations on Morden (MoreMorden), Mitcham (Mitcham Urban Design Brief) and South Wimbledon/Colliers Wood (Heart of Merton) on ways to regenerate these areas.

London's Network of Town Centres



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Diagram: GLA, The London Plan – consolidated with alterations since 2004 (2008)  
www.london.gov.uk/thelondonplan

Picture 4.8 Town Centres in London

### Transport deprivation and development

- 4.52** There are differences between the east and west of the borough with regard to transport. The west generally has good public transport, particularly in the Wimbledon area. Projects are underway to try to redress this imbalance, including the regeneration of Mitcham Town Centre (with associated transport improvements).
- 4.53** Part of the regeneration of Mitcham has been the opening of the new Eastfields station in June 2008 linking into Central London via Victoria, Blackfriars and London Bridge arriving in central London in less than 20 minutes. The connections into St Pancras also makes Europe just a stone's throw away.



## 4 Borough Profile

**4.54** Mitcham Eastfields Station is the first brand new suburban station since World War II and is the result of a partnership between Merton Council, Network Rail, Southern, First Capital Connect and Transport for London.

## 5 Built Environment

### UDP aim

- 5.1** To encourage high quality of design and to preserve and enhance areas and buildings of recognised character and heritage value.

### Local Development Framework

- 5.2** Draft Core Strategy objectives:
- 5.3** To protect and enhance Merton's built heritage and special character of local areas and to apply high quality design standards to all new development.
- 5.4** Between 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008, a total of 2097 planning applications were submitted to Merton Council, out of which 500 were refused (23.8%). This includes refusal of outline planning permission and conservation area consent refusal. These applications relate to all topics, not only the built environment.

Application type	Application description	No. of applications	Total no. of applications
<b>Major</b>	Dwellings	??	??
	Other	??	
	Retail, offices, light and heavy industry	??	
	Telecoms - prior notification	??	
<b>Change of use/conversions</b>			??
<b>Householder developments</b>			??
<b>Minor</b>	Dwellings	??	??
	Other	??	
	Retail, offices, light and heavy industry	??	
<b>Unknown</b>		??	??

## 5 Built Environment

Application type	Application description	No. of applications	Total no. of applications
Total			2097

**Table 5.1 Applications for planning permission 2007/08**

**5.5** Table 5.1 shows that ??% of all applications were related to minor dwellings and household developments. Only ??% was major applications of which ??% delivered housing while only ??% were commercial developments. About ??% of all developments within Merton were related to residential extensions, alterations and modifications.

### Breakdown by area

**5.6** The breakdown of planning applications received in 2007-08 is as follows:

Ward	Total number of applications made per ward	No. of applications rejected per ward	No. of applications rejected per citing BE policy	No. of applications rejected as % of total number of applications in the ward	No. of applications made as % of total applications in borough
Abbey	145	39	37	26.9%	6.9%
Cannon Hill	76	17	14	22.4%	3.6%
Cricket Green	65	20	18	30.8%	3.1%
Colliers Wood	81	23	22	28.4%	3.9%
Dundonald	155	28	15	18.1%	7.4%
Figges Marsh	63	20	19	31.7%	3%
Graveney	73	29	29	39.7%	3.5%
Hillside	118	34	31	28.8%	5.6%



Ward	Total number of applications made per ward	No. of applications rejected per ward	No. of applications rejected per citing BE policy	No. of applications rejected as % of total number of applications in the ward	No. of applications made as % of total applications in borough
Lavender Field	31	14	12	45.2%	1.5%
Longthornton	44	12	12	27.3%	2.1%
Lower Morden	70	16	16	22.9%	3.3%
Merton Park	132	36	36	27.3%	6.3%
Pollards Hill	43	8	8	18.6%	2.1%
Ravensbury	55	12	10	21.8%	2.6%
Raynes Park	148	35	33	23.6%	7.1%
St. Helier	55	16	15	29.1%	2.6%
Trinity	145	25	25	17.2%	6.9%
Village	297	50	48	16.8%	14.2%
West Barnes	86	24	22	27.9%	4.1%
Wimbledon Park	215	42	38	19.5%	10.3%
Total	2097	500	460	N/A	100%
Unknown applications	0	0	0		
Total	2097	500	460	23.8%	100%

**Table 5.2 Breakdown of planning applications by ward**

### Planning Applications by Ward

#### 5.7 (include map)

## 5 Built Environment

- 5.8** In line with the previous monitoring report, Table 5.2 and figure 5.1 shows that the majority of the planning applications that the Council has received were made in the western wards of the Borough, especially in the Village, Wimbledon Park and Dundonald. It's hard to analyse the type of development taking place in these areas, but minor and household applications dominate. The reasons for greater construction activity in the west of the borough could be that there is higher affluence in the area.
- 5.9** More than a fifth of all applications were refused. More than 90% of the applications that have been refused, were refused on grounds of policies concerning the Built Environment and Heritage policies. The highest percentage of refusals have been registered in the eastern wards of the Borough, especially in the Lavender Fields, Graveney, Figges Marsh and Cricket Green wards, reflecting the poorer quality of applications for built environment in these areas.
- 5.10** Judging from the percentage of applications refused in the wards, although maximum development is taking place in the western wards, the quality of design is satisfactory. This could be for several reasons, one of the main being that the area has a greater number of Conservation Areas, resulting in more design guidance being available to applicants and architects e.g. Conservation Area Character Appraisals.
- 5.11** On the other hand, the higher refusal rate in some of the eastern wards suggests that the quality of design is poor in the wards with higher indices of deprivation. CABI has analysed that there is a close relationship between the incidence of crime, deprivation and the layout of the area, e.g. layout of streets, housing, public buildings and positioning of amenities and open spaces. Areas of social exclusion are usually associated with poor, hostile environments and bad design.
- 5.12** It would therefore be necessary to concentrate on improving the quality of public realm in these wards, which would have a cascading effect on the quality of applications. Although the best opportunities to do so are through major planning applications, since ??% of all applications are minor/household applications or related to conversions, the emphasis on quality of design on such developments would need to be strictly enforced.

### Monitoring of Conservation and Design Policies

- 5.13** There are 28 Conservation Areas within the borough covering an area of just under 6.2 square kilometres (617 Hectares), a little over 16% of the borough.

- 5.14** Contextual indicator: Number of Character Appraisals and Design Guides completed for Conservation Areas
- 5.15** Target: To have ?? conservation area character appraisals adopted by the end of 2007-08
- 5.16** Performance: The number of Conservation Area Character Appraisals that have been prepared are as follows

Year	Character Appraisals Underway	Adopted Character Appraisals	Adopted Design Guides
2004/05	1	1	
2005/06	10	10	8
2006/07	7	2	8
2007/08	4??	1??	??
Total	22??	20??	??

**Table 5.3 Adoption of Character Appraisals of Conservation Areas**

- 5.17** ? additional design guide has been prepared for ? and ?, areas outside conservation areas.
- 5.18** The work on preparation of Character Appraisals is well within the stipulated time frame. ?? Character Appraisals are under preparation and all appraisals and design guides will be completed by end of 2008.
- 5.19**
- 5.20** Policy Indicator 2a: The number of planning appeals allowed as a percentage of the total number of planning appeals decided.
- 5.21** Assessment of policy: BE1, BE2: Conservation, BE3: Areas adjacent to Conservation Area; BE4: Areas of Distinctive Quality, BE21: Local Views
- 5.22** Targets: More than 60% of appeals dismissed which quote design/conservation and access policies

## 5 Built Environment

Area	Refused	Appealed	Appeals Allowed	Appeals Dismissed	Permission Granted	Applications Withdrawn	Registered
Conservation Area Consent	17	10	2	8	12	1	1
Conservation Area (BE1,2)	??	??	??	??	??	??	??
Adjacent to Conservation Area (BE3)	7	0	0	0	??	2	??
Distinctive Quality (BE4)	Not applicable as there are no identified areas of distinctive quality						
Local Views (BE21)	No application was rejected on ground of violating this policy alone, however it was cited on 1 planning application.						

**Table 5.4 Citation of Conservation Area policies for refusal**

**5.23** Performance: The table demonstrates that of the applicants that appealed against the refusal of an application where conservation area policies had been given as the reason for refusal, none were upheld- a 100% record. The rest did not appeal. In other words, the decisions to refuse planning permission on the grounds of not preserving or enhancing the character of the Conservation Areas or adjoining areas were sound.

### Listed Buildings and other Heritage buildings and areas

**5.24** There are a total of 222 Grade II Listed buildings, 9 Grade II\*, and only 3 Grade 1 Listed Buildings within the borough covering 315 buildings and structures. (Some list entries cover more than 1 building and some entries are not buildings such as gravestones, monuments, horse troughs etc).

**5.25** Additionally over 850 local (Non Statutory) listed buildings of historical or architectural interest have been identified within the borough.

**5.26** There are

**5.27** · 20 Archeological Priority Zones identified by the English Heritage.

**5.28** · Three scheduled ancient monuments

**5.29** · Four historic parks and gardens

**5.30****5.31** Policy Indicator: Reducing the number of listed buildings at risk in Merton**5.32** Assessment of policy: BE.5**5.33****5.34** Target: Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London**5.35****5.36** Performance: The number and proportion of buildings at risk in Merton changed as follows:

Buildings at risk		
Year	London	Merton
2004/05	692	10 (1.45%)
2005/06	678	8 (1.17%)
2006/07	662	7 (1.06%)
2007/08	572	7 (1.22%)

**Table 5.5 Buildings at risk**

**5.37** The number of buildings at risk has been falling within Merton from 10 in 2004/05 to 7 in 2007/08, nevertheless, this number has stabilised from 2006/07 and, due to a reduction in the overall number of Buildings at Risk in London, there has been a percentage increase in Merton. The borough is meeting its target to reduce the number of buildings at risk, but not buildings at risk as a percentage of the total number of listed buildings in London. This indicator shows there is the need to further promote conservation and up-keeping of Merton's built environment.

**5.38** Policy Indicator: the number of planning appeal decisions allowed, as a percentage of the total number of planning appeals decided.

**5.39** Assessment of policy:

## 5 Built Environment

- 5.40 BE.6: Listed buildings: demolition
- 5.41 BE.7: Listed buildings: Alterations and Extensions
- 5.42 BE.8: Setting of Listed Buildings, Monuments, Historic Parks & Gardens
- 5.43 BE.9: Uses
- 5.44 BE.10: Building Recording
- 5.45 BE.11: Local List: Rehabilitation and Maintenance
- 5.46 BE.12: Local List: Upgrading
- 5.47 BE.13, 14: Archaeological Protection and Preservation
- 5.48 Targets: More than 60% of appeals dismissed which quote design and access policies
- 5.49 Performance:

Area	Refused	Appealed	Appeals Allowed	Appeals Dismissed	Permission Granted	Applications Withdrawn	Regi
Listed Building Consent	??	??	??	??	??	??	??
Alterations Extensions (BE7,8)	??	??	??	??	??	??	??
APZ BE13, 14	??	??	??	??	??	??	??

**Table 5.6 Citation of listed buildings policies for refusal**

5.50 The policies are strictly applied for listed building and heritage sites. Out of the ?, planning applications were refused for alterations/ extensions of Listed buildings or within the Archaeological Protection Zone, ?? appealed against the decision. Only ? was successful, representing a success rate of ?%.

5.51

**5.52** Design Appeals

**5.53**

**5.54** Policy indicator: The number of planning appeal decisions allowed, as a percentage of the total number of planning appeals decided.

**5.55**

**5.56** Assessment of policy:

**5.57**

**5.58** BE 15: New Buildings and Extensions

**5.59** BE16, 17: Urban Design

**5.60** BE 18: Gardens

**5.61** BE 19, 20: Tall Buildings

**5.62** BE 22: Design of new developments

**5.63** BE 24: Roof extensions and dormer windows

**5.64** BE 28, 29, 32: Advertising: Hoardings and posters, panels and displays and shop fronts

**5.65** BE 30, 31: Shop fronts: Alterations and new shop fronts

**5.66** BE 33: Street furniture

**5.67** BE 34, 35, 36, 37: Telecommunications, Prior approval, permitted development

**5.68** Targets:

**5.69** More than ??% of appeals dismissed which quote design and access policies

**5.70**

**5.71** Performance:

## 5 Built Environment

Policy	No. of applications refused citing policy as a reason	Appealed	Appeal dismissed	Appeal Allowed	% of appeals dismissed
BE15	??	??	??	??	??
BE16,17	??	??	??	??	??
BE18	??	??	??	??	??
BE19, 20	??	??	??	??	??
BE22	??	??	??	??	??
BE23	??	??	??	??	??
BE24	??	??	??	??	??
BE29-32	??	??	??	??	??
BE34-37	??	??	??	??	??
Total	??	??	??	??	??

**Table 5.7 Citation of Design policies for refusal**

**5.72** Table 5.7 shows that the refusal rate of appeals has been ??% citing the design policies as a reason for refusal. The Council is vigilant about granting planning permission to buildings concerning its heritage. Design policies (BE15, 16, 22-24) have been used .... times out of ... times (%) to help refuse a proposal. This shows the importance of design and conservation matters in considering development for the borough.



Year	Total number of applications	No. Of applications refused	No. of applications refused citing design or conservation policy as a reason	% of applications refused for design/heritage policy reason of all applications refused	Total appeals	Appeals dismissed for design/heritage reasons
2004/05	1658	209 (13%)	182	87%	17	17 (100%)
2005/06	1766	187 (11%)	146	78%	32	24 (75%)
2006/07	1777	373 (21%)	293	78%	64	49 (77%)
2007/08	??	??	??	??	??	??

**Table 5.8 Total applications concerning design / conservation/ heritage**

**5.73** Table 5.8 shows that the percentage of applications refused has DECREASE OR INCREASE IN.....2007/08 from the previous year, mainly because of applying the policies on Built Environment more strictly..

**5.74**

**5.75** Other policies relating to the built environment

**5.76**

**5.77** Implementation mechanism for good design

**5.78**

**5.79** · . The Council's Conservation and Design Advisory Panel (CADAP) and the Design Review Panel regularly advise on major proposals within the borough. The Design Review Panel has so far commented on schemes, namely

**5.80** · CADAP examined X applications in 2007/08 X were refused permission, X were granted planning permission subject to conditions and X are yet to be determined

**5.81**

**5.82**



# 5 Built Environment

5.83 Conclusions

5.84

5.85 ADD TEXT



44



## 6 Housing

### UDP Aims

- 6.1** To promote the sustainable use of land and sustainable neighbourhoods by providing an adequate supply and range of housing types and tenures to meet the needs of all sectors of the community, including those unable to compete financially in the housing market.

### Local Development Framework Draft Core strategy objectives

- 6.2** To deliver high quality new homes and associated infrastructure and social facilities across Merton that will meet the varied needs of Merton's local community and help contribute to an attractive, thriving, safe and diversified borough.
- 6.3** **Context**
- 6.4** The following is an outline of key housing issues currently facing Merton. For more in-depth contextual and background information on the topic of housing in Merton, please refer to Merton's previous Annual Monitoring Reports.

### Meeting Merton's Housing needs

- 6.5** **Housing Strategy (2008-2011)**
- 6.6** Merton aim to place the needs and aspirations of local residents at the heart of its work, and make Merton's Housing Strategy a people-focused and responsive strategy.
- 6.7** Significant progresses continued to improve local services for specific client groups such as older people, children and young people and ethnic minorities. The Merton Partnership now includes a new thematic group for Older People, as well as one for Children and Young People, and key improvement deliverables have now been developed through the Local Area Agreement. The Merton Council has in place a Children and Young People's Plan (2006-2009), a Supporting People Strategy, and has recently developed an Older People Strategy 'Celebrating Age - Valuing Experience'.
- 6.8** There is also a well-established structure set up by the Council to support the work for vulnerable client groups. A number of partnership boards are in operation focusing on the needs of specific groups. These include the Health

## 6 Housing

and Well-Being Partnership Board for Older People, the Learning Disabilities Partnership Board, the Mental Health Partnership Board, the Physical Disability and Sensory Impairment Partnership Board, and the Housing Partnership Board for Vulnerable People.

**6.9** In Housing, Merton have developed a Homelessness Strategy, an Ethnic Minority Housing Strategy and an Older People Housing Strategy, all focusing on the needs of specific client groups. Our Affordable Warmth Strategy also focuses on the need of vulnerable households. Merton will continue building on this work and will incorporate issues concerning these client groups in our Housing Strategy.

**6.10** **Contextual indicator 6a (Core Output Indicator 2a: Housing Trajectory)**

**6.11** In accordance with government guidance Merton's housing trajectory contains the following:

- (i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- (ii) Net additional dwellings for the current year;
- (iii) 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;
- (iv) The annual net additional dwelling requirement; and
- (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance

**6.12** 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.

**6.13** **INSERT HOUSING TRAJECTORY CHART**

**6.14** The projected number of dwellings as shown from 2006/07 (current year) to 2016/17 is set out in more detail in the table below.

**6.15** **Table 6.1: Dwellings required to meet completion target**

**6.16** **INSERT TABLE 6.1**

- 6.17** Projected completion figures are based on an assessment and grading of sites from a number of sources (not including windfalls). Essentially, housing sites in the borough were allocated one of 6 'grades' depending on their likely time frame 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.
- 6.18** **Grade A sites** – sites where planning permission has been granted and development has started by 31st March 2008
- 6.19** **Grade B sites** – sites where planning permission has been granted but development has not started by 31st March 2008
- 6.20** **Grade C sites** – sites where planning permission has been granted subject to the signing of a Section 106 agreement or meeting other planning conditions
- 6.21** **Grade D sites** – sites with outline planning permission but where reserved matters have not been approved by 31st March 2008
- 6.22** **Grade E sites** – UDP proposals sites where planning permission has not been granted by 31st March 2008
- 6.23** **Grade F sites** – Housing Capacity Study sites identified as having housing capacity but where planning permission has not been granted by 31st March 2007
- 6.24** Merton's housing trajectory shows that Merton is meeting its housing targets, apart from this year (2006-07) where the completions of 427 dwellings is 3 dwellings lower than the target of 430.
- 6.25** However in the Early Alterations to the London Plan (published 2006) Merton's share of London's housing target has been reduced from a minimum of 430 to 370 units per annum. This is considered a more realistic figure for development in Merton, given past development trends and the relative lack of availability of larger developable sites.
- 6.26** Over the 15 years from 2002-2017, Merton is likely to deliver an average of 467 dwellings per annum. This takes account of the differences between years where Merton does not exceed its housing target (such as this year) and years when large development sites are likely to be completed (such as the 570 new dwellings to be completed on the site of the former Wimbledon Football Club in Plough Lane in 2007-08.)
- 6.27** **Contextual Indicator 6b: Meet Housing Provision Targets**

## 6 Housing

*Note- The new target for 07/08 will be 370.*

**6.28 Assessment of Policy:** HP1 Housing Target

**6.29 Target:** Completion of 370 homes per annum

**6.30 Performance:** Merton's share of the London-wide housing target is 370 completed new homes per annum this figure has been revised. [1] This figure has been reached due to the outcome of the 2004 Housing Capacity Study and is considered a more realistic target for Merton. It is based on a rigorous methodology, involving the capacity assessment of both large (sites above 0.5 hectares) and small (sites below 0.5 hectares).

**6.31** Caution must be exercised in using statistics for housing completions as absolute figures. Changes to recording methods (from calendar to financial year), recording criteria, ward boundaries, site visits and building control completion dates and differences between various datasets such as Housing Provision Returns, the London Development Database and DCLG records give rise to some differences in results for the same recording periods.

**6.32** [1] (See London Plan Housing Provision Targets, Waste and Minerals Alterations, December 2006)

### Private and affordable completed housing in Merton

**6.33** INSERT TABLE 6.2

**6.34** Source: Merton's housing provisions returns 1991/1992-2005/06

### **6.35** Granted Housing Planning Approvals 2007 – 2008

**6.36** Number of Granted Housing approvals in Merton 2000-07

**6.37** INSERT TABLE 6.3

\*Includes 570 units approved on 20/10/2005 at Plough Lane (former Wimbledon FC Stadium)

Source: LDD/Merton residential monitoring

**6.38** The table above shows how many planning permission were granted

**6.39** **Contextual Indicator 6c (Core Output Indicator 2b: Percentage of new and converted dwellings on previously developed land**

- 6.40 100% of new and converted dwellings in Merton in 2007-08 were built on previously developed land.
- 6.41 **Policy Indicator:** Appropriate mix of housing stock in new developments
- 6.42 **Assessment of Policy:** HN.3: Dwelling Mix
- 6.43 **Target:** To ensure a range of dwelling sizes in new development to meet local needs
- 6.44 **Performance:** It is essential that all new development provide a mix of dwelling types in accordance with local need. In 2007/08 the majority of new dwellings were 1 bed and 2 bed units.
- 6.45 Completions by size of dwelling
- 6.46 **INSERT TABLE 6.4**

Source: Residential Monitoring Database, London Borough of Merton

\* 2004/05 and 2005/06 data is incomplete, so figures presented only present a partial picture and should only be used as a guide. All figures are gross and do not include losses incurred through demolitions or conversions

- 6.47 Completions by size for 2007/08

**INSERT TABLE 6.5**

## AFFORDABLE HOUSING

- 6.48 **Affordable housing approvals over time:**
- 6.49 **INSERT TABLE 6.6**
- 6.50 **Affordable Housing Approvals by size and ward 2007/08**
- 6.51 **INSERT TABLE 6.7**
- 6.52 In 2007/08 xxx affordable dwellings were approved, xx% of which were in the western wards outside the East Merton Neighbourhood Renewal Area, xx% of which were approved within the East Neighbourhood Renewal Wards
- 6.53 **Affordable Housing Completions by wards**
- 6.54 **INSERT AFF. HSE COMPLETIONS CHART FIG 6.5**

## 6 Housing

- 6.55 INSERT AFF HOUSING COMPLETIONS CHART (N)
- 6.56 INSERT AFF HOUSING COMPLETION CHART(N)
- 6.57 **Affordable Housing Approvals by size in Merton- update**
- 6.58 INSERT FIGURE 6.6 UPDATED VERSION
- 6.59 **Affordable Housing Approvals by type in Merton-up date**
- 6.60 INSERT FIGURE 6.7
- 6.61 **Contextual Indicator 6d (Core Output Indicator 2d: Affordable housing completions)**
- 6.62 **Assessment of Policy: HN.1 Affordable Housing**

*Need to mention how this policy was deleted in 2007 and Merton is following LP*

- 6.63 **Target:** 30% Affordable Housing Targets for Schemes above 15 Units
- 6.64 **Performance:** UDP policy HN1 makes provision for 30% affordable housing in all residential developments of 15 units or more. This provision is currently under review and may be updated in order to be consistent with the London Plan, adopted after Merton's current UDP.
- 6.65 There is a difference between different definitions of 'completed' affordable dwellings:
  - Merton's planning section and the GLA (through the London Development Database) consider that an affordable home is complete when the building control records have been signed off and the dwelling is habitable.
  - Merton's housing department (and the Housing Corporation) consider that an affordable home is complete once the legal agreement has been signed to transfer its ownership to the necessary affordable housing provider (e.g. RSL) who will find occupants.
- 6.66 As a result of these different definitions, sometimes an affordable dwelling can be counted as completed by the planning section (because the building is finished and the property is habitable) but not included in the figures for the housing section (because it has not yet been occupied)
- 6.67 **In 2007/08:**



- Merton's planning department records XXX affordable homes as being completed
- Merton's Housing Department records XXX affordable homes as being completed

**6.68** With reference to affordable homes, all data in this chapter is based on planning department data unless the source indicates otherwise.

### **6.69 Affordable housing completions in Merton**

**INSERT TABLE 6.8 UPDATE VERSION WITH CHANGE AS REC BY US AND HOUSING DEPT**

**6.70** Where affordable housing is provided through the planning system, this is through Merton's Unitary Development Plan (Policy HN.1) and the Further Alterations to the London Plan (Policy 3A.7; 3A.8i)

- Merton's UDP Policy HN.1 requires that all schemes of over 15 dwellings contain a minimum of 30% affordable housing.
- The Further Alterations to the London Plan requires that 50% of new dwellings London-wide be affordable and that any scheme providing over 10 or more new homes provides affordable housing.

**6.71** In monitoring Merton's affordable housing policy (UDP Policy HN.1), which is only based on schemes of 15 units or more, Column 6 of the table above shows that Merton has exceeded its minimum of 30% by reaching 76% affordable housing for schemes above 15 units or more. Even when measured against the total number of new homes (private and affordable), Merton has exceeded its own UDP policy target of 30% by reaching 36%.

**6.72** However, although Merton is moving closer than in previous years at 36% Merton has not reached the London Plan target of 50% affordable housing as applied London-wide.

**6.73** It should also be noted that the majority of Merton's affordable housing provision comes from schemes built by RSLs and not via planning policies. Of the XX schemes that were of 15 OR 10 ? units or more in 2007-08, XX were 100% affordable. 100% affordable schemes accounted for XXX units (XX%) of all affordable housing built in Merton in 2007-08. The remaining XXX% was completed as a result of UDP policy HN.1

**6.74** Looking at the results for UDP policy HN.1 from 2004-07, of the 21 schemes over 15 units, only 10 schemes did so. The remaining 11 schemes either provided 100% affordable housing or off-site contributions. Since 2004, 366

## 6 Housing

affordable homes have been provided through 100% affordable housing schemes, compared to 111 affordable homes provided through planning policies.

### 6.75 Completed Affordable Housing (units) by Ward in Merton 2007/08

6.76 INSERT TABLE 6.9

6.77 In 2007/08 XXX affordable dwellings were completed. In western wards (outside the Neighbourhood Renewal Area) that represented XX% of the total completions, in the East Merton Neighbourhood Renewal Wards it was XX%.

### 6.78 Completed Housing in Merton by type

INSERT FIGURE

### 6.79 Completed borough Affordable Housing in Merton

INSERT FIGURE

## PRIVATE HOUSING

### 6.80 Private Housing Approvals (units) By Wards (gross)

INSERT TABLE

6.81 In 2007/08 planning permission was granted for XXX private homes to be built. In the western wards outside the East Merton Neighbourhood Renewal Area that represented XX% of the total approvals, in the East Merton Neighbourhood Renewal Wards it was XX%.

### 6.82 Private Approvals in Merton by Tenure

INSERT FIGURE

### 6.83 Private Housing Approvals in Merton by size

INSERT FIGURE 6.11

### 6.84 Private Housing Completions (units) UPDATE

**INSERT TABLE 6.11**

**6.85** In 2007/08 XXX private dwellings were completed. In the western wards that represented XX% of the total completions, in the East Merton Neighbourhood Renewal Wards it was XX%.

**6.86 Private Build Completions in Merton by type****INSERT FIGURE 6.12****6.87 Percentage New Build in Merton by size 2007/08 UPDATE****INSERT FIGURE 6.13****6.88 Housing Density****6.89 Policy indicator: Housing Density (Core Output Indicator 2c).**

*Need to mention this policy was deleted in during 07/08*

**6.90 Assessment of policy: HP.4 Density of Development**

**6.91 Policy HP.4 target:** New residential developments will be expected to be a minimum of 150 habitable rooms per hectare without harming character of the surrounding area and living conditions of neighbours.

**6.92 Core Output Indicator 2c targets:** Percentage of new dwellings completed at:

- Less than 30 dwellings per hectare
- 30-50 dwellings per hectare
- Over 50 dwellings per hectare

**6.93 Performance:** It should be noted that the performance relates to new developments completed in 2006/2007 and does not reflect existing or surrounding density patterns.

**6.94 Policy HP.4 Performance****INSERT TABLE 6.12****6.95 Core Output Indicator 2c performance:**

## 6 Housing

INSERT TABLE 6.13

### 6.96 Conversions

6.97 **Policy Indicator:** Flat Conversions and retention of units

6.98 **Assessment of Policy:** HP5 - Flat Conversions, size of original unit

HP6 - Flat Conversion – Retention of units - (deleted during 2007)

6.99 **Target:** Merton is keen to encourage smaller units of accommodation especially those suitable for single person household, however Merton is also keen to ensure the continued presence and supply of larger family accommodation.

### Conversions Performance

INSERT TABLE 6.14

*Notes 13.02.08- , Need to double check the above figures again and make any amendments to the 07/08 AMR*

### 6.100 SPG Threshold 2007/08

INSERT FIGURE 6.14

ADD TEXT ABOUT THE FINDINGS OF SPG

### Vacant Property

6.101 **Policy indicator:** Vacant Property.

6.102 **Assessment of policy:** HP.3 Rehabilitation and vacant dwelling.

6.103 **Target:** 50 (BVPI 64).

6.104 **Performance:** xx private sector dwellings that were vacant for more than 6 months that have been returned into occupation or demolished during 2007/08 as a direct result of action by Merton Council (source: BVPI 64)

## Older people

**6.105 Policy Indicator:** Housing for Older People

**6.106 Assessment of Policy HN 4:** Housing for Older People

**6.107 Target:** To increase and improve provision of homes for Older People

**6.108 Performance :** Merton now has the first Housing Strategy developed for older people. It was recognised that many older people still live in poor housing, experience poor health have difficulties accessing service and may suffer exploitation and neglect.

**6.109** This strategy contains 3 year Action Plan with a total of 50 actions, which will help Merton to achieve the 5 key objectives set out in the strategy.

**6.110** The Merton strategy team works closely with other partnerships to deliver these actions, and will report to Merton's Older People Partnership Board, which brings together health and social care professionals as well as voluntary sector organisations.

**6.111** The Merton partnership structure will also support and deliver priorities set out in Merton's Community Plan (2006 – 2015).

**6.112** Merton's aim to respond to the changing and diverse range of housing and support needs of older people, through

- Promoting independence and choice
- Champion preventative measures and early planning
- Identify housing needs
- Aspirations, expectations and perception of older people
- Develop policies and actions that meet those needs

*IF ANY NEW DEVELOPMENTS PUT THE NAME HERE....*

*INSERT TABLE 6.15*

## Gypsies and Travellers

**6.113 Policy indicator:** Travellers.

**6.114 Assessment of policy:** HP.7 Accommodation for gypsies and travellers

**6.115 Target:** To make suitable location for travellers with the guidance of Department of Environment Circular 1/94 'Gypsy Site and Planning'

## 6 Housing

**6.116 Performance:** Merton has identified homelessness amongst second generation Gypsies and Travellers as an issue in relation to the Housing Strategy. In Merton there is one Travellers site at Brickfield Road.

**6.117** In 2006/2007 Merton made a successful bid for a Gypsy and Travellers Grant to refurbish the Brickfield Road Caravan site. The total cost of the works is £140k, with £105k coming from grant funding, and the remaining £35k coming via planning obligations.

**6.118 Policies not used in 2007-08**

*ADD TEXT HERE.....*

**6.119 UDP Policies deleted in 27th September 2007**

### Appeals

**6.120 Appeals during 2007/08**

**6.121** | *INSERT TABLE OF APPEALS*

**6.122** It should be noted that on appeals table above other non- housing policies were also cited. During 2007/08 there were a total of xx housing related appeals that were determined by The Planning Inspectorate with one being determined by the Secretary of State.

### Certificate of Lawfulness

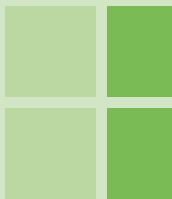
**6.123** A Certificate of Lawfulness is a procedure that follows a similar route to a full planning application, although in the case of proposed works the application is not advertised and there is no consultation with neighbouring properties. In the case where the development has already taken place, this is advertised and consultation with neighbouring properties is carried out.

**6.124** It should be noted that a 'Lawful Development Certificate' would only confirm lawful development under Planning Legislation and not the Building Regulations.

**6.125** During 2007/08 there were xxx applications granted for Certificates of Lawfulness, out of which seven Certificates related to the creation of xxx homes.



6



## Conclusion



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75



# 7 Community Facilities

## 7 Community Facilities

### Community Facilities

#### UDP Aims

- 7.1** Merton will encourage the provision of social service facilities in accessible locations.

#### Local Development Framework

- 7.2** To support the development of excellent educational, health, cultural and community uses in accessible locations in Merton to better serve residents, especially where there are pockets of deprivation such as found in parts of eastern and central Merton.
- 7.3** To improve services and facilities by meeting the specific needs of young people, older people and ethnic minorities . Check if need to lift exactly from draft core strategy.

#### Contextual indicators

- 7.4** Ensure local accessibility to a range of appropriate community, education, leisure and sports facilities in community settings.
- 7.5** **Indicator 3a** (Core Output Indicator 3b)
- 7.6** Location of new leisure, health and education facilities in relation to accessibility
- 7.7** **Target:** That 100% of new residential development is within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment (town centre of designated industrial area) and a major health centre.
- 7.8** **Performance:** 100% target was achieved.
- 7.9** **Policy Indicators:** 3i Location and access of facilities
- 7.10** **Assessment of policy:** C1 Location and access of facilities namely community resource and community centres.
- 7.11** **Target :**No loss in provision



- 7.12 Performance:** There has been no loss in provision in 2007-08.
- 7.13** In addition to health and education facilities, (which will be considered later) there has been no change in this provision in 2007-08. These sites are used to host a variety of activities for a range of residents from lunch clubs and art classes to yoga and Taekwondo classes and meeting rooms for local groups. These centres are a valuable asset to many sections of the local community. LDF consultations have shown that many groups feel that currently there is an under provision in the area which is why retaining our current stock is so important.
- 7.14 Policy Indicator: 3ii:** Older people and People with learning disabilities
- 7.15 Assessment of policy:** C.3 People with a learning disability and C.5 People with mental illness
- 7.16 Target:** Increase care home provision in line with local need.
- 7.17 Performance:** No change in provision in 2007/ 8, **check for new data** . 100% retention. With an ever-aging population the need for care homes may well increase over the next ten years thus making retention of current provision even more necessary within the borough. The fact that proposals are being received for new homes is promising in view of the borough's future needs. This could be counteracted by promotion of more independent living. Policy context has moved away from institutional provision in residential settings towards supporting older people in their homes within their communities. It emphasises that housing policy has a major role to play in ensuring that older people are able to stay active and maintain their personal independence. A strategy framework for Older People's Housing Strategy - Quality and Choice for Older People's Housing, was published by the DTLR, now Department for Communities and Local Government (DCLG) and the Department of Health in 2001. The document set out the Government's vision and overall policy objectives for older people's housing and support services.

### Care home provision

- 7.18** In 2007/08, there was **xxx** application approved for a new care home in Dundonald ward however, this scheme has not started so there was no change in the borough's provision during the year.
- 7.19** Further applications were received during 2007/08 and not decided so there is a possibility of an increase in 2007/08. **Check**

## 7 Community Facilities

- 7.20** Within the Merton and Sutton PCT there is also a facility in Carlshalton, Orchard Hill, that provides a home to over 100 adults with learning and physical disabilities (Merton and Sutton PCT website, <http://www.suttonandmerton.nhs.uk/ec/thetrust/update/readnew.asp?id=49> ).
- 7.21** The housing chapter covers elderly accommodation under policy HN6.

	Postcode	Number of registered places 2006/07	Number of registered places 2007/08
Adults with learning disabilities	CR4	8	29
	SW19	12	12
	SM4	0	5
Elderly	CR4	153	162
	SM4	23	26

Postcode	Number of registered places 2006/07	Number of registered places 2007/08
SW16	0	83
SW19	352	354
SW20	191	220
Total	739	891

**Table 7.1 Provision of care homes across the borough 2007/08**

**7.22** *Source: LB Merton Plans and Projects & www.housingcare.org*

insert Distribution of care homes map here

**7.23** **Policy Indicator 3iii: People with learning disabilities – day care facilities and People with mental illness – day care facilities**

**7.24** **Assessment of policy:** C.4 People with a learning disability; Day care facilities, C6 People with a mental illness; Day care facilities

## 7 Community Facilities

- 7.25 Target:** Retain all day care centres for those with learning disabilities and support the Council's mental health strategy.
- 7.26 Performance:** Retained 100% day care centres for those with learning disabilities and those with mental health issues. **Check**
- 7.27** There are a number of day care places that can accommodate those with varying stages of dementia and Alzheimer's, such as the Cumberland Day Centre and services run from Springfield Hospital and the Wimbledon Guild. These are focused on older people.
- 7.28** The current provision is as follows:

Day Care Summary	2006/07	2007/08
Day Care Summary	2006/07	2007/08
Total day care places in Merton	617	x
Total day care places in Merton for those with learning disabilities	447	x
Total day care places in Merton for older people	217	x
Total day care places in Merton for those with mental health issues	20	x
Total day care places in Merton for those with physical disabilities *	457	x
Total day care places in Merton for those who are homeless and/or disadvantaged	150	x

**Table 7.2 Provision of adult day care centres across the borough 2007/08**

\* These places can accommodate those with physical disabilities when fulfilling other criteria.

Note compare these figures with 07/08

- 7.29 Policy Indicator:** 3iv People with mental illness
- 7.30 Assessment of policy:** C5 People with a mental illness
- 7.31 Target:** Provide provision in line with local needs.

- 7.32 Performance:** The current provision goes far to meet the current need: ideally it would be beneficial to expand the provision to include 20 'move on' units for those in transition from sheltered accommodation to mainstream housing and one high level support unit.
- 7.33** In 2007/08 there were 1388 supported housing units funded by Merton for residents who are classed as vulnerable. 168 of these units were utilised by residents with mental health issues in 2006/07. The fact that the ideal current provision is only marginally more than the actual provision is promising as we are meeting the needs of much of the local population in this regard.
- 7.34** The local Community Mental Health Teams (CMHT's) work in partnership with voluntary and private organisations providing treatment and support to help people over the age of 18 manage their mental health problems. The teams can provide information, and advice, or arrange services after assessment to help people to live in their own homes and to remain part of the community. CMHT's can arrange service to support people in their own home.

#### **Policy Indicator: 3v Day care provision**

- 7.35 Assessment of policy:** C.7 Day care provision
- 7.36 Target:** Increase childcare provision in line with local need
- 7.37 Performance:** Need details from the annual residents survey
- 7.38** Check residents survey and Shirley McCarthy's study There has been an increase in childcare provision across the borough over recent years. In the annual residents survey 2007/08 only x% residents felt that the current provision of nursery education for under 5's was poor (Merton residents survey 2007/08, August 2007).
- 7.39** We have increased provision in 2007/08 and will be able to re-evaluate need in the borough with the childcare audit due to be published April 2008. Although the fact that so few feel the provision is poor indicates that there is not a large disparity between provision and need across the borough.

#### **Day nurseries and out of school provision**

- 7.40** March 2008 Child services published the annual Childcare Sufficiency Assessment with the aim of developing a clear understanding of the current and projected demand for childcare in relation to supply. The demand was measured across 5 geographical clusters. clusters cut across ward boundaries.

## 7 Community Facilities

**7.41** The construction of a new nursery started and is due to be completed at 2007/08 at the earliest. Provision has remained stable - *Mei Mistry to confirm last years figures show percentage difference (emailed 22/08/08).*

Cluster	Day Care and out of school 2007/08
Cluster 1 - East Mitcham	305
Cluster 2 - Mitcham Town	508
Cluster 3 - Morden	393
Cluster 4 - Central Wimbledon	799
Cluster 5 - West Wimbledon	389
<b>Total</b>	<b>2394</b>

**Table 7.1**

Source: Early Years, Childcare & Children's Centres Team

## Childminders

- 7.42** There has been an expansion in the number of places at registered childminders across the borough. During 2006/07 Ofsted's official register (Childcare Link 2007) recorded that 6 childminders had resigned whilst 40 had registered thus increasing the borough's provision by 34 childminders or 130 places based on an average value of places per childminder (Plans and Projects, London Borough of Merton). *Pending Mel Mistry*
- 7.43** This increase has been achieved through non-planning methods as more childminders are registering with Ofsted and are therefore accounted for in the register. Also the amount of children a child minder cares for can fluctuate depending on the childminder's personal circumstances. Planning does not impact greatly on this sector of childcare.

Cluster	2007/08
Cluster 1 - East Mitcham	268
Cluster 2 - Mitcham Town	191
Cluster 3 - Morden	334
Cluster 4 -Central Wimbledon	134
Cluster 5 - West Wimbledon	218
<b>Total</b>	<b>1145</b>

**Table 7.3 Provision of childminders across the borough 2007/08**

Source: Early Years, Childcare & Children's Centres Team

*Compare these figures with 07/08 and should percentage difference. Pending Mel Mistry (emailed 22/08/08)*

*insert map of childminders here*

### **Policy Indicator: 3vi Health Facility sites and Provision of health facilities**

**7.44 Assessment of policy:** C8 Health Facility sites C9 Provision of health facilities.

**Target:**

## 7 Community Facilities

- 7.45 Performance:** There was 100% retention of health facilities and all applications are compliant with DDA and have not been rejected on the grounds of C9, Provision of health facilities
- 7.46** There are 29 primary care surgeries in the borough, as well as two private hospitals and a host of related primary care provision. There has been no change in this provision although 9 GP practices have moved within the borough in recent years with another 13 looking to move, 8 of these surgeries have premises included in planning applications. – *send to Murray for update (emailed 22/08/08)*
- 7.47** In 2007/08 new premises were completed for the relocation of another GP surgery check with Wei within Mitcham with further expansion plans approved in 2007/08 for the same practice. This means that although the number of practices will remain constant in the immediate future the range of services provided will increase especially in the east of the borough.
- 7.48** During 2006/07 two dental practices have been granted planning permission and the new premises have been completed. Check with Wei
- 7.49** In August 2007 58% residents rated local health services as good to excellent (Merton residents survey 2007/08, August 2007), Look at scrutiny report also for GP satisfaction? a clear indication that the current provision is meeting much of the local need. *Insert source*

### Figure x

(insert map here)

### 7.50 Policy Indicator: 3vii Distribution of Schools

#### Assessment of policy:

**7.51 Target:** Align borough wide provision in line with local need

#### Performance:

- 7.52** Merton has 43 primary schools with a nursery attached to each, 8 secondary schools, including two academies, and 3 special schools. The main change in Merton's educational provision has been the formation of two academies with planned sixth forms (opened September 2007).
- 7.53** Between 2002 and 2006 the birth rate in Merton increased by 22%, a level of growth not anticipated in GLA population forecasting. The increase in birth rate over this period is presently manifesting itself through a significantly increased demand for primary places in the Borough i.e. 2008 intake and beyond.



- 7.54** This establishment of the academies has had no change on the distribution of schools, but will affect the distribution of sixth form facilities in 2007/08.
- 7.55** Planning applications **XXX** for the expansion of extensions to existing primary schools to accommodate the expansion of extended schools across the borough were approved in 2007/08, work is ongoing. *Jan Martin's pa re. extended schools services... Bigger intake this Sept 2008*

### Figure x

(insert map here)

**Figure X** showing distribution of secondary schools across the borough (insert map here)

- 7.56** The borough retains its uneven distribution of primary school places with a surplus in the east of the borough and a lack in the west. Primary school capacity recorded in 05/06 was 14,738. The projected intake for primary school places was forecast to increase from 12,683 in January 2007 to 12,948 by January 2008.

**Table 7.5 Current provision and future projections of primary and secondary school places across the borough**

	Capacity		Projected intake			
	05/06	Jan 07	Jan 08	Jan 09	Jan 10	Jan 11
Primary (4-11 y)	14,738	12,683	12,948	13,114	13,308	13,646
Secondary (11-16 y)		6,392	6,392	6,583	6,850	7,101
Secondary (post 16 y)		591	591	545	538	554
Total Secondary	7,531	7,574	6,983	7,128	7,388	7,655
<b>Total</b>	<b>22,269</b>	<b>20,257</b>	<b>19,931</b>	<b>20,242</b>	<b>20,696</b>	<b>21,301</b>

**Table 7.4**

## 7 Community Facilities

**Source:** *Merton School Organisation Plan, January 2007*

Primary school capacity recorded in 05/06 was 14,738. The projected intake for primary school places was forecast to increase from 12,683 in January 2007 to 12,948 by January 2008.

The council expects secondary school capacity to cater for projected intake only until 2010, after which there will be a shortfall in the number of secondary places available.

**7.57** The Council wishes to be realistic in the projections of growth required in the Borough and is aware that pupil numbers can fluctuate considerably. The provision of a new school would be a high-risk undertaking, not only for the above reason but also for the way in which it may potentially impact on all schools in the Borough and consequently how sustainable they could remain. Therefore the decision on whether or not to provide a new school will periodically be reviewed.

### Further Education

**7.58** Merton all has 3 main further education facilities in the borough, Merton College, Wimbledon School of Art and Merton Adult Education (many annexes across the borough).

**7.59** Merton College and the Wimbledon School of Art provide Further Education to adults and post 16 students. There is no change in this provision but changes will occur in 2007/08 with the opening of two sixth form colleges at the newly formed Academies.

**7.60** Merton College had over 7500 students enrolled during 2006 ([merton.ac.uk](http://merton.ac.uk)). During the Ofsted inspection in February 2005 it was judged to be good/satisfactory (Ofsted & Adult Learning Inspectorate (2005) Inspection report Merton College).

**7.61** Merton Adult Education offers a wide range of courses, giving people the chance to develop new skills, gain a qualification or just learn for fun.

### Skills and training

**7.62** Merton College runs courses for the Prince's Trust throughout southwest London as well as being the central site for [Entry to Employment](#) (e2e) and Skills for Working Life in Merton.

- 7.63** Merton College also runs a business innovation centre that offers services to employers in Merton and the surrounding boroughs. This centre is run in conjunction with the train to gain scheme, which offers a wide range of schemes from health and social care to business administration.
- 7.64** The Kingston and Merton Education business partnership work with primary school aged pupils up to post 16 residents to improve educational attainment in schools and colleges across the borough working with employers and young people.
- 7.65** For older residents the University of the Third age is a dedicated educational facility of informal study groups. The courses meet in group members' homes as well as at Drake House (The Wimbledon Guild), SW19. More formal computer literacy courses aimed at older residents are run at libraries across the borough as well as at the Open Learning Centre.
- 7.66** Merton also has six English Language Centres, an Open Learning Centre to improve computer literacy as well as a Local study centre that has a range of resources available. These facilities are supported by a host of classes run at the Community and Community Resource Centres.

#### **Policy Indicator: viii Youth Services**

- 7.67** **Assessment of policy:** C.11 Youth Services
- 7.68** **Target:** Retain and where possible increase provision across the borough
- 7.69** **Performance:** Lost 1 youth centre as the development of a new train station has resulted in the loss of a youth centre, Eastfields.
- 7.70** Merton had six operational youth centres in 2007/08 – *check with Shirley Mc*
- 7.71** The Youth services is committed and accountable to young people based on the standards developed by young people known as the Youth Pledge.
- 7.72** Merton's Youth Services actively promote citizenship and the global community, acknowledge the rights of young people, and enable them to reflect their origins and community in identifying their needs and aspirations. Youth Services also strive to be a centre of excellence in high quality creative arts work, working with a range of stakeholders to deliver a range of innovative projects. Ensure that young people are both consulted and are critical participants.

# 7 Community Facilities

**7.73** The 2007/08 annual residents survey showed that only 42% thought the activities available to young people in Merton were good to excellent (Merton residents survey 2007/08, August 2007) which shows that there is some work needed to enhance this provision. –Shirley Mc

**7.74** **Provision of youth centres across the borough 200708.** insert table here

**7.75** **Policy Indicator:** ix Community use of facilities and Non school/other educational facilities

**Assessment of policy:**

**7.76** **Target:** Facilitate the growth and establishment of suitable educational facilities.

**7.77** **Performance:** 100% of suitable applications have been granted permission – Data from Wei

**7.78** Work continued at Merton College to the extension of the engineering and kitchen blocks. This is due to be completed during 2007/08. Jonathan Lewis for update

**Output**

**7.79** In 2007/08 permission was granted for XX mixed-use developments, X of which provided community facilities (XX.XX%), just below the target of 33%. However the permissions granted provide a significant contribution to community facilities in Merton - Wei

**7.80** **Mixed use developments providing community facilities – Wei/Ann can provide**

Year	Use Class Category	Area (m2) of community facilities	Status
<b>Permission granted</b>			
2005/06	570 residential units; food and drink (A3); offices (B1) and community facilities (D1)	Potentially 3,572 (shared office space)	

Year Permission granted	Use Class Category	Area (m2) of community facilities	Status
2005/06	7 residential units (2-bed); children's day nursery	220	
2005/06	73 residential units plus 11 live/work units and any of the following retail (A1); Business use (A2 or B1); Community facilities (D1); Leisure (D2)	Possibly 460 (could be any of other non-residential uses)	
2005/06	1 residential unit; Dental surgery (D1)	40	completed
2005/06	8 residential units; Church plus meeting room	500 (a loss of 24 sqm from existing D1)	
2006/07	Change of use from single-family dwelling house (class C3) to use as a dental practice (class D1) including the provision of 5 parking spaces to the front of the property with access off Poplar Road South	2406	Completed
2007/08	Change of use from (Class B1) office to (Class D1) non residential, educational and training centre and (Class B1) office	219 for D1 and 219 for B1(b) (a loss of 439 sqm from B1(a))	

## 7 Community Facilities

Year Permission granted	Use Class Category	Area (m2) of community facilities	Status
2007/08	Demolition of existing building (total floorspace 8,587.5 Sq M) and the erection of: 1. A non food retail store on two floors with and internal sales area of 10,600 Sqm and an external floorspace area of 2,570SqmM including ancillary café, offices, services	X	
2007/08	Redevelopment of site consisting the erection of a building comprising basement, ground part 3, 4, 5 and part 6 storey building for use as commercial floor level, office use (class B1) accommodation and 86 residential units with associated car parking and ?	X	
2007/08	DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES. ERECTION OF 11 NEW BLOCKS RANGING BETWEEN THREE AND FIVE STOREYS IN HEIGHT AND ASSOCIATED LANDSCAPING TO PROVIDE:- A) 248 RESIDENTIAL UNITS, B) 2,799 SQUARE METRES BUSINESS CENTRE (CLASS B1), C) 420 SQUARE	X	
2007/08	Erection of 2 storey and single storey rear extensions accommodation a 2 bedroom	X	

Year Permission granted	Use Class Category	Area (m2) of community facilities	Status
	flat at ground floor level and offices/storage at 1st floor level		
2007/08	Single storey rear extension to provide enlarged retail premises ( use within class A1) and enlarged café premises (use within class A3).	X	
2007/08	Refurbishment and extension to increase commercial (class B1) floorspace and change of use to create class A1(shops)class A2(financial & professional services) class A3 (restaurant,snack bars, cafes) & class A5 use (takeaways) Amendment to 06/p2206 approv	X	
2007/08	Demolition of existing buildings and the erection of a new two storey medical centre, two storey children nursery and a single storey café(with small office & public toilets) Landscaping and car park with access on Ravensbury Lane	X	
2007/08	Use of the ground floor for offices for financial and professional services (use within classA2) and as a beauty parlour involving the installation of a new shop front.	X	
2007/08	Change of use of business premises (use within class B1)	X	

## 7 Community Facilities

Year Permission granted	Use Class Category	Area (m2) of community facilities	Status
	for use as a community centre, prayer rooms and for ancillary yoga class (use D1) for a temporary period of five years including alterations to elevation and erection of external staircase.		
2007/08	DEMOLITION OF EXISTING HOUSE AND OFFICE AND ERECTION OF AND APARTMENT BLOCK CONSISTING OF 9 FLATS (2X1 AND 7X2 BEDROOM) AND OFFICES AT BASEMENT LEVEL.	X	
2007/08	EXTENSION AND ALTERATIONS TO EXISTING BUILDING TO PROVIDE SHOP, CAFÉ, OFFICE AND TEACHING FACILITIES WITH REMOVAL OF PUTTING GREEN AND EXTENSION OF CAR PARK.	X	
2007/08	Replacement of existing windows with new double doors and internal alterations in connection with a change of use to provide accommodation for uses within the following use classes:A1-Retail A2-Financial and professional services A3-Restaurants/cafes A5-H	X	



Year Permission granted	Use Class Category	Area (m2) of community facilities	Status
2007/08	ERECTION OF A PART SINGLE, PART DOUBLE STOREY REAR EXTENSION, AND FORMATION OF 2ND FLOOR ABOVE WITH FRONT/REAR MANSARD SLOPES. CONVERSION OF PART OF FIRST FLOOR TO PROVIDE ANCILLARY OFFICE/STORAGE AREA TO GROUND FLOOR RETAIL USE INCLUDING REMODELLING LAYOUT	X	

**Table 7.5 Mixed use developments providing community facilities**

**7.81 Policy Indicator:** Level of support for community facilities through planning obligations

**Assessment of policy:**

Please refer to the Planning Obligation Chapter

**7.82 Target:** Annual increase in percentage of planning obligations to be making provision towards community facilities

**Performance:** In 2007/08 No money was received to community facilities through planning obligations.

- 2007/08 - No money was received.
- 2006/07 - 27% of the total amount received through Planning Obligations received.

**Appeals**

**Table 3.8:** Table showing the outcome of appeals - [insert table here](#).



## 7 Community Facilities

**7.83** This shows that the policies in this section are robust and are able to withstand challenge at appeals.

### Conclusion

**7.84**

## 8 Planning Obligations

### Planning Obligations

#### 8.1

**8.2** Section 106 of the Town & Country Planning Act 1990 (amended), permits Local Planning Authorities to enter into agreements with applicants for planning permission to compensate for the impacts of development. This may involve the payment of a financial contribution or providing infrastructure on or off-site.

**8.3** Government guidance on the use of planning obligations was previously set out in Circular 1/97. This circular has now been cancelled and replaced by ODPM Circular 05/2005 which; was issued on 18<sup>th</sup> July 2005. The guidance in the new circular follows the same principles as 1/97 and requires, that a planning obligation must be:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development;
- Reasonable in all other respects.

#### Planning obligation agreements signed during 2007/08

**8.4** During the year under review, 55 planning decisions were made which required a S.106 Agreement. Merton Council and development proposers signed a total of 28 agreements and financial contributions of £976,175 were received (excluding fees). Figure 10.1 shows the distribution of monetary planning obligations by category.

#### **8.5** Figure 10.1: Monetary S106 allocations by category 2005-08

*Source: Development Control Records, LBM*

**8.6** Affordable housing commitments through planning obligations (non-financial)

## 8 Planning Obligations

8.7 Please note these figures refer to planning permissions granted with a signed agreement, **not to completed schemes**

8.8 Affordable housing commitments through planning obligations (non-financial)

Location	Number of affordable units (% of total residential units to be provided)	Social rented / intermediate split	Composition of on site affordable housing
*Wimbledon College (Former ST Catherine's RC school) Grand Drive, Raynes Park	21 Units: (30% of 69)	16 (23% of total) social rented; 5 (7% of total) shared ownership	76% socially rented; 24% intermediate
Land at 175 Burlington Rd, New Malden	16 units (31% of 52)	11 (21% of total) social rented; 5 (10% of total) shared ownership	69% socially rented; 31% intermediate
Broadway House, 112-134 Broadway and 8-14 Stanley Rd	26 units (30% of 86)	14 (16% of total) social rented; 12 (14% of total) shared ownership	54% socially rented; 46% intermediate
Land at 7-13 Church Rd, Mitcham, Surrey CR4 3BE	5 units (30% of 16)	No further details on the tenure mix	Unknown
Wimbledon College (Former St Catherine's School) Grand	26 units (33% of 79)	21 units (27% of total) to be occupied on tenancy agreements via social rented or	Unknown

Location	Number of affordable units (% of total residential units to be provided)	Social rented / intermediate split	Composition of on site affordable housing
Drive, Raynes Park		occupied on shared ownership leases. No further details on the tenure mix	
AVERAGE	31% affordable housing units on sites where affordable housing required (over 15 units)		61.5% socially rented, 38.5% intermediate where tenure mix is known
TOTALS	73 affordable units of 233 new homes	43 socially rented and 17 shared ownership on sites where tenure mix is known	

Table 8.1

NB. The first agreement for Wimbledon College has not been included in the average and total figures as only 1 scheme will proceed on this site.

### 8.9 Planning obligations signed - Benefits in kind (on-site provision, non financial)

Benefit in kind	Details
Dedication of Land	Land to be used for highway improvements and the freehold of part of land to be transferred to Council.
Highways works	Relocation of the pedestrian crossing on Grand Drive.
Flood works	To carry out flood works in accordance with the details approved.

## 8 Planning Obligations

Benefit in kind	Details
Highways improvements and dedication of land.	Works to improve adopted highways, provide road safety measures for signalisation of Burlington Rd and the junction of A3.
Car Park Management Plan	Plan for management of car parking spaces serving the retail element of the site.
Green travel plan	To carry out annually for 3 years a survey of travel patterns of staff and customers travelling to and from the site.
Car Club Scheme & car free site	A car club scheme operated for 5 years. Residents will not be permitted to park a vehicle on site or to purchase parking permits for nearby residents parking bays.
Artwork	Developer is to provide a piece of artwork that will be visible in the public domain.
Car free	Residents on site will not be entitled to park a vehicle in the existing resident's parking bay or CPZ's.
Car free	3 flats on site will not be entitled to park a vehicle in the existing resident's parking bay or CPZ's
Dedication of land	Part of site to be dedicated to the Council to be used to widen the footpath.
Car free	Site to be car free and residents on site will not be entitled to park a vehicle in the existing resident's parking bay or CPZ's.
Dedication of land	Land to be dedicated for highways.
Foot and cycle path	New foot and cycle path for cyclists and pedestrians along entire boundary of the site fronting Plough Lane.
Car free	Site to be car free and residents on site will not be entitled to park a vehicle in the existing resident's parking bay or CPZ's

Benefit in kind	Details

Table 8.2

### 8.10 Planning obligations (monetary) received per financial year 2007-08

Component	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Affordable Housing		76.4%	33.4%				
Community Benefits							
Economic Development	50.2%			35.4%	16%	26%	43%
Education					13%		30%
Transport Related	14.8%		31.7%	19.2%		37%	
Town Centre Management	13.8%						
Conservation and Environment							
Open Space		4.5%		19%	44%	13%	13%
Total received per year	<b>£472,300</b>	<b>£5 mil</b>	<b>£747,742</b>	<b>£594,046</b>	<b>£3,467,286</b>	<b>£570,519</b>	<b>£878,129</b>

Table 8.3

### 8.11 Monetary Planning Obligations Spent 07-08 (%)

Source: LB Merton Development Control

## 8 Planning Obligations

- 8.12** ODPM Circular 05/2005 encourages Local Authorities to increase the use of formulae and standard charges where appropriate, as part of their framework for negotiating and securing planning obligations. Use of standard S.106 agreements and clauses can help speed up the preparation of S.106 agreements. Formulae and matrices of standard charges can help ensure greater predictability for developers by indicating in advance the likely size and type of contributions that will be required.
- 8.13** To this end the Council has adopted a Supplementary Planning Document which; was consulted on for 6 weeks between February and March 2006 and adopted in July 2006. This provides clear practice in terms of:
- The areas the council will expect contributions
  - Use of formula in calculating contributions
  - The process for agreeing section 106 agreements
  - Pooling and Unilateral undertakings
  - Monitoring costs and legal costs
- 8.14** Planning obligations sought and achieved will vary from year to year depending on the sites that are granted planning permission subject to an agreement within that financial year. Not all planning agreements signed will be ultimately received by the Council; for example in cases where the landowner / developer chooses not to progress development or where another application and agreement supersedes that already signed.
- 8.15** In addition, planning obligations received within a financial year may date from previous years. Depending on the agreement, planning obligations can be required to be completed before the development is started, during its course or before completion, occupation or during the lifetime of the development. As such there is little correlation between agreements signed and monies received during each financial year.
- 8.16** The Planning Bill (November 2007) builds on the proposals set out in the Planning White Paper and introduces a new system for nationally significant infrastructure planning, alongside further reforms to the town and country planning system and introduced a new statutory planning charge to be called the Community Infrastructure Levy (CIL). CIL policies will be based on a costed assessment of the infrastructure requirements arising out of development. The new powers are expected to come into effect by spring 2009.



## 9 Open Space

### Open Space

#### Open Space

#### UDP Aims

- 9.1** To protect and enhance Merton's sports pitches, nature conservation areas, allotments, green chains, open spaces and recreational facilities.

#### Local Development Framework

#### Draft Core Strategy objectives

- 9.2** **Protect and enhance open spaces and improve accessibility.**
- 9.3** All areas, types and sizes of open space will be protected from development across the borough. Improvements to existing open space will be sought where possible in particular access to and links between spaces from east to west across the borough.
- 9.4** Improvements to existing open space will be sought where possible in particular access to and links between spaces from east to west across the borough.

#### Key Issues – Open Space in Merton

- 9.5** Open space is defined as all publicly accessible open space, whether public or privately owned.
- 9.6**
- **Protection of green assets required:** Merton contains sites recognised as having ecological protection, such as Sites of Specific Scientific Interest, Sites of Importance for Nature Conservation and Local Nature Reserves, all of which should be afforded high levels of protection through the planning system. Similarly, the borough contains Green Corridors between sites that allow for the movement of species and are increasingly recognised as being important in the context of adapting to climate change given their cooling nature.
- 9.7**

## 9 Open Space

- **Merton Open Space Strategy** - Planning Policy Guidance note 17 is the current government planning policy document providing policy advice on open space, sport and recreation. PPG 17 encourages local planning authorities to undertake robust assessments of their existing and future needs with regard to open space, sports and recreational facilities within their boundaries. Merton undertook an assessment of its open spaces as part of the Merton Open Space Study (MOSS). MOSS focused on open spaces in the borough, but also included some assessments of playing pitches, allotments and to lesser degree, play space facilities. MOSS was adopted in 2005 following consultation on its findings. The MOSS consisted of detailed quantitative and qualitative assessments of Merton's open spaces, a playing pitch assessment, a needs survey and a local area strategy of East Mitcham. MOSS findings reveal the following key open space issues in Merton:
  - Improving the range and quality of open spaces;
  - Providing a variety of open space balanced across the borough;
  - Protecting open space from inappropriate development;
  - Ensuring open space experiences are relevant to all sections of the community;
  - Improving the safety and security of open spaces
- **River Wandle:** the South London Partnership has established the Wandle Forum to promote the value of river and co-ordinate the activities of interest groups along its length.
- **Strategic Parks Project:** EDAW consultants on behalf of the GLA carried out the London Strategic Parks Project, published May 2006. It identified Regional and Metropolitan Park deficiencies and included the Wandle Valley as one of its 4 pilot studies. Merton will need to work with other boroughs to assist in overcoming these deficiencies and take this forward through the emerging LDF.

### Contextural Indicators

**9.8 Contextual Indicator 9a Core Output Indicator 4c:** Amount of eligible open spaces managed to Green Flag Award standard.

**9.9 Performance:** 148 hectares or 22% of the total amount of open space in Merton (In total, Merton has 677ha of open space) **Check with Ruth does this include new John Innes award?**

### Performance:

**9.10** As with all Core Output Indicators, the above indicator is set by Government guidance. Below is an extract from the section of the guidance that relates to the above indicator

- 9.11** Eligible' open space means areas that are managed to Green Flag Award scheme standards, i.e. they do not have to have the award itself.
- 9.12** The award is a marker of good quality in the management and maintenance of green spaces and can be awarded to any freely accessible public park or green space that meets the standard. This can include town parks, country parks, formal gardens, nature reserves, local nature reserves, cemetery and crematoria, water parks, open spaces, millennium greens, sites of special scientific interest and woodlands.
- 9.13** Sites need not be in local authority or public ownership but there should not be any charges made, or undue restrictions, on entry to the park or green space. Independent verification of whether a space has reached the standard is made through the award of the Green Flag or Green Pennant Awards are made on an annual basis.”
- 9.14** Merton currently has a large amount of open spaces managed to Green Flag Award standard Merton, and will be looking to increase this amount in the future.
- 9.15** The Sir Joseph Hood Memorial Playing Fields was successfully awarded a green flag for the second year running.

**9.16**

**9.17** **Contextual Indicator 9b: Percentage of residents satisfied with parks, playgrounds and open spaces:**

#### **Assessment of policy**

- 9.18** MOSS revealed that a number of residents wished to see improvements in the range and quality of open spaces across the Borough and to ensure that open space experiences were relevant to all members of the community.
- 9.19**
- 9.20** **Target:** Increase proportion of residents who rate parks, playgrounds and open spaces as good or excellent
- 9.21** **Performance:** The Merton Annual Residents Survey found the following:
- 9.22** 2002/03 findings: 48%                      London 2003 average: 47%

## 9 Open Space

- 9.23** 2003/04 findings: 50% London 2004 average: 48%
- 9.24** 2004/05 findings: 47% London 2005 average: 46%
- 9.25** 2005/06 findings: 52% London 2006 average: 58%
- 9.26** 2006/07 findings: 60% London 2006 average: 60%
- 9.27** 2007/08 findings: 60% London 2007 average: **xx%**
- 9.28** Merton residents are generally satisfied with parks and open space in the borough, with just over 60% of residents in 2007/08 rating parks, playgrounds and open spaces in Merton as excellent, very good or good. Pending confirmation from residents survey
- 9.29** *Source: Merton Open Space Study 2005 (completed every 5 years)*
- 9.30** **Contextual Indicator 9c: Visual and landscape quality of individual open spaces**
- 9.31** **Assessment of policy:** L7Recreational Open Space, L8 Open Space Deficiency
- 9.32** **Target:** Improve conditions of parks and open spaces by 2015 (Source: Merton Community Plans 2005-2015 Framework Document) and improve on the findings of the MOSS.
- 9.33** **Performance:** Merton Open Space Study 2005 revealed three parks classified as 'poor' and 13 as 'fair'. The MOSS and subsequent LDF consultations have revealed that quality of open spaces in Merton is an issue. Despite being rich in open space supply and comfortably exceeding the National Playing Field Association's target, residents think that some of Merton's open spaces are of poor quality and want to see improvements and more facilities.
- 9.34** *Source: Merton Open Space Study 2005 (completed every 5 years)*
- 9.35** **Contextual Indicator 9d: Amenity and facilities within parks and open spaces managed by Merton Council**

### Assessment of policy:

**9.36** **Target: Increase**

- 2006: complete Park Management Plans for all flagship parks

- 2007: complete Park Management Plans for all park sports sites
- 2008: complete Park Management Plans for all 6 parks and open spaces

**9.37 Performance:** MOSS revealed that the quality of facilities is generally deteriorating through lack of maintenance. MOSS also revealed that some of Merton's parks do not provide a typical range of facilities when compared to the LPAC Open Space Hierarchy used as a benchmark for Merton's results in the MOSS.

**Table X**  
**Number of Park Management Plans prepared for parks managed by Merton Council- update table**

Site	Current Situation
John Innes Park and Recreation Ground	Completed
Sir Joseph Hood Memorial Playing Fields	Completed
South Park Gardens	Completed
Ravensbury Park	Completed
Cannon Hill Common	Completed
Cannizaro Park	Completed
Wimbledon Park	Completed
Holland Gardens	Completed
Morden Park	Completed
The Cannons	Completed
Wandle Park	Completed
Mitcham Town Greens	Completed
3 Kings Piece and Pond	Completed

**Table 9.1**

**9.38** Source: *LB Merton, Leisure and Culture*

**9.39** **Contextual Indicator 9e: Areas deficient in local Parks**

## 9 Open Space

- 9.40 Assessment of policy:** L8Open Space Deficiencies
- 9.41 Target:** Four wards or fewer to have large areas outside the pedestrian catchments of any park.
- 9.42 Performance:** MOSS identified 7 wards as having large areas outside the pedestrian catchments of any park. Areas deficient in local and small parks are generally on the west side of Merton; however these areas are closer to Wimbledon Common and include a number of private open spaces in the form of playing fields, some of which provide informal access.
- 9.43** Policies in Merton's emerging LDF aim to continue to identify areas that are deficient in publicly accessible open space. Further research is required to update the evidence provided in the UDP.
- 9.44 Contextual Indicator 9f: Percentage of population in Merton that has access to three types of facility from swimming pool, sports hall, health and fitness facilities, grass or synthetic turf pitch or golf course of which one is Quality Assured.**
- 9.45 Assessment of policy:** L11 Protection of Existing Facilities and Land, L12 Provision of New Facilities
- 9.46 Target:** Monitor trend over time - Increase percentage of Merton's population with access to three types of facility from swimming pool, sports hall, health and fitness facilities, grass or synthetic turf pitch or gold course of which one is Quality Assured (CPA Indicator: Choice and Opportunity Indicator)
- 9.47 Performance:** xx% check with Christine P/John Myles (this figure has not changed from the previous years review. Merton has installed a new synthetic pitch at Lavender Park (check ward), free tennis in Joseph Hood park (ward?) and reduced price tennis at Sir Joseph Hood playing fields (ward).
- 9.48 Contextual Indicator 9g: Total number of allotment spaces across the borough.**
- 9.49 Assessment of policy:** L.10 Allotments
- 9.50 Target:** Maintain existing number of allotment spaces
- 9.51 Performance:** Total plots 1361 Total in use 1349
- 9.52** Source: LB Merton, Leisure and Culture

**9.53 Policy Indicator 9.i: Private and public open land to be used for informal recreation, providing it does not adversely affect the environment.**

**9.54 Assessment of policies** : L.1 Informal Recreation

**9.55 Target:** Trend – increase the number of planning applications each year that created informal recreational spaces

**9.56 Performance:**

**9.57** 2004/05: 3 applications

**9.58** 2005/06: 1 application

**9.59** 2006/07: 1 application

**9.60** 2007/08: x applications - **wei**

**9.61 Merton will be looking to enhance and improve access to private and public open land through emerging LDF policies in order to make open spaces be more accessible and meet the needs of the wider community.**

**9.62 Policy Indicator 9.ii: Improve leisure walking and cycling routes across the Borough.**

**9.63 Assessment of policies: L.2 Policy for Walking Routes, WC.1 Increasing Walking, WC.4 Cycle Routes**

**9.64 Target:** 80% footpaths and rights of way being easy to use by members of the public

**9.65 Performance:** the percentage of total length of footpaths and other rights of way which were easy to use by members of the public

**9.66 2003/04:** 100% (audited)

**9.67 2004/05:** 83.33% (unaudited)

**9.68 2006/07:** 89.1% (unaudited)

**9.69 2007/08:** XX% (xxxxx) - **John Myles to confirm, info from healthy walks?**  
BVPI 178

## 9 Open Space

- 9.70** **Check to see if this text is suitable** Merton has met its target and will be looking to maintain this good performance and where possible increase it to enable the borough to exceed its target. Ensuring footpaths and other rights of way in Merton are accessible and easy to use is key in delivering the wider MOSS objective of increasing the access of parks and open spaces in the borough.
- 9.71** *Source: Best Value Performance Indicator 178*
- 9.72** **Policy Indicator 9iii: Any development permitted on urban green space or public open space must be sensitive, ancillary to the open space use and retain and enhance open space facilities through redevelopment of a small part of the site.**
- 9.73** **Assessment of policies:** L.7 Recreational Open Space
- 9.74** **Target:** all planning decisions permitting development on urban green space or public open space must fully adhere to policy L7: the retention and enhancement sport and recreational facilities on site through redevelopment of part of the site (enabling development)
- 9.75** **Performance:** In2007/08 there were xx applications - **Wei (check Cannon Hill pavillion being replaced**
- 9.76** **Check to see if text matches with findings**
- 9.77** The benefit of this policy is that it allows the improvement and enhancement of existing open space facilities, addressing the issue of open space quality, which we know from the MOSS study findings is an issue in Merton. The policy is however controversial in that it allows for the development of part of an open space. The policy is currently under review as part of the preparation of Merton's LDF.
- 9.78** *Source: LB Merton, Planning M3 Panorama*
- 9.79** **Policy Indicator 9.iv:** Level of contribution provided towards open space through planning contributions
- 9.80** **Assessment of policies:** L.1 Informal Recreation, L.8 Open Space Deficiencies, L.9 Children's Play Facilities, L.13 Improving Provision, F.2 Planning Obligations
- 9.81** **Target:** Monitor trend - Increased planning contributions towards open space



9.82

9.83 **Performance:** Planning applications resulting in a planning obligation providing an open space contribution:

9.84

9.85 **In 2004/05:** 10 applications

9.86 **In 2005/06:** 28 applications

9.87 **In 2006/07:** 1 application (part of Harland School)

9.88 **In 2007/08:** xx applications

9.89

9.90 The figures show that Merton secured a lower level of open space contributions from planning applications in 2006/07 than in the previous recording year.

9.91 LB Merton, Section 106 monitoring

**Policy Indicator 9.v: Number of children's play facilities provided in association with housing developments in areas deficient in the provision of children's play facilities**

9.92 **Assessment of policies:** L.8 Open Space Deficiencies, L.9 Children's Play Facilities, L.12 Provision of New Facilities

9.93 **Target:** Increase facilities and improve quality of play spaces where appropriate

9.94 **Performance:**

9.95 2004/05: 3 applications

9.96 2005/06: 3 applications

9.97 2006/07: 0 applications

9.98 2007/08: xx applications - wei

## 9 Open Space

- 9.99** There are currently few areas of the borough where there is no play space within 800m of a home. However the emerging standards in Draft Play Space Strategy will reduce this. The standard proposed is 800 metres for play space suitable for 12 year olds and above and 400 metres for play spaces for children younger than 12 years. The Council has adopted a Planning Obligations Supplementary Planning Document in July 2006 which looks to either provide play space or a financial contribution to improving the quality of existing play spaces. Update text
- 9.100** In 2006/07 Merton has carried out major refurbishments in play spaces at the following locations: up date progress
- 9.101** - King Georges Playing Field – Phase 2
- 9.102** - Armfield Crescent – Phase 2
- 9.103** - Colliers Wood Recreation Ground
- 9.104** - Moreton Green
- 9.105** **Policy Indicator 9.vi: Number of allotments developed**
- 9.106** **Assessment of policy:** L.10 Allotments
- 9.107** **Target:** number of applications that affect an allotment
- 9.108** Performance: **2007/08 = xx applications - Wei**
- 9.109** This is a new indicator to look at the number of allotments that are developed on in the borough. This will compliment and monitor the aspiration set out in the Merton Allotment Strategy 2007 – 2010, which has the objective 4A to protect existing allotment supply through effective planning policy and enforcement.
- 9.110** *Source: LB Merton, Leisure Services Dept*

### Policy Indicator 9.vii: Percentage of residents satisfied with leisure and sports facilities in Merton

**9.111 Assessment of policies:** L.11 Protection of Existing Facilities and Land, L.12 Provision of New Facilities, L.13 Improving Provision

**9.112 Target:** Increase the proportion of residents who rate leisure and sports facilities as good or excellent

**9.113 Performance:**

**9.114 Merton 2007 findings: xx%          London 2007 average: xx%**

**9.115** Merton 2006 findings: 39%    London 2006 average: 41%

**9.116** Merton 2005 findings: 35%          London 2005 average: 42%

**9.117** Merton 2004 findings: 41%          London 2004 average: 37%

**9.118** Merton 2003 findings: 36%          London 2003 average: 34%

**9.119** Merton 2002 findings: 33%          London 2005 average: 37%

**9.120** *Source: LB Merton, Environment and Regeneration Departmental Service Plan/LB Merton Annual Residents Survey.*

### Arts, culture and entertainment facilities

**9.121** Policy Indicator viii

**9.122** Number of cinemas, theatres and public libraries in Merton

**9.123 Assessment of policies:** L.15 Protection of Facilities, L.16 Protection of Public Houses

**9.124**

**9.125 Target:** No loss of entertainment facilities

**9.126 Performance:** 100%

**9.127**

**9.128** Number of cinemas in Merton – 1 cinema

## 9 Open Space

- 9.129** Number of theatres in Merton – 4 theatres
- 9.130** Number of public libraries in Merton - 8 libraries
- 9.131** The number of public houses in Merton – 39 pubs/bars in Merton
- 9.132** Merton currently has a good supply of entertainment and public services in its town centres.
- 9.133** **Policies not used in 2007/08**
- L3: Water environments
  - L4: River Wandle
  - L5: Urban Green Space
  - L6: Public Open Space (This policy is in part monitored by the appeals analysis)

### **Appeals Analysis**

- 9.134** The UDP policies relevant to this chapter in the Annual Monitoring Report featured very infrequently in Appeal decisions. Only x policies were cited in appeals between 2002 and 2007 (which ????) and both resulted in appeal dismissals/allowed. No UDP policies relevant to this chapter were cited in appeal decisions in the 2006/07 recording year. Update this section on the outcome of findings
- 9.135** -
- 9.136** **Conclusion:**
- 9.137** Amend/change/update
- 9.138** Policies in this section are overall performing well. Only **two policies within this topic area appear in any appeal cases since 2002 - check** and those that were mentioned resulted in the appeal being dismissed indicating the strength and extent to which the policies are robust.
- 9.139** The policies are supported by relatively up to date evidence largely in the form of the Merton Open Space Study (published in 2005). This study was the first borough-wide comprehensive qualitative and quantitative assessment of open space and leisure facilities in the Borough, however further work now needs to be undertaken to determine the areas that are deficient in

publicly accessible open space. Equally work carried out for the emerging Play Strategy has identified a large area of the west of the borough that is deficient in play space for the over twelve's.

- 9.140** The Merton Sport, Health and Physical Activity Strategy document was published in 2006 and is being considered in the policy development of the LDF.
- 9.141** The Open Space chapter in the pending Supplementary Planning Document on S106 contributions provides guidance to developers on contributions for open space and children's play facilities, which should have helped improve developer contributions to improve existing open space and develop new open spaces in the Borough. However the contributions and/or improvements in the 2006/2007 do not appear to have benefited from this document. Due to the potential for annual fluctuations in development that could provide contributions this will need to be looked at again in 2007-2008.
- 9.142** Figure 9.1 Merton's Open Spaces - [insert map here](#)

# 10 Natural Environment

## 10 Natural Environment

### Natural Environment

#### UDP Aims

- 10.1** To identify, designate, protect and enhance areas that make an important contribution to nature conservation. This includes areas of nature conservation importance, green chains, green corridors and other areas of open space.
- 10.2** To protect the permanence and integrity of Metropolitan Open Land and to conserve biodiversity and the natural heritage of the borough.
- 10.3** These policies are in line with the London Plan (3D.14 - Biodiversity and nature conservation) as Wimbledon Common, SAC is afforded the highest protection in accordance with the government guidance and the 1994 Habitats Regulations.

#### Local Development Framework

- 10.4** We will promote green links between existing and new green spaces, including spaces outside the borough. Development of green links will be particularly encouraged where they are located along the Wandle Valley and where they will help parks East-West across the borough. New development outside these areas should also consider how it can contribute to increased biodiversity in Merton. (Preferred Options 2007)

#### Key Issues

- **GLA Review of sites of Metropolitan Importance for Nature Conservation in London:** The review of sites of Metropolitan Importance for Nature Conservation for Merton was published in November 2007. These sites have the highest protection, as they are the best examples of London's habitats.
- **GLA Open Space and Habitat Surveys:** The Greater London Authority undertook a 10-year rolling programme of open space and habitat surveys during 2006/07. The survey results were published in March 2007 and have largely replaced the old London Ecology Unit "Merton Handbook", which was the basis for Sites of Importance for Nature Conservation (SINCs) and shown in figure 9.1

## Evaluation of Policies

### Contextual Indicators 8a and 8b

**10.5** Change in areas and populations of biodiversity importance, including:

- (8a) Change in priority in habitats and species (by type)
- (8b) Change in areas designated for their intrinsic environmental value, including sites of international, national, regional or sub-regional significance.

### COI 8a Change in priority in habitats and species

**10.6** The following tables, 8.1 and 8.2, illustrate the changes that have occurred in the priority habitats and species across the borough. This information has been collected in partnership with Merton Tree Wardens, National Trust, Groundwork London, Wimbledon Common and Mitcham Common Conservators as well as London Wildlife Trust.

Habitat Activity	Extent (ha)	Improvement or decline	Level of importance
Mitcham Common – heathland creation	0.5	Improvement	National
Mitcham Common – acid grassland restoration	0.25	Improvement	National
Cannon Hill Common Lake restoration	0.5	Improvement	Regional
Morden Park – Woodland creation (Capital Woodlands project)	0.25	Improvement	Local
Wandle Park woodland planting phase 2	0.25	Improvement	Local
Garfield Rec. –woodland planting	0.1	Improvement	Local

**Table 10.1 Changes in Priority Habitats in Merton and actions**

Source: London Borough of Merton Biodiversity Group

## 10 Natural Environment

**10.7** For Wimbledon Common the present management strategy is on course and in the next decade hopefully all heath land and acid grassland sites will be considered as favourable. This is in line with London 3D.14

Species	Size	Improvement or decline	Level of importance
Common lizard, Mitcham Common	Small	Improvement	Regional
Common lizard, Beverley Meads	Small	Improvement	Regional
Grass snakes, Beverley Meads	<u>Small</u>	Improvement	Regional
Ancient English Oaks	2	Improvement	National
Damselfly <i>Calopteryx splendens</i> , Beverley Brook	100-200	Improvement	Regional
Horse chestnut leaf miner	Medium	Expanding	Local
White Admiral, Wimbledon Common	1	Improvement	Regional
Small reedeyed damselfly, <i>ethramm Vridulum</i> , Mitcahm Common	50-100	Improvement	Regional
Veilwort, Farnbog Wimbledon Common	small	Improvement	National

**Table 10.2 Changes in Priority Species in Merton**

Source: London Borough of Merton Biodiversity Group

**10.8** During 2008/09 the following surveys are being undertaken and can be reported on later:

- Spider survey on Mitcham Common
- Ongoing programme of bat surveys across the borough
- Skylark study on Wimbledon Common

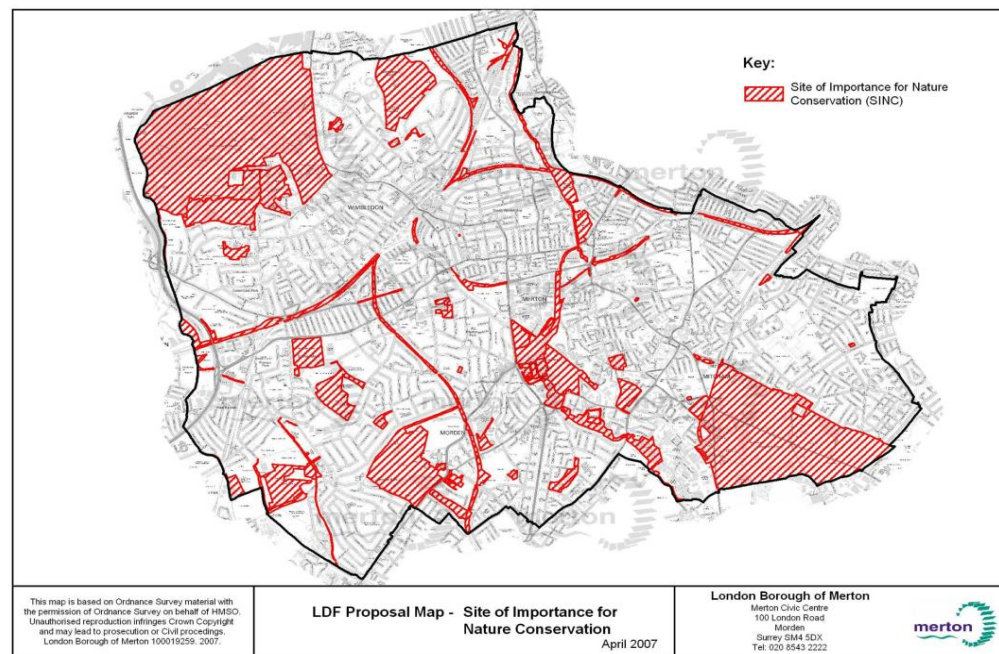


**10.9** This data shows that the policies has not only promoted the enhancement of priority habitats but has also lead to improvement in priority species across the borough.

**COI 8b Change in areas designated for their intrinsic environmental value, including sites of international, national, regional or sub-regional significance.**

**10.10** Following the resurvey the overall distribution of Sites of importance for nature conservation (SINCs) has altered slightly. This data has been compared with the 1999 data from The London Borough of Merton and seven local biodiversity partners survey that identified 4,705 species within the Borough.

**10.11**

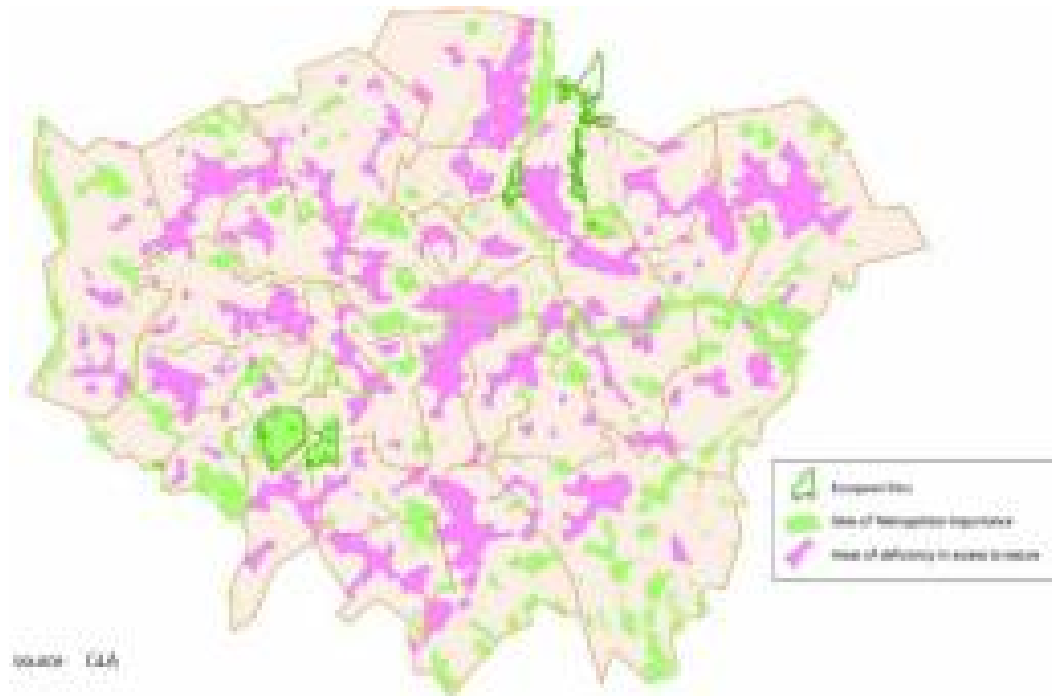


**Figure 10.1 Sites of Importance for Nature Conservation across Merton**

**10.12** As can be seen from figures 10.1 and 10.2 Merton has a good distribution of open space across the borough with a corridor of deficiency towards the west and a pocket in the north east. Figure 10.2 also shows how Merton is well situated with one of the few European sites in the region, namely Wimbledon Common.

# 10 Natural Environment

10.13



**Figure 10.2 Sites of Metropolitan Importance for nature conservation in London**

**10.14** Whilst figure 9.1 and 9.2 show that the borough has a good distribution of SINCs, table 9.3 shows the improvement in the last year. Following the GLA’s review of sites of metropolitan importance for nature conservation in London there has been an increase in area designated as having importance for nature conservation of 11.6 ha. This reinforces the improvements recorded in 2006/07 following the previous resurvey.

Designation	Number of sites designated	Change in number of designations	Total area (ha)	Area changes
SSSI and SAC	1	0	360	0
Sites of Metropolitan Importance	4	0	717	+11.6 (Morden Cemetery)
Borough Grade 1	11	0	196	0
Borough Grade 2	18	0	85	0

Designation	Number of sites designated	Change in number of designations	Total area (ha)	Area changes
Local Nature Reserve	19	0	22	0

**Table 10.3 Sites of Nature Importance in Merton 2007/08**

Source: LB Merton planning records, 2007 GLA Open Space and Habitat Survey and 2007 GLA review of sites of metropolitan importance for nature conservation in London .

Total area is taken from the 2008 GLA review of Sites of Metropolitan Importance for Nature Conservation in London There are some numerical inconsistencies between these results and the 1997 survey results recorded in 'Nature Conservation in Merton' (1998) that are due to historic errors.

Values for area changes are obtained comparing the 2008 GLA review of Sites of Metropolitan Importance for Nature Conservation in London with the 1997 survey results recorded in 'Nature Conservation in Merton' (1998)

**10.15** This data shows that the policies has not only protected Sites of Metropolitan Importance for Nature Conservation but has enhanced them as many sites have been upgraded.

**Policy Indicator 8.i: The number of planning applications for “inappropriate development” on land falling within Metropolitan Open Land (MOL) which are approved without “exceptional circumstances” being demonstrated.**

**10.16** Assessment of Policy: NE1 Metropolitan Open Land and NE2 Development in proximity to MOL

**10.17** Target: Zero applications each year

**10.18** Performance: In 2007/08 25 applications were required to respond to MOL issues. Background research suggests that “inappropriate development” of MOL only occurs where exceptional circumstances exist. **In 2006/07, there were no applications for development of ‘inappropriate development’ on land falling within MOL that are approved without ‘exceptional circumstances’ being demonstrated.** This indicates that polices are performing well.

## 10 Natural Environment

### **Policy Indicator 8.ii: The number of planning applications granted for “inappropriate development” on land falling in proximity to Metropolitan Open Land**

**10.19** Assessment of Policy: NE2 Development in proximity to MOL

**10.20** Target: Zero applications per year

**10.21** Performance: Seven applications were granted in 2007/08 out of the 15 that were required to respond to the proximity to MOL. **Merton has met the target and the policy is succeeding to ensure that no ‘inappropriate development’ on land within proximity to MOL obtains planning approval.**

### **Policy Indicator 8.iii: The number of applications for development of Sites of Special Scientific Interest (SSSI), Sites of Importance for Nature Conservation (SINC) or Local Nature Reserves, which are approved, which would cause significant harm to the nature conservation interest of the site, where no mitigation or compensatory measures are planned**

**10.22** Assessment of policies: NE5 SSSIs, NE6 LNRs and SINC, NE7 Species Protection, NE9 Management of Land

**10.23** Performance: Zero applications in 2007/08 that would cause harm. Merton has met the target and the policy is succeeding in protecting SSSI, SINC and Local Nature Reserves from development that would harm the nature conservation interest of the site. In 2007/08 two applications were required to respond to SSSI status and 19 applications to LNR and SINC status.

### **Policy Indicator 8.iv: The number of approved planning applications having a detrimental effect on Green Chains and Green Corridors in Merton**

**10.24** Assessment of Policy: NE3 Green Chains and NE8 Green Corridors

**10.25** Target: Zero applications

**10.26** Performance: Two applications were refused on the basis of harming development on Green Chains (policy NE3) out of the 14 submitted and six application refused on Green Corridors (policy NE8) out of a total of 36 in

Merton in 2007/08. The policies are therefore succeeding to deter applications for development that may harm the borough's Green Chains and Green Corridors.

**Policy Indicator 8.v: The percentage of Section 106 contributions that require the ongoing management of land in the interests of open space and biodiversity**

**10.27** Assessment of policy: NE3 Green Chains, NE5 SSSIs, NE6 LNRs and SINCs, NE7 Species Protection and NE12 Trees, hedges and landscape features

**10.28** Target: Annual increase in the percentage of contributions towards open space and biodiversity

**10.29** Performance: 12% of the total agreed contributions in 2007/08 went towards open space contributions. Open spaces received all of this overall S106 contribution as an expenditure category. The Council will be looking to secure a proportion of these funds towards securing biodiversity improvements within the borough's parks and open spaces.

**Policy Indicator 8.vi: The number of applications having an adverse effect on trees protected by a Tree Protection Order (TPO) or a conservation area.**

**10.30** Assessment of policies NE12: Trees, hedges and Landscape features, NE11: Trees, Protection

**10.31** Target : 0

**10.32** Performance: . There are an additional 81 Tree Protection Order in Merton as well as an addition 376 trees now protected in 2007/08 with less than 0.2% of trees were loss due to development.

**Planning refusals**

**10.33** Policy NE12 was cited 13 in refusals out of the 39 applications that were required to address Trees, hedges and landscape features. Performance shows that the policies are being put to use in justifying the refusal of an application.

# 10 Natural Environment

## Policies not used in 2007/08

**10.34** NE 4: Wandle Valley Regional Park

**10.35** NE 9: Management of Land

## Appeals Analysis

**10.36** There were two appeals in 2007/08 where a natural environment policy was used and contested. One appeal was allowed and the other was dismissed. With only two appeals it cannot be determined how the policies are working.

## Conclusions

**10.37** Policies in the area of Natural Environment are generally performing well as there has been no development in Local Nature Reserves and the quality and quantity of SINCs, especially sites of Metropolitan Importance for Nature Conservation has improved, as shown in figure 10.1 and table 10.3.

**10.38** However, it is important to note that monitoring the effect of the planning system on the natural environment is particularly complex:

- During the course of a year many of the measures that directly benefit the natural environment are more likely to be the result of careful land and species management rather than the application of policies in local development plans.
- Any effect that the planning system may have on the natural environment today is usually the result of previous planning decisions based on policies in development plans at least three to five years ago and probably longer. During this time, other changes such as population growth, travel demands and changing leisure lifestyles will also have affected the natural environment. The 'cause and effect' relationship between current planning policies and improvements to the natural environment for the purposes of an Annual Monitoring report is questionable.
- Identifying and monitoring plant and animal species is extremely resource intensive and is difficult to do accurately and is likely to be more accurate and give a more realistic picture of any change when carried out over the species habitat, which has no regard for borough boundaries. Tables 10.1 and 10.2 have been drawn together from all the major conservation organisations in the borough in a bid to gain as comprehensive a picture

as possible. Merton's involvement in GiGL is evidence of our commitment to monitoring as accurately as possible the changes occurring and feed this into the plan making process.

**10.39** Planning policies are largely protecting Merton's Metropolitan Open Land. Where possible through section 106 agreements, financial contribution is being sought for the protection and enhancement of the borough's natural environment and conservation areas. This has not been as successful for biodiversity issues as it could be in the future.

**10.40** The quality and quantity of open spaces classified as SINC's has also improved greatly over the preceding 10 years, thus indicating that are policies are performing well.

# 11 Environmental Protection

## 11 Environmental Protection

### Environmental Protection

#### UDP Aims

- 11.1** Merton's aim is to protect and enhance the local environment whilst contributing to tackling global environmental issues.

#### Local Development Framework

- 11.2** To protect and enhance open spaces and natural environment and create linked open spaces such as along the Wandle Valley
- 11.3** To take a leading role in mitigating and adapting to local, regional, national and global challenges of climate change as they affect Merton, echoing the sentiments of the London Plan.

#### Key issues

##### Waste

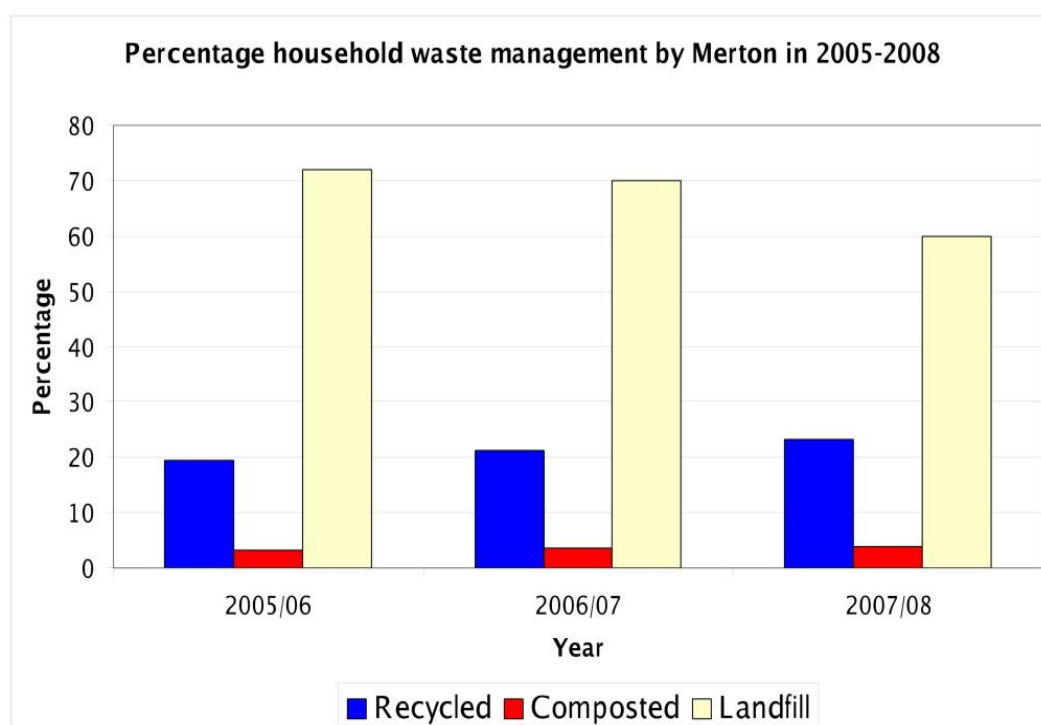
- 11.4** Merton Council collects approximately 90,000 tonnes of waste a year. Of this, approximately 80,000 tonnes is household waste, including street litter.
- 11.5** One of the major changes that will need to be considered is the proposed changes that the Mayor is making to waste planning. This is derived from the European legislation, the Landfill Directive (1999/31/EC) that is driving up the cost of landfill.
- 11.6** The Mayor aims to see London deal with 85% of its own waste by 2020. This will require a doubling of waste treatment facilities across the capital to meet this target and outer London boroughs will also have to deal with much of central London's waste. It is estimated that the four boroughs jointly working on the Joint Waste DPD (Sutton, Kingston, Croydon and Merton) require an additional 15-17 ha of waste treatment facilities (Mouchel 2008).
- 11.7** Changes to waste policies were made in the London Plan (adopted February 2008) and further guidance issued from central government in 2005 (PPS10 Waste Management).

##### Waste - Contextual Indicators



### Contextual Indicator 5a: Percentage of household waste landfilled, recycled and composted

- 11.8** 100% of homes and flats were covered by doorstep collection and during the year a trial for the collection of food waste started in 1906 households in the borough resulting in an average capture rate of 3.22 tonnes per week.



**Figure 11.1 Percentage household waste management by Merton in 2005-2008**

**Core indicator 6b: Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed**

**Waste - Policy Indicator 5i: New waste management facilities by type. (Core indicator 6a)**

- 11.9** Assessment of policy: ST22: Environmental Protection and PE.10: Waste Facilities

# 11 Environmental Protection

- 11.10** Target: Increase facilities for waste management towards meeting Merton's waste targets
- 11.11** Performance: In 2007/08 an additional Neighbourhood recycling centre was located in Rowan Road, Mitcham.

(Source: LB Merton Plans and Projects)

## Flooding

- 11.12** During 2007/08 Merton worked with Wandsworth, Sutton and Croydon to compile a Strategic Flood Risk Assessment for the borough. It is predicted that both Parts 1 and 2 will be completed by summer 2008.

## Policy Indicator 5.ii: Flood Protection (core indicator 7)

- 11.13** Number of planning permissions granted contrary to Environment Agency advice on either flood defence grounds or water quality
- 11.14** Assessment of policy: ST.23 Environmental Protection and PE.5: Risk from flooding
- 11.15** Target: Zero applications
- 11.16** Performance: In 2007/08 28 applications were required to respond to flood management issues.

(Source: LB Merton Plans and Projects)

## Air Quality

- 11.17** The Mayor's air quality strategy was published in September 2002 and aims to minimise the adverse effects of air pollution on the health of those who live and work in London.
- 11.18** Deriving from feasibility work identified by the Air Quality Strategy the Mayor introduced a Low Emission Zone in July 2008 that will cover the whole Merton. Its principle aim will be to improve air quality by deterring the most polluting vehicles from driving in the area. At first this will cover larger engined diesel vehicles such as lorries, buses, coaches, large vans and minibuses. Introduction will be phased over four years and will not cover cars, motorcycles and small vans.

### Nitrogen Dioxide levels

- 11.19** Target: 200 µg/m<sup>3</sup> (1 hour mean) not be exceeded more than 18 times per year.
- 11.20** 2007/2008 Performance 40 µg/m<sup>3</sup> (Annual mean) 8 of the 11 sites have exceeded the annual mean. There is no data for the 200 µg/m<sup>3</sup> (1 hour mean) as currently all continuous monitoring equipment is currently broken and awaiting replacement.

(Source: LB Merton Environmental Health)

### Particulates (PM10) levels

- 11.21** Target: 50 µg/m<sup>3</sup> (24 hour mean) not to be exceeded more than 35 times per year.
- 11.22** 2007/2008 Performance Monitoring this target was not possible due to a London wide problem with the monitoring equipment.

(Source: LB Merton Environmental Health)

- 11.23** This monitors policy PE1 and ST22
- 11.24** Air quality across London is improving and the trend is up overall as transport emissions fall due to improved technology. The biggest contributor to air pollution in the borough is still road transport and the Traffic Monitoring Report indicates that levels are increasing. During 2007/08 preparations were made for the introduction of the Low Emission Zone which starts from 7th July 2008.
- 11.25** Of the pollutants produced by road traffic oxides of nitrogen and particulates have been identified as exceeding national target levels in the borough. These two groups of pollutants are the focus of objectives in both Merton's Air Quality Strategy and the National Air Quality Indicators. For nitrogen oxides the borough does not have any continuous monitoring sites but nearby sites that are part of the Local Air Quality Network are considered to represent the situation in the borough.
- 11.26** For particulates there are two permanent monitoring sites in the borough although these were not operational during 2007/08. There is also a designated Air Quality Management Area that covers the major roads in the borough.

# 11 Environmental Protection

## Water Consumption

### Contextual Indicator 5b: Water Use

- 11.27** There is no single target for water use contained in government policy beyond reducing the amount lost to leakage and reducing the amount used in domestic, commercial and government premises.
- 11.28** The recently introduced Code for Sustainable Homes contains a minimum standard for average per capita consumption is to not exceed 125 litres per person per day.
- 11.29** The table below sets out the average consumption for water companies in Merton and shows that there have been improvements over recent years in per capita consumption rates.
- 11.30** Thames Water predict that up to 2 million litres per day could be saved by work they started in September 2007 to replace the borough's Victorian pipes. Work is expected to finish at the end of 2008/09.
- 11.31** This gives some context to policy PE7: Capacity of water systems but does not monitor it. In 2007/08 eleven applications were required to respond to water consumption issues (Source: LB Merton Plans and Projects).

Merton's water companies	Average estimated per capita consumption (litres/head/day), excluding supply pipe leakage		
	2004/05	2005/06	2006/07
Sutton & East Surrey Water	173	171	159
Thames Water	159	164	154

Table 11.1

Source: Ofwat. Security of supply, leakage and water efficiency: 2005/06 and 2006/07 report. Please note that these results are based on data gathered within and outside Merton; there is no water company that operates exclusively in Merton

## Energy

- 11.32** PPS22 on Renewable Energy was published in late 2004 with the target of producing 10% of England and Wales' electricity from renewable resources by 2010 and 20% by 2020. This is to help meet the government target for a 60% reduction by 2050, which translates to a sub-regional target, is 140MW of energy. The Mayor's Climate Change Action Plan, which was published in February 2007, has doubled this target for London with the aim to reduce our emissions to 1990 levels by 60% by 2025.
- 11.33** The use of renewable technology to provide jobs is recognised as a way of maintaining high and stable employment levels. Locally there is potential for developing a district heat and power scheme in Mitcham; policy may be required to bring this forward or even site designations may need to be identified. It is currently written into the adopted Mitcham town centre SPD. In 2003 Merton was the first local authority to adopt a local planning policy requiring large new commercial buildings to install renewable energy equipment and in 2007 the Council was awarded the RTPI Silver Jubilee Cup in recognition of the impact this policy has had in combating climate change. In 2005 Merton was designated as one of four Energy Action Zones in London.

### Contextual Indicator 5c: National amount of energy produced from renewables

- 11.34** Target 10% by 2010
- 11.35** Performance In 2007 renewable energy resources represented 5% of all electricity generated in the UK and 2% overall energy consumption (BERR 2008).

### Policy Indicator 5.iii: Total CO<sub>2</sub> emissions saved through renewable technologies implemented

- 11.36** Target: 10% of energy produced from renewable sources to be provided by every project that requires it; commercial new builds 1000m<sup>2</sup> and over.
- 11.37** In 2007/08 there were six commercial developments in the borough that had installed on-site renewable energy systems that are predicted to generate 10% of the on-site energy requirements and save over 120 tonnes CO<sub>2</sub> per annum. Another six developments have been approved or started. A number of technologies have been implemented. In total 22 applications were required to address self generation issues in 2007/08.

# 11 Environmental Protection

(Source: LB Merton Plans and Projects)

## Light Pollution

### **Policy Indicator 5.iv: Number of citations of policy PE.3 light pollution in decision making or appeal**

**11.38** Assessment of policy: PE3 Light Pollution

**11.39** Target: Minimise the impact of light pollution for Merton's communities

**11.40** Performance: In 2007/08 this policy was used 8 times with no appeals to grant and refuse applications.

(Source: LB Merton Plans and Projects)

## Contaminated Land

### **Policy Indicator 5.v: Number of contaminated sites in Merton that were successfully redeveloped following remediation**

**11.41** Assessment of policy: PE.8 Contaminated, Vacant and Derelict Land

**11.42** Target: To ensure that all contaminated land subject to new development in the borough is in a fit state for the proposed use.

**11.43** Performance: In 2007/08 six applications were required respond to contaminated land issues.

(Source: LB Merton Plans and Projects)

### **Core indicator 5a and 5b Production of primary land won aggregates and production of secondary/recycled aggregates**

**11.44** The London Borough of Merton is not a Mineral Planning Authority.

## **Policies not used in 2007-08**

**11.45** PE4: Overhead power lines

### Policies Not Directly monitored

- 11.46** PE11: Recycling Points although paragraph 11.11 addresses this policy somewhat.

### Policies Deleted

- 11.47** Policy PE10: Waste Facilities was deleted from the UDP in September 2007.

### APPEALS ANALYSIS

- 11.48** In 2007/08 the Environmental Protection policies were cited in a total of 8 appeals. PE2 was cited most with one appeal was allowed and five missed dismissed. In the five dismissals PE3 was also cited. One appeals was allowed for PE5 and PE12 was cited in a dismissed appeal. The fact that of the 8 appeals citing Environmental Protection policies 6 were dismissed shows that the policies are robust and successfully influencing development in the borough.

### CONCLUSIONS

- 11.49** In 2007/08 the Environmental Protection policies are working well and extensively. The policies have be upheld at six of the eight appeals is evidence that the policies are robust and are being implemented appropriately.
- 11.50** The high profile 10% on-site energy generation policy, PE 13, is continuing to be successfully implemented and improvements have been made in its monitoring and assessing its success. There is however more work to be done on monitoring, especially following on from the pilot schemes in remote monitoring. This scheme has yet to be rolled out in the borough, but progress has been made.
- 11.51** In response to an enhanced suite of environmental protection London Plan policies Merton's LDF will strengthen the existing UDP policies, especially the Merton rule, as well as enhancing the overall sustainability of development through better resource consumption and promoting development to a high standard, using the Code for Sustainable Homes and other ratings.

# 12 Economy

## 12 Economy

### UDP Aims

**12.1** To promote sustainable economic development, a diverse local economy and to ensure that employment land in designated areas is retained.

### 12.2 Local Development Framework Draft Core strategy objective

- Improve the economy in more deprived wards found in Mitcham and parts of Morden by protecting and improving business land and premises in these areas.
- Continue protection of business land and premises in these areas
- Continue protection of business land and premises in western wards to maintain the number of jobs and services available to the borough residents

### 12.3 Context

**12.4** Merton's economic context is contained in Chapter 1: Borough Profile overview

### 12.5 Evaluation of policies

### 12.6 Contextual Indicators

**12.7** The contextual indicators for Merton's economic planning policies are:

### 12.8 Indicator 4a

**12.9 The percentage of the working age population in employment, relative to the London and national average**

**12.10 Target:** the Government's national employment target is to have an increase in proportion of working age population in employment over the baseline year (1997) – 72.9%.

### 12.11 Performance:

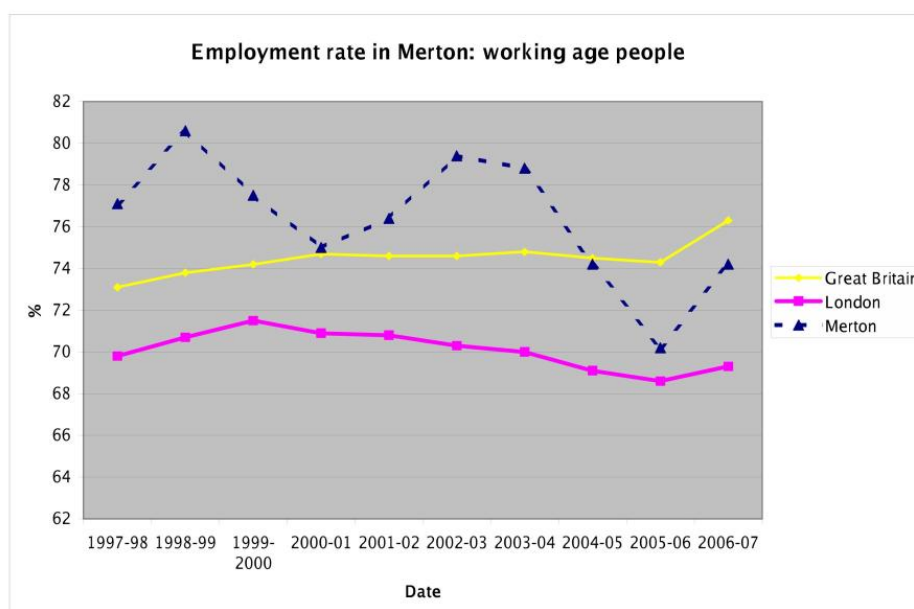
**12.12** Merton has exceeded this target with an employment rate of 74.2% in 2006-07 (2007-08 data not yet available)

**12.13** It should be noted that borough-wide statistics conceal localised issues of deprivation, particularly in the east and south east of Merton. (See Chapter 1)



**12.14** National economic trends will impact on the number of people employed in Merton. With significant commuter flows to central London and surrounding boroughs, economic and employment trends at a regional and sub-regional level is also important in assessing Merton's economic situation.

### 12.15 Employment rate in Merton



**Picture 12.1 Employment Rate in Merton**

**12.16** Indicator 4b

**12.17** Maintaining a diverse employment base

**12.18** **Assessment of policy:** ST.16 Economic Diversity, E.5 Density of Occupation within Industrial Areas

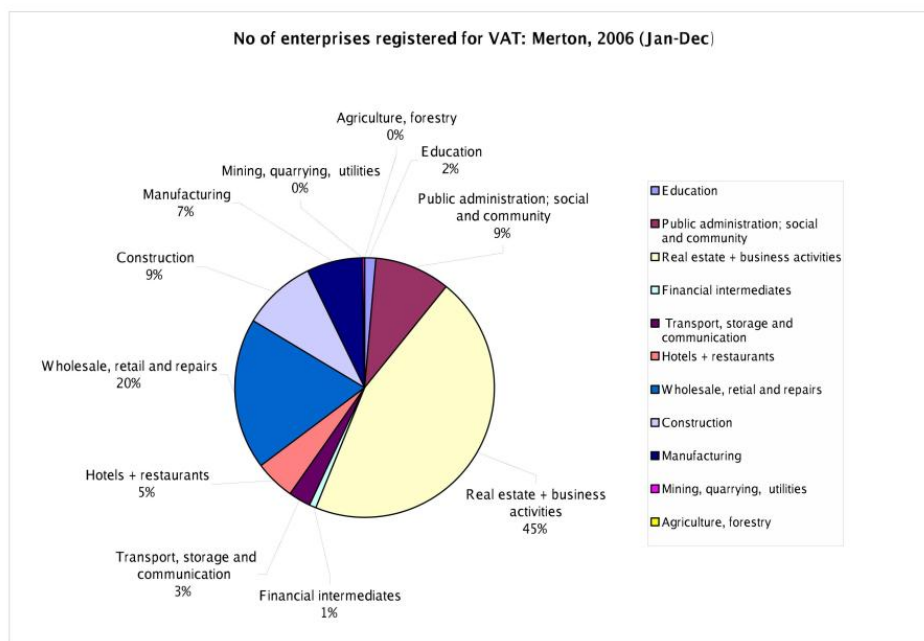
**12.19** Target

**12.20** That the 5 largest business sectors in Merton make up less than 80% of its economic base

## 12 Economy

**12.21 Performance:** Though the local economy is service based the chart below shows diversity of employment within the service sector. The chart below shows that the five largest business sectors in Merton (real estate and business, wholesale / retail, manufacturing, public administration) make up 74% of Merton's economic base.

### 12.22 VAT registrations



**Picture 12.2 Number of Enterprises Registered**

### 12.23 Policy Indicators

#### 12.24 Indicator 4i (Core Output Indicator 1a)

**12.25** Amount (in square metres) of land developed for employment (B1a, b&c, B2, B8) by type

**12.26 Assessment of policy:** E.1 General Employment Policy, E.4 Storage and Distribution Development in Industrial Areas

USE CLASS	PERMISSION GRANTED (m <sup>2</sup> )	Completed
B1a/A2		
B1b	226	0
B1c	2701	0
B2	5340	2240
B8	2921	2571

**Table 12.1 Amount of land developed for employment by type 2005/06**

Please note that for COI 1a and 1b there has been no distinction in recording office data between Use Class A2 and B1a in 2005-06.

USE CLASS	PERMISSION GRANTED (m <sup>2</sup> )	Completed
B1a/A2	9110	6237
B1b	4730	3598
B1c	3563	3826
B2	0	6403
B8	1246	2240

**Table 12.2 Amount of land developed for employment by type 2006/07**

Please note that for COI 1a and 1b there has been no distinction in recording office data between Use Class A2 and B1a in 2005-06.

Use Class	Permission granted (gross) (m <sup>2</sup> )	Net change from permission granted (m <sup>2</sup> )	Completions (gross) (m <sup>2</sup> )	Net change in completed development (m <sup>2</sup> )
B1a	??	??	5924	223

## 12 Economy

Use Class	Permission granted (gross) (m <sup>2</sup> )	Net change from permission granted (m <sup>2</sup> )	Completions (gross) (m <sup>2</sup> )	Net change in completed development (m <sup>2</sup> )
B1b	??	??	4843	4843
B1c	??	??	3485	2679
B2	??	??	1404	-24361
B8	??	??	1246	-2440

**Table 12.3**

### 12.27 Indicator 4ii (Core Output Indicator 1b)

**12.28** Amount (in square metres) of land developed for employment (B1a, B1b&c, B2, B8) by type, which is in development and/or regeneration areas as defined in the LDF.

**12.29 Assessment of policy:** ST.7 Key Areas for Revitalisation, ST.14 Employment Land, E.3 Land use in Industrial Areas, E.4 Storage and Distribution Development in Industrial Areas.

USE CLASS	COMPLETED - gross (m <sup>2</sup> )	IN DEVELOPMENT AREA
B1b	0	0
B1c	0	0
B2	0	0
B8	3511.5	3511.5

**Table 12.4 Amount of land developed for employment by type 2004/05**

USE CLASS	COMPLETED - gross (m <sup>2</sup> )	IN DEVELOPMENT AREA
B1a/A2	4966	0
B1b	0	0

USE CLASS	COMPLETED - gross (m <sup>2</sup> )	IN DEVELOPMENT AREA
B1c	0	0
B2	2240	2240
B8	2571	2240

**Table 12.5 Amount of land developed for employment by type 2005/06**

USE CLASS	COMPLETED - gross (m <sup>2</sup> )	IN DEVELOPMENT AREA
B1a	6237	0
B1b	3826	0
B1c	3485	0
B2	6403	5523 (86%)
B8	2240	2240 (100%)

**Table 12.6 Amount of land developed for employment by type 2006/07**

USE CLASS	COMPLETED - gross (m <sup>2</sup> )	IN DEVELOPMENT AREA
B1a	5924	??
B1b	4843	??
B1c	3485	??
B2	1404	??
B8	1246	??

**Table 12.7 Amount of land developed for employment by type 2007/08**

**12.30 Indicator 4iii (Core Output Indicator 1c)**

**12.31** Percentage of land developed for employment (B1a, B1b&c, B2, B8) by type which, is on previously developed land

## 12 Economy

**12.32** 100% of land developed for employment of all Use Classes is previously developed land.

**12.33** Source: Merton planning database / London Development Database

**12.34** **Indicator 4iv (Core Output Indicator 1d)**

**12.35** Employment land supply by type (hectares)

**12.36** In 2007/08 Merton has 158.38 hectares defined as General Industrial Areas and approximately 11.4ha of employment sites outside these areas (including those in town centres). Merton planning database and Merton Employment Land Study 2005

**12.37** **Indicator 4v (Core Output Indicator 1e)**

**12.38** Loss of employment land to non employment uses in (a) development or regeneration areas, (b) local authority area

**12.39** **Assessment of policy:** E.6 Loss of Employment Land Outside the Designated Industrial Areas, E.7 Land use on Sites outside Designated Industrial Areas

**12.40** Loss of employment land to non-employment uses in (a) development or regeneration area, and (b) local authority area

Year	Application no.	Amount lost (m2) (use class lost)	Use class lost to	Site in development or regeneration area?
2007/08	04/P1208	48 (B1a)	???	?????
	03/P1075	19135 (B2)	???	?????
	05/P1580	144 (B1a)	???	?????
	06/P2204	???? Supersedes 03/P1805	???	?????

Year	Application no.	Amount lost (m2) (use class lost)	Use class lost to	Site in development or regeneration area?
	06/P0241	70 (B1a)	C3	????
	05/P1643	1303.4 (B1a) 678.5 (B2) 186.1 (B8)	D1	????
	05/P2023	365 (B1a)	D1	????
	06/P0907	1240 (B2)	D1	????
	04/P0347	140 (B1a)	A1+C3	????
	05/P1592	367 (B1a)	D1	????
	06/P0340	969 (B1a)	D1	????
	06/P0507	74.5 (B1a)	C3	????

Table 12.8

**12.41** In 2006-07 most of the employment sites lost to other uses where to residential and community uses. In 2007/08 we see a continuation of this trend, but there has been a reduction in the total amount of land lost, from 3.41ha in 2006/07 to ???.??Ha in 2007/08. Changes from employment to community uses is permitted under UDP policy E.6.

**12.42** However, although there were a significant amount of schemes replacing employment with community uses, we are still experiencing loss of employment space to residential and mix-use schemes (mix-use schemes where the larger proportion of the site is residential).

**12.43** Of the ?? developments involving community uses, ??% were for places of worship and another ??% for educational facilities. ??% for healthcare reasons.

**12.44** Indicator 4vi (Core Output Indicator 1f)

**12.45** Amount of employment land lost to residential development

## 12 Economy

**12.46** insert table Table 4.7 Amount of employment land lost to residential development

Year	Land lost to complete residential development
2005/06	0.77ha
2006/07	1.8ha
2007/08	x.xha

**Table 12.9**

### **12.47** Conclusions and Policy Review

**12.48** Merton is a key part of the Wandle Valley Regional Corridor, which connects Gatwick Airport to central London, and supplies central London and the whole of the south west area with important services such as logistics, warehousing and new high tech industrial sectors.

**12.49** Due to this strategic position, the London Plan review predicts that in south London much of the predicted decline in manufacturing employment will be offset by growth in warehousing, high tech industries and waste management facilities.

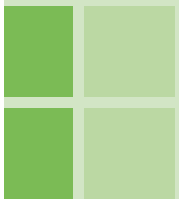
**12.50** The GLA Industrial Land Release Benchmarks (March 2007) has classified all boroughs in the Wandle Valley (Wandsworth, Merton, Sutton and Croydon) as “restrictive”: boroughs within this category are encouraged to adopt a particularly restrictive approach to the transfer of industrial sites to other uses, in order to ensure that London retains a strategic supply of industrial land.

**12.51** The three strands of Merton’s Local Area Agreement (2007-10) devoted to bridging the economic gap between eastern and western wards in Merton focus on encouraging enterprise, improving skills and increasing local employment.

**12.52** Continuous gains in terms of employment land developed for B1a/B1b&c, and decline of B2 and B8 uses, confirm shift in terms of the employment sectors in Merton and what type of uses as required.



**12.53** Merton's planning policies for employment performed reasonably well in 2007-08. There is continued pressure for employment sites – especially those outside designated areas – to be reconsidered for residential development. Table 4.7 shows that nearly ?? hectares of former employment land was redeveloped for residential use in 2007-08, (256 new flats and houses).



# 13 Retail and Town Centres

## 13 Retail and Town Centres



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## 14 Transport

### UDP AIMS

- 14.1** To promote the development of a safe, sustainable and socially inclusive transport system, which meets the needs of people for travel to school, work and other services. To promote the integration of transport with land use planning to reduce the need to travel by car as well as to adopt a restraint based approach to car parking in conjunction with neighbouring boroughs.

### LOCAL DEVELOPMENT FRAMEWORK

- 14.2** To maintain and enhance transport links within the borough and with London and promote sustainable forms of transport. Pro-actively implement transport projects to facilitate redevelopment and regeneration and capitalise on the opportunity created by new developments for sustainable travel behaviour change.
- 14.3** Improve transport links to areas with poorer access (eastern, south western and northern wards). This will be achieved by working with Transport of London and other local transport providers including those servicing the new Eastfields Station.
- 14.4** Improve transport links to and around Mitcham including facilities for pedestrian, cyclist, children, older people and disabled people.
- 14.5** Reducing travel demand by providing high quality 'smarter travel' programmes including school, residential and workplace travel planning, car clubs, promoting 'active transport' and permit-free developments.
- 14.6** Provide a safe, accessible and socially inclusive transport environment for all including the young, the elderly and those with a disability.
- 14.7** **Policy Review**
- 14.8** The current UDP policies for transport have been reviewed with regard to the Council's Local Implementation Plan, which interprets the Mayor's of London Transport Strategy and London Plan priorities locally with consideration for Merton specific issues. Additions and/or modifications to UDP transport policies will be addressed through the LDF process.
- 14.9** **Transport integration**
- 14.10** **Strategic Policies Indicators**

# 14 Transport

14.11 ST.31 – ST.35

14.12 Strategic Policies are measured alongside all transport policies.

## Rail

14.13 **Policy indicator:** 12i Public transport accessibility

14.14 **Assessment of policy:** PT.1 Local and Regional Needs, PT.2 Rail Service, PT.3 Railway Stations, PT.4 Public Transport Interchanges

14.15 **Target:** To ensure that all sections of society can move conveniently and safely from one place to another in an integrated transport network; providing accessibility to all parts of the borough.

14.16 **Performance:** Merton meets and will continue to meet this target.

14.17 Public Transport Accessibility Levels are not evenly spread across the borough and less affluent areas, including parts of Mitcham and Pollards Hill currently have lower levels than Merton's more affluent western areas. High PTAL levels are consistent with the town centres and transport interchange levels of Colliers Wood, Wimbledon, Morden, Mitcham and Raynes Park.

14.18 The new Mitcham Eastfields Railway Station will become operational in June 2008. The Merton Council, in partnership with Network Rail, plan to have this development completed, from planning application to station opening in less than one year.

14.19 The station is a long desired facility that has greatly improved accessibility in one of the more deprived areas of Merton. Mitcham Eastfields will be an 8 minute walk from the Mitcham town centre. Previously, the nearest station was over one mile from the town centre at Mitcham Junction or Tooting Station.

14.20 The new station is of modular construction. Accessibility is a key feature with a footbridge and lifts connecting the two platforms. Consultation is currently underway to redirect route 463 to improve interchange opportunities and the Labernham Road Home Zone is due to be delivered in 2008/09. To promote sustainable trips to the station, supporting public realm improvements will be implemented over the coming year.

14.21 Living Streets audits to assess the quality of the pedestrian environment and access to rail and underground stations have been completed in the Pollards Hill area, Wimbledon Town Centre and Morden Town Centre. Extensive

proposals are being developed to implement access improvements in partnership with National Rail, SWELTRAC and train operators. Further audits, are scheduled for Mitcham Town Centre, Mitcham Eastfields, Mitcham Junction, Raynes Park and Wimbledon Olympic Links.

**14.22** Work on the 'Heart of Merton Study', an element of the LDF seeks to improve access and the environment around Colliers Wood and South Wimbledon Underground Stations and Haydon's Road Railway Station, including improved bus and rail interchange.

**14.23** Merton's Public Transport Accessibility Levels

## Buses

**14.24** **Policy indicator:** 12.ii

**14.25** **Assessment of policy:** PT.1 Local and Regional needs, PT.2 Rail Service, PT.4 Public Transport Interchanges

**14.26** **Target:** To ensure that all sections of society can move conveniently and safely from one place to another in an integrated transport network; providing accessibility to all part of the borough.

**14.27** **Performance:** There has been a steady increase in the use of bus services. The Annual Manual Traffic Counts showed a 33% mode split to buses in 2006, rising to 38% in 2008. (See Table 1). The 42% peak in 2007 can be attributed to improved surveying techniques . The total number of bus passengers increased by 12.16% over the study period. Merton will continue to meet promote the expansion of bus provision, in particular to those areas in the east of the borough which are poorly serviced by public transport.

**14.28** **Transport by Mode in Merton**

**14.29** **Table 1 Transport by Mode in Merton**

Mode	2006		2007		2008		% Change	
	Actual	%	Actual	%	Actual	%	06-08	07-08
Pedestrian	6111	5%	8956	7%	7434	6%	21.65%	-17%
Cyclist	1172	1%	981	1%	1054	1%	-10.07%	7%
Bus Pass.	39826	33%	55591	42%	44668	38%	12.16%	-20%
Motorcyclist	1940	2%	1792	1%	1775	1%	-8.51%	-1%
Car Driver	60045	50%	57141	43%	58678	49%	-2.28%	3%
Car Pass	17974	15%	18553	14%	13566	11%	-24.53%	-27%

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Mode	2006		2007		2008		% Change	
	Actual	%	Actual	%	Actual	%	06-08	07-08
<i>Car Total</i>	78019	65%	75694	57%	72243	61%	-7.40%	-5%
<b>Total</b>	<b>119785</b>	<b>100%</b>	<b>133077</b>	<b>100%</b>	<b>118686</b>	<b>100%</b>	<b>-0.92%</b>	<b>-11%</b>
<b>Sustainable Modes</b>	<b>47109</b>	<b>39%</b>	<b>65528</b>	<b>49%</b>	<b>53156</b>	<b>45%</b>		

**14.30** Source: Annual Transport Monitoring Report 2006-2008, Manual Counts

**14.31** There are over 38 bus routes operating in the borough, 3 bus routes operating 24-hour and 4 night buses. All bus routes are inter-connected with rail, Tramlink and underground stations. Interchanges, however, are often poor and bus stops inconveniently located within the borough.

**14.32** In recent years, Merton has provided significant priority measures in conjunction with the London Bus Priority Network (LBPN). This has included bus lanes, bus stop clearways and bus priority within traffic signal operations and enforcement of existing waiting and loading restrictions. For example:

**14.33** · Cricket Green Phase 2: Northbound contra-flow bus lane, and associated junction improvements and crossings. Work temporarily delayed.

**14.34** · South Wimbledon Phase 1: Various bus priority measures at South Wimbledon Station junction.

**14.35** · Plough Lane/Durnsford Road/Gap Road/Haydon's Road: Southbound bus lane and associated bus management measures. S278 developer's works nearing completion with further bus priority schemes to follow.

**14.36** · Ridgway: Traffic management study leading to revised waiting and loading restrictions. Revisions to roadside priorities, report due by end September.

**14.37** · Alexandra Road/Wimbledon Hill Road: Introduction of right turn lane for buses out of Alexandra Road, wider Wimbledon Town Centre studies may delay progress on this scheme.

**14.38** · Recreation Way: Proposed bus gate, raised islands and CCTV, Consultation in progress.

**14.39** · Junction of Streatham Road/London Road: Bus lane on approach to roundabout with left-turn setback. Relocate bus stop upstream. Detailed design complete. Scheme being prepared for implementation.

- 14.40** · Windsor Avenue/Liberty Way: Introduce bus access through existing width restrictions to enable a new bus route into industrial and residential area. Consultation.
- 14.41** A further £775K allocated for bus priority works in 2008/09 including schemes at Kingston Road/Hartfield Road/Dorset Road, Sir Cyril Black Way, and Wimbledon Park Road/Church Road. The 2009/10 LIP bid made through SWELTRAC to continue bus priority schemes in Merton totals £1.35 million.
- 14.42** The borough has successfully reduced bus excess wait time by 1.4 minutes per passenger per journey (TfL, LBM 2007/08 LIP Reporting & Funding Feedback).
- 14.43** Merton is working with London Buses to improve bus service reliability. Consultation is currently underway to redirect route 463 to serve the newly opened Mitcham Eastfields Station.
- 14.44** In addition to this, Merton has a rolling programme of improving bus stop accessibility, in partnership with the TfL Bus Priority Team and London Buses. Bus stop locations currently focused on busy bus routes, where patronage and potential benefits are highest. During 2006/07 improvements made to approximately 35 bus stops and 36 bus stops in 2007/08. As of March 2008, approximately 35% of Merton bus stops were DDA compliant. This is expected to rise to 50% in 2008/09 with the minor clearway signage works.

### Walking

- 14.45** **Policy indicator** 12.iii Increase walking
- 14.46** **Assessment of policy:** WC.1 Increase walking
- 14.47** **Target:** Increase walking in the borough.
- 14.48** **Performance:** There was little change in the percentage of trips recorded for pedestrians and cyclists between 2007 and 2008 (Annual Transport Monitoring Report 2007-08, Manual Counts). Cycling remained constant (1%), whilst walking decreased from 7% to 6%.
- 14.49** The Merton Council has a number of programmes to encourage walking.
- 14.50** After approached by Merton Mind, a charity for people with mental health problems, in May 2006 Merton Council started a walking scheme called Merton Healthy Walks. The scheme offers enjoyable walks in parks and open spaces within the borough. The idea was to offer some gentle physical activity

## 14 Transport

that would include all members of the community. There were 25 walks held during 2007/08, one every fortnight. There were 540 participants with an average of 21 participants per walk. There are a number of other walks held within the borough organised in conjunction with the NHS.

- 14.51** In 2007/08, 8 schools (160 children) participated in the Kerbcraft programme, 3 of which were special needs and disabled. The programme seeks to raise awareness and reinforce practical road safety skills for young children. Other initiatives to encourage walking in school aged children are National Walk to School Week (45 schools participated in May 2007), Walk on Wednesday (35 schools participated in March 2008), Good Going and Walking Buses.
- 14.52** Safer routes to schools have been achieved via engineering requests, through the School Travel Planning process:
- 14.53** · Improved crossing point outside the school on Abbotsbury Road
  - 14.54** · Traffic calming on Hillcross Avenue, Bollards on Monkleigh Road and improved school signage
  - 14.55** · Wigwag signs, speed tables and improved signage
  - 14.56** · Widened footway on High Path
  - 14.57** · Additional lighting outside Merton Park Primary School
  - 14.58** · Hard surfacing in Mostyn Road to replace grass verge to enable crossing of Walking Bus to Poplar Primary School
  - 14.59** · Pelican crossing on Worple Road to Ursuline RC High School
  - 14.60** · Footway improvements outside St Ann's Special School
  - 14.61** Merton is currently drafting a Sustainable Action Travel Plan (SATP) for walking and cycling, which seeks to encourage the use of sustainable modes of transport in the short and medium term. The SATP is being jointly developed between Transport Planning and Children, Schools and Families department. A Rights of Way Improvement Plan has been developed is due for adoption in Summer 2008.
  - 14.62** The London Strategic Walk Network (SWN) launched in March 2008 (Delivering the London Strategic Walk Network: a design manual, WalkLondon).



- 14.63** The 'Capital Ring' is a Key Strategic Walking Route that traverses the north west of the borough, through Wimbledon Common and Wimbledon Park.
- 14.64** The Wandle Trail currently upgraded to a SWN in association with SWELTRAC.
- 14.65** Legible London is a scheme to provide better wayfinding information through consistently designed signage across all London Boroughs that coordinates different transport modes and the media people use to navigate an area by foot. Although the project. The project is initially being rolled out in Central London (currently trialled in the West End), Merton Council will work to produce signage consistent with Legible London Guidelines in future projects. Signage associated with Mitcham Eastfields Station and Labernham Road Homezone has accordingly designed.
- 14.66** TfL's 2007/08 LIP Reporting and Funding Feedback notes that the borough is not on course to meet the footway target.
- 14.67** Living Streets audits to assess the quality of the pedestrian environment and access to rail and underground stations now completed in the Pollards Hill area, Wimbledon Town Centre and Morden Town Centre. Extensive proposals being developed to implement access improvements in partnership with National Rail, SWELTRAC and train operators. Further audits scheduled for Mitcham Town Centre, Mitcham Eastfields, Mitcham Junction, Raynes Park and Wimbledon Olympic Links.
- 14.68** The new high density, mixed use development at Plough Lane is nearing completion. This site identified in the Area for Intensification in the London Plan and has been recognised by the DfT as good practice in outer London. Along with bus route enhancement, and the provision of a car club, cycle facilities and other soft incentives, there are a number of walking improvements. This includes promoting safer routes between the site and local schools, widening of local footways and the provision of pedestrian crossing facilities at the major junction of Plough Lane with Durnsford Road.
- 14.69** **Policy Indicator 12 iv**
- 14.70** Number of school travel plans completed and signed off; Increase in number of residential and business travel plans
- 14.71** **Assessment of policy:** WC.2 Safer routes to schools

## 14 Transport

- 14.72** A school travel plan contains a set of measures designed to reduce car use by encouraging alternative travel by making routes to school safer for both pupils and staff. Merton Council realised the need to promote sustainable travel and works with schools to increase the number of travel plans in the borough.
- 14.73** **Target:** 52 School Travel plans to be completed in all primary and secondary Schools by 2008.
- 14.74** **Performance:** 61 school travel plans have now been completed and signed off. Merton is a lead borough in London and is on target to meet the Mayor's London-wide target for all schools (66) to have a plan in place by 2010. There has been a very good response to the programme with an initial benefit of approximately 8% car to walking modal shift.
- 14.75** Merton has also lead the way in providing transition packs for year 6 pupils to encourage sustainable travel. These packs seek to provide a smooth transition from primary school to high school and promote sustainable transport objectives.

### Cycling

- 14.76** **Policy Indicator 12 v:** Cycling facilities and routes.
- 14.77** **Assessment of policy:** WC.3 Cycling facilities, WC.4 Cycle routes
- 14.78** **Target:** New dwellings of two or more units to provide secure cycle parking facilities (UPD Schedule 6). Where practicable, all new developments provide cycle facilities
- 14.79** **Performance:** Merton encourages new development to incorporate cycling facilities in accordance with standards recommended by the London Cycling Campaign and the London Cycle Network Design Manual. Minimum cycle parking standards applied to all developments.
- 14.80** The Plough Lane development due for completion in 2008 includes cycling facilities and a cycling incentive scheme for residents, which includes the provision of a cycle for each of the residential units within the development.
- 14.81** Merton continues to develop the LCN+ network and seeks to address gaps in the local cycle network through the introduction of local links.

- 14.82** £10K attained through the 2007/08 LIP Allocations for the development of a shared pedestrian/cycle route between Wimbledon Town Centre and Raynes Park, and a further £35K for cycle training initiatives. Merton is working with SELTRAC to investigate a high quality secure cycle parking and storage scheme in Wimbledon Town Centre.
- 14.83** Through School Travel Plans and Mayor's Initiatives, 45 of the Borough's 66 schools now have cycle parking (over 949 spaces). At least 16 of these schools have covered facilities.
- 14.84** The emerging Sustainable Travel Action Plan will seek to promote provide better facilities, information, and services for cyclists. This Plan will be consulted on in 2008.
- 14.85** The Road Safety team provides various programmes to promote cycling including child and adult cycling proficiency courses. In the March – November 2007 a total of 280 adult cycling sessions were provided to 47 individuals (70 in 2006) this is down form 324 in 2006. The decline in new sessions and trainees during 2007 is entirely due to the severe rain that persisted throughout the training season this year. Cycle training provided to 31 of the boroughs 41 primary schools (807 children) and instigated new training initiatives in 2 special needs schools. A new initiative also instigated to provide training for borough neighbourhood wardens and Police Community Support Officers (PCSO).
- 14.86** Bike Week is the key cycling promotional event in Merton. In 2007, this event consisted of the 'Try Cycling' campaign. This campaigned sought to encourage the public to cycle through a 4 week cycle hire scheme. There were 33 participants, of which 16 bought their bicycles at the end of the initiative.

## Roads

- 14.87** Screen line information indicates an overall trend towards an increase in the number of car trips in the borough. There was a 5.7% increase in the total number of trips between 2007 and 2008 including borough boundary, or a 19% increase excluding borough boundary. However, given the 10.1% reduction between 2006 and 2007, the growth of 1.3% (incl. borough boundary) and 7% (excl. borough boundary) between 2006 and 2008 is considered a more robust figure. There was a 13.6% increase in the number of vehicle movements within the borough between 1999 and 2008 (excluding borough boundary for comparative purposes).

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**14.88** The Mayor's Transport Strategy (Policy 4G.12) calls for a reduction in growth traffic generation in outer London by a third, with the aim of achieving zero growth in outer London town centres between 2001 and 2011. Merton is not meeting London traffic reduction targets to reduce traffic volumes, nor is there a consistent reduction in traffic growth. Planning that reduces the need to travel, and facilitates alternative travel options is essential in promoting an inclusive society, where everyone has access to employment, goods and services.

## 14.89 Screen line Counts

### 14.90 Table 2 Screen line Counts

Screen line	2000	2001	2002	2003	2004	2005	2006	2007	2008
1	160247	172153	148940	183100	171419	161854	191573	186835	163928
2	33338	35485	32518	31150	38132	34130	40893	38421	95396
3	114529	114426	88033	92279	87174	83576	87136	62167	82578
Borough. Boundary	0	0	0	0	0	133088	129011	142426	112516
<b>Total</b>	<b>308114</b>	<b>322064</b>	<b>269491</b>	<b>306529</b>	<b>296725</b>	<b>412648</b>	<b>448613</b>	<b>429849</b>	<b>454418</b>
<b>Yearly Change</b>	<b>2.4%</b>	<b>4.5%</b>	<b>-16.3%</b>	<b>13.7%</b>	<b>-3.2%</b>	<b>39.1%</b>	<b>8.7%</b>	<b>-4.2%</b>	<b>5.7%</b>
<b>Total Excl. B.B</b>	<b>308114</b>	<b>322064</b>	<b>269491</b>	<b>306529</b>	<b>296725</b>	<b>279560</b>	<b>319602</b>	<b>287423</b>	<b>341902</b>
<b>Yearly Change</b>	<b>2.4%</b>	<b>4.5%</b>	<b>-16.3%</b>	<b>13.7%</b>	<b>-3.2%</b>	<b>-5.8%</b>	<b>14.3%</b>	<b>-10.1%</b>	<b>19.0%</b>

**14.91** Source: Automatic Traffic Counts, Merton Annual Transport Monitoring Review 2005-2008

## Car/Van ownership

**14.92** The car remains the main mode of transport in Merton. There was a 3.6% increase in car ownership in Merton between 1991 and 2001 (Census, 1991 and 2001) consistent with the trend for outer London boroughs. Approximately 70% of households in the Borough have at least one car, compared to the Greater London average of 63%. As this information comes from the Census, no new information is available since 2001.

- 14.93** Car availability is not evenly spread across the Borough and low car availability is concentrated in eastern wards such as Colliers Wood, Abbey and Cricket Green. Eastern wards are also characterised by long-standing issues of multiple deprivation and socio-economic exclusion. To safeguard against social exclusion the Council is endeavouring to improve access to other modes of transport throughout the Borough, particularly to those areas where low car ownership occurs.

### Car/van ownership in Merton

Households	Merton	%	London	%
No car or van	23,775	30%	1,130,649	37%
1 car or van	38,148	48%	129,848	43%
2 cars or van	13,803	17%	476,185	16%
3 cars or van	2,517	3%	86,470	3%
4 cars or van	648	1%	24,212	1%
Total of cars/vans	78,891	100%	184,7364	100%

**Table 14.1**

- 14.94** One way that the borough is reducing car ownership is through the introduction of car clubs. Car clubs play an important role in reducing private car travel, reducing congestion and parking pressures by complementing the public transport system in providing accessibility to key services and facilities that can not be readily made by public transport. Car club members tend to replace short journeys, made previously by car, with sustainable modes.
- 14.95** Car Clubs were first introduced in Merton in September 2003, with the launch of two bays in Avebury Road, Wimbledon. Since then car, clubs have expanded across the borough. As of July 2008, the two car club operators, Streetcar and City Car Club had a total of 25 vehicles (including two vans), based in 23 bays, in 20 locations (3 locations are double bay vehicles), with a total of 945 registered members in Merton. There is great potential for expansion with one operator showing an overall utilisation rate of 84.52% rates or just over 8.30 hours a day.

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**14.96** London Borough of Merton secured £23,000 from Transport for London (TfL) and a further £7,000 to support the promotion and expansion of car clubs in 2007/08. In addition to 07-08 funding, a further £17,400 secured from TfL to continue the 2007/08 Car Club Expansion Programme in the borough in this current financial year.

**14.97** Following an informal consultation in March 2008, the 17th June Street Management Advisory Committee has recommended that the Cabinet Member approves the car club bays and the making of the Traffic Management Orders (TMO) to implement such bays in the following locations:

- Finborough Road
- 68-70 Queens Road (Wimbledon)
- 26-30, 32-36 Lambton Road
- 9 Raymond Road
- 55-57 Griffiths Road

**Indicator\Target 12.vi (core output indicator 3a)**

Apply maximum car parking standards to all developments.

**Assessment of policy:** Street parking schemes, PK.2 Car Parking Standards, PK.3 Car parking and developments.

**Performance:** Currently all developments within the Borough are appraised in accordance with the Borough’s maximum car parking standards.

Source: LB Merton, Transport Planning

Car parking spaces provided in completed residential developments

Of 427 new build units in Merton completed in 2007/08 XXX (XX%) had car parking spaces. (London Development Database)

Size of development (2007/08 completions)	Dwellings	Car parking spaces	Average per dwelling
1 to 20 dwelling			
21 to 50 dwelling			
51 to 100 dwellings			
100 + dwelling			

Size of development (2007/08 completions)	Dwellings	Car parking spaces	Average per dwelling
<b>All</b>			

Source: London Development Database

Discussions were undertaken as part of the redevelopment proposals at the Thames Water site in Raynes Park. The existing car park (121 spaces) that caters for long stay parking will be redeveloped to provide a short-stay car park for visitors to a new supermarket that will be built on the site. It will also provide short term parking for the town centre as a whole. The planning application is expected in summer 2008.

A planning application has been submitted on the Hartfield Road car park site (P3) to remove the existing car park (approx. 150 spaces) and provide a mixed use residential and retail scheme, with an underground car park that will accommodate 254 car parking spaces. This new car park will cater for the existing parking provision on the P3 site, plus additional parking equivalent to that on the P4 site adjacent to Wimbledon Theatre (approx. 70 spaces). The proposals will free up the P4 site for future redevelopment including community facilities.

**Indicator 12: vii** Amount of car-free or restricted reduced parking development being implemented

**Assessment of policy:** PK.6 Car Free Residential Development

**Target:** 200 parking-restricted dwellings (where residents are not eligible for a parking space or a residents' parking permit) by 2010.

**Performance:** Many of the applications relate to development including parking in the borough, and all developments within the borough assessed in accordance with the borough's maximum car parking standards.

Car-free residential developments are encouraged in town centres and locations with good public transport accessibility within controlled parking zones. All developments assessed according to the Council's maximum parking standards.

In 2007/08, there were XXXX approvals for car free developments in the borough. Transport Planning also regularly recommends that developments with off-street parking spaces in controlled parking zones be designated as permit free.

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### Road safety

#### Policy indicator 12: viii Reduction in Accident Rates

##### Assessment of policy: RN.4: Road Safety.

**Target:** The current targets are a 50% reduction in people killed or seriously injured (KSIs), and a 60% reduction in child KSIs by the year 2010.

**Performance:** The overall trend indicates that there is a reduction in accidents, with 16% decrease on the overall figure from last year. The key target is for the reduction in total KSIs from 1994-1998 by 2010 60% for child KSIs and a reduction of 50% for all KSIs. Also the percentage change from the previous year. It must be noted that there are sometimes random fluctuations in accident rates that may result in diversions from the overall trend. However, this may not necessarily result in targets not being met.

The borough has reduced the rate of children killed and seriously injured by 81% and is one of the five best performing boroughs (TfL LBM 2007/08 LIP Reporting & Funding Feedback).

Type of Accident	2005/06	2006/07	2007/08
Number of people killed and seriously injured overall	71	74	62
Number of pedestrians killed and seriously injured overall	25	23	21
Number of cyclists killed and seriously injured	10	7	9
Number of motorcyclists killed and seriously injured	11	13	19
Number of children (under 16) killed or seriously injured	4	15	1

Merton is committed to reducing accidents and casualty rates. In working towards meeting targets, a programme of Education, Training and Publicity (ETP); Enforcement and Engineering measures are implemented. The Council actively supports and promotes the Governments road safety campaigns. The council has worked with several schools in Merton to design new 20mph zones signs that were



placed outside schools to slow traffic down and improve road safety near the schools. It is also hoped that the 20mph zones will encourage more children to walk to school.

The Council regularly negotiates S106 funding from new development that may be used for road safety schemes including traffic calming and pedestrian crossing facilities where deemed appropriate.

#### **Policy Indicator 12: iv Accessibility**

##### **Assessment of policy:** RN.9 Accessibility

**Target:** 100% of signalised junctions to have tactile paving.

**Performance:** 100% of signalised crossings in Merton to now have tactile paving.

Small scale accessibility works are continuing to be undertaken to improve the street environment for disabled people. Further improvements to pedestrian facilities will be rolled out across the borough as sites / opportunities become available.

#### **Travel for disabled people in Merton**

Merton Community Transport is a voluntary organisation set up to provide a safe, accessible, affordable and equitable transport service for voluntary and community groups in the Borough. Programmes that specifically address accessibility include:

- Dial-a-Ride: is a multi-occupancy door-to-door transport service for disabled people who cannot use buses, trains and the Tube.
- Capital Call: introduced as an additional transport option for Taxicard members living in London boroughs where there is a shortage of London taxis. Capital Call is currently operating in the London boroughs of Bexley, Ealing, Enfield, Haringey, Hillingdon, Hounslow, Kingston, Lambeth, Lewisham, Merton and Southwark.
- Taxicard: is a door-to-door transport service for Londoners with serious mobility impairments and to whom public transport is not usually accessible. Financed by the London boroughs and the Mayor of London, the scheme increases the independence and the mobility of disabled people by providing subsidised trips in licensed London taxis.

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- On all London buses, there is room for one wheelchair user and each bus has a retractable ramp, which makes access easier for most wheelchairs.
- At Wimbledon station there is step-free access from the platform to the street
- Promoting Scooter Mobility hire scheme

### Transport Development

In Merton, there are problems of social exclusion experienced by disadvantaged groups who are disproportionately present in the east of Merton, in areas such as Lavender, Cricket Green, Figges Marsh, Ravensbury and Pollards Hill wards (all part of the East Merton Neighbourhood Renewal Area). These areas also have poor rail based connections, leading to lower Public Transport Accessibility Levels (PTALs) than other parts of the borough.

#### ATMR Inconsistency Justification:

In 2007, VKTR closed for business and were therefore unable to compete in the tender process. Count-on-Ups (COU) successfully won the 2007 tender and were commissioned to undertake the surveys. Although the brief for the work remained the same the counting methods used by COU proved to be different. From the raw data received for bus passenger numbers, it was clear that the COU counting method was more thorough, giving more detail.

The change in manual counting practices can therefore be attributed to the significant increase in bus passenger numbers. The scale of the report and funding available does not allow Transport Planning to develop the surveys to improve consistency, also, under the terms of the tender process LBM cannot favour one service provider over another and therefore we cannot insist on using the same surveyors each year.

The regeneration of Mitcham is being pursued in an attempt to improve the environment of this local centre; this includes public transport accessibility. Initiatives include investment in bus routes, completing the London Cycle Network, better bus interchange, and improved travel information provided.

The new Mitcham Eastfields Station has greatly improved rail accessibility to the east of the borough. Further improvements including a re-routed bus route to better service the station and the Labernham Estate Home Zone will act as a catalyst to regeneration in the area.

Car clubs are continuing to be implemented across the borough and Transport Planning is working with SWELTRAC as part of a regional initiative to install electric car points. There is also an ongoing review of commercial vehicle and loading issues across the borough.

The Wimbledon Town Centre Review is a 2-year review of the existing town centre transport strategy and exploration of interchange improvements at Wimbledon Station. The Wimbledon Streetscape Review is also underway and improved access to all transport modes continues to be designed and implemented in association with SWELTRAC. Interchange improvements are dependent on developer proposals. The Review and associated works are coordinated in conjunction with Transport for London and bus operators.

Merton is continuing to lobby for the extension and enhancement of Croydon TramLink and bus services across the borough.

Merton Partnership Regeneration is assisting TfL with their assessment of the transport impact of the proposed new Marks and Spencer store and Brown and Root tower in Colliers Wood. In addition, TfL are investing money in streetscape improvements.

### Planning Applications

In 2007/08 policies, PK.2 was cited xx times in refused permissions, PK.3 xx times, and RN.9 xx. It is important to note the amount of times that these policies were used as the primary reason for refusal.

### Appeals

Policies sited in 2007/08

Policies	Allowed	Dismissed
PK2	2	0
PK3	5	0
PK4	0	1
PK6	0	2
LU3	1	2
RN3	0	1

# 14 Transport

Polices	Allowed	Dismissed
RN4	0	4

## Planning obligations

Please refer to Planning Obligation Chapter

## Conclusions

The key issues for delivering the UDP objectives from a transport perspective are largely based around two areas of concern - parking and modal shift.

The existing policies for these areas are not sufficiently vigorous to cover for the local conflicts that occur from the competing demands for Merton's highways. A more robust policy dealing with the agreed priority to pedestrians including persons with mobility and sensory difficulties and cyclists is required.

There are other areas in the existing transport policy within the UDP, that have produced confusing outcomes and the long-term effect of this weakens the future delivery. Merton hopes to address these issues during the development of the LDF.

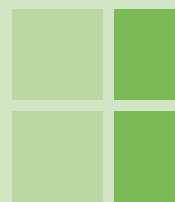
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*The change in manual counting practices can therefore be attributed to the significant increase in bus passenger numbers. The scale of the report and funding available does not allow Transport Planning to develop the surveys to improve consistency, also, under the terms of the tender process LBM cannot favour one service provider over another and therefore we cannot insist on using the same surveyors each year.*



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## 15 Appendix 1: Housing Trajectory and Proposal Sites



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# 16 Appendix 2: Summary of Indicators and Targets

## 16 Appendix 2: Summary of Indicators and Targets



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## 17 Appendix 3: Sustainability Appraisal Indicators

Sustainability Appraisal Indicators 2007/08 - Baseline Indicator Monitoring Table for each topic

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
Land use	Increase the use of urban brown field land	% of new development built on previously developed land	BVPI 106 bvpi.gov.uk	90% for 2005-06	No change	100%	Policy Indicator 2 for UDP Environmental Protection policies
Minerals and soil	Where possible maintain and enhance soil quality	No of sites of potential concern for contamination in Merton	BVPI 216a	48	N/A	BVPI – no target required. Trend to reduce no of contaminated sites	
Waste	Reduce the amount of waste generated, maximise reuse,	Total amount of household waste recycled as a percentage of total	BVPI 82a bvpi.gov.uk	17.4% for 2004/2005	Up	23% 05/06	Contextual indicator 5 environmental protection policies

# 17 Appendix 3: Sustainability Appraisal Indicators

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
	recycling and recovery and reduce our reliance on landfill disposal	household waste in Merton		19.3% for 2005/06 21.3% for 2006/07 23.4% for 2007/08			
Carbon reduction and energy	Ensure specific measures to improve energy efficiency and reduce greenhouse gas emissions are used in new developments, refurbishment and/or renovations and extensions	The carbon dioxide emission improvement in new and existing building with reference to infrastructure, operation and residential bills	Annual HECA progress report published by DEFRA <a href="http://defra.gov.uk">defra.gov.uk</a>	HECA data for 2005/06 indicates that Merton has improved domestic energy efficiency by 22.7% since the baseline year of 1996	Up	30% by 2006 - 2011 is the target set for England	



Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
Pollution (air)	Air quality in the Borough is improved to meet the standards set out in the National Air Quality Strategy	The National Air Quality objectives for Nitrogen Dioxide and Particulates (PM 10)	Environmental Health	2007/08 Nitrogen Dioxide: The 40mg/m3 (annual mean) level was exceeded 11 times Particulates: There was no data on 40mg/m3 (annual mean) due to equipment malfunction	Air Quality across London is improving but there is no change in Merton	NO2: 200mg/m (1 hour mean not to be exceeded more than 18 times a year 40mg/m3 (24 hour mean) not to be exceeded more than 35 times a year	Policy Indicator 1 for UDP Environmental Protection policies

# 17 Appendix 3: Sustainability Appraisal Indicators

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
Pollution (water)	Water pollution is reduced and water resources are conserved.	The chemical river quality that includes biochemical oxygen demand, ammonia and dissolved oxygen	Environment Agency	The River Wandle chemical result 2003 – 2005 = D  The Beverly Brook chemical result 2003-2005 = C	Down Up	Maintain	Policy indicator 3
Biodiversity and the natural environment	Further protect all existing designated sites	Total designated nature conservation area	Plans and Projects	1 370 ha of designated land for nature conservation in 1995.	Up	Maintain and enhance where possible	Core Output Indicator 8b

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
Built environment and Heritage				Resurvey in 2006/07 increased coverage by 10.61 ha			
Built environment and Heritage		Number of buildings at risk on the listed building register	Design and Conservation team	7 in 2007/08 compared to 7 in 2006/07 and 8 in 2005/06	Down		Contextual indicator 1 for UDP built environment policies
Basic needs	Increase the number of appropriate affordable housing units in Merton to reflect increases in demand	Number of new affordable homes completed	Housing Strategy Team	xx in 2007/08, compared to 152 in 2006/07 and 127 in 2005/06	Down	30% affordable housing target for schemes above 10 units	
Work and the economy	Maintain local employment levels	Borough wide employment rate for all persons 16 – 59/64	Labour Force Survey statistics.gov.uk	70%	Down	By 2015 to achieve a borough wide employment rate of 78%	

# 17 Appendix 3: Sustainability Appraisal Indicators

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
Health	Improve health equality	Ensure that health care facilities are located within 30 mins public transport time of residents	Plans and Projects	Yes			
Transport	The need for travel is minimised	Average weekday 2-way flows (all vehicles)	Annual Traffic Monitoring Report merton.gov.uk	315 493 in 2007/08 compared to 319 326 in 2006/07 and 311,348 in 2005/06	Down	Reverse trend	
Crime	Reduce the level of anti social behaviour	Number of residents worried about anti social behaviour	Merton Councils annual residents survey	xx% of residents very or fairly worried 2007/08 61% of residents very or fairly	Down	Reduce	

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
Education	Increase educational attainment of the boroughs residents	Number of pupils getting grades A*-C at GCSEs	BVPI 38 bvpi.gov.uk	worried 2006/07 compared to 65% in 2006  60.1% of children achieved this in 2007/08 compared to 48.2% 2006/07 and (compared to 46.8% in 2005/06)	Up	52% for year 2006/07 as set out in the councils Best Value Performance Plan	
Equity and participation	Poverty is reduced	Jobseekers Allowance Claimants	Jobseekers Allowance Statistical Enquiries from the DWP tabulation tool	1 900 in November 2007, down from 3,090 Feb 2006	61% of claimants compared to the previous year		

# 17 Appendix 3: Sustainability Appraisal Indicators

Topic	Objective	Indicator	Source	Baseline	Trend	Target	AMR
Culture, leisure and social activities	Improve the access to and quality of open spaces	The % area deficient in access to open space	Plans & Projects				

**Table 17.1**



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## 18 Appendix 4: Sources



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