

Merton Council

Annual Monitoring Report

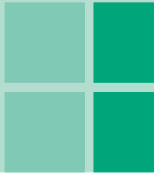
April 2008 – March 2009

DRAFT DOCUMENT

For consideration by the following Members meeting:

- Borough Plan Advisory Committee – 22nd October 2009
- Cabinet – 7th December 2009
- Delegated powers meeting (Once approved by Cabinet) - TBC

Part of the
Local Development Framework



Region

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1 Introduction

1.1 This is the fifth Local Development Framework Annual Monitoring Report (AMR) produced for The London Borough of Merton.

1.2 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 (1st April – 31st March).

1.3 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). The AMR monitors yearly progress review of LDF documents, including weather milestones is being achieved and the reason behind notable successes or difficulties

1.4 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 development plans policies have been achieving their objectives and targets.

- **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 development plans key policies

1.5 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.

1.6 Evidence for policy indicators will be collected and compiled as far as possible on an annual basis

1.7 The source of any evidence is highlighted in the AMR.

1.8 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.

1.9 The AMR offers a valuable opportunity to inform developers, landowners and key stake holders 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 Borough of Merton.

2 Profile

2 Profile

2.1 The London Borough of Merton is located in the south west of London. Its neighbouring boroughs are Wandsworth, Sutton, Lambeth, Croydon and Kingston. The area covers 37 square kilometres, making it one of the smallest in London. Merton remains one of the greenest boroughs with 677 hectares of green space, the two largest areas being Wimbledon and Mitcham common. There is 4ha of public open space per 1000 population in Merton compared to the National playing Field Association of 2.3ha.

National Indicator

NI 5: overall/general satisfaction with local area: 82% of Merton's residents were satisfied or very satisfied

NI 2: % of people who feel that they belong to their neighbourhood: 75% of Merton residents feel they belong to their local neighbourhood.

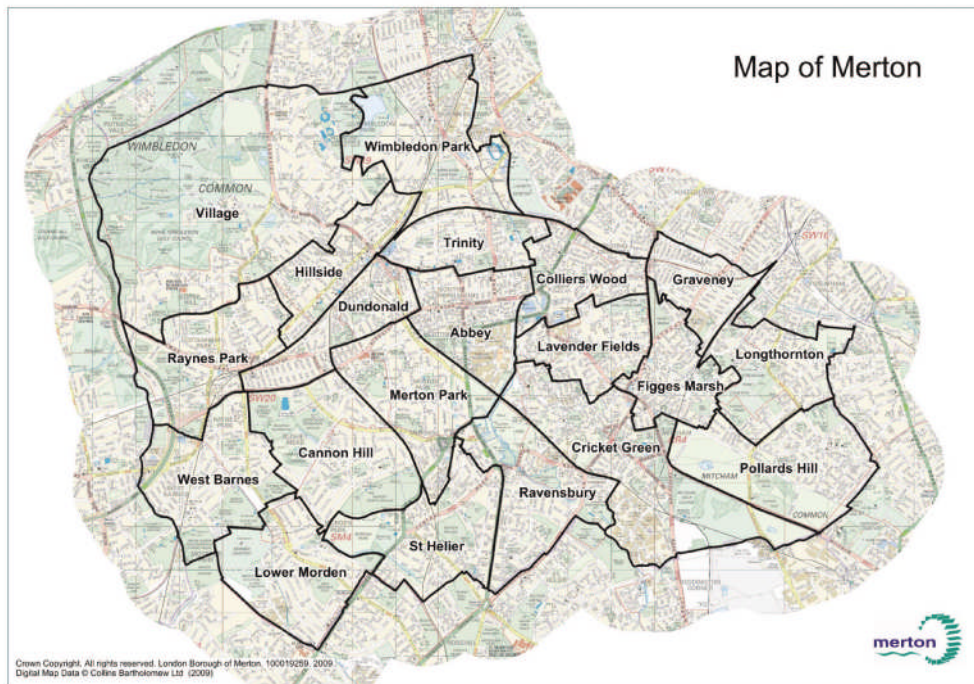
NI 4: % of people who feel they can influence decision in their locality: 53% of Merton residents feel they can influence decision in their local area.

2.2 Though Merton is located in one of the most economically dynamic and richest regions in Europe, there is a great diversity and significant differences in the composition of communities throughout the borough. The Wimbledon district west of the borough attracts more visitors and commercial interest, in part due to the global recognition of the Wimbledon 'brand' through the All England Lawn Tennis Championships held annually at the grounds near Wimbledon Park. While the east of the borough has multiple problems related to poor economic prospects, low education attainment, poor health and lower incomes are more frequent in eastern wards such as Figges Marsh, Cricket Green, Pollards Hill, Lavender Fields and St. Helier.

2.3 These socio-economic problems are compounded by environmental and infrastructure differences; there is limited access to public transport and open spaces in eastern parts of Merton and the quality of shopping and leisure facilities are also relatively poor compared with western wards. These deprived areas extend into parts of neighbouring boroughs at Croydon, Lambeth and Sutton.

2.4 While parts of east Merton suffer from pockets of deprivation and poor public realm, a higher proportion of people in western wards are employed, more are working in higher skilled (and therefore higher earning) professions and that educational attainment is also higher in Wimbledon. More of the public realm in western parts of Merton is protected by conservation areas due to its historic significance.

2.5 Merton is already working with its partners in government, the private sector and the voluntary sector to address these inequalities, including via initiatives through Merton's Community Plan, and Merton's Neighbourhood Renewal Action Plans. Regional actions, such as the opening of the new train station at Mitcham Eastfields and the creation of the Wandle Valley Regional Park, are also signs of progress towards regeneration of the area.



Map 2.1 Wards in Merton

Population

2.6 According to the 2001 Census, Merton had a total population of about 187,900 in 78,884 households and an average household size of 2.38 people.

2 Profile

2.7 In 2007 the GLA 2007 Mid Year estimate showed Merton's total population as 197,276. The latest mid year estimates show Merton's population to be 201,368 (2008 Mid Year Estimates) an 2% increase. Merton population increase of 4092 is composed of a number of key components; births, deaths, migration (both internal and international inflows and outflows).

2.8 The number of people living in Merton is expected to increase over the next 20 years by around 10% to about 205,000 in 2026 (2007 GLA, PLP Low). However, over the past five years birth rates in Merton, and London-wide, have jumped, putting unexpected pressure on early years services. If this spike continues, it may create the need for more school places and eventually more homes and other supporting services to cope with a larger population.

2.9 Merton's population is fairly youthful with around half in the 15-45 year old age group. There is a similar ethnic mix when compared with the rest of outer London: about three quarters of the population are from the White ethnic group, 11% from the Asian ethnic group and 8% from the Black ethnic group.

Diverse Population

2.10 Merton is the 23rd most diverse local authority in the UK. Merton ethnic population is 62% White British and 38% of an ethnic group (including White Irish and White other)

National Indicator

NI 1: % people who believe people from different backgrounds get on well together in their local area

85% of Merton residents believed people form different background get on well together. An increase of 4% on the previous year.

Source: Residents Survey 2008/09

2.11 The table below shows the distribution of the sixteen groups in Merton and London (inner and Outer). The figures below are the updated results for London and makes comparison with the estimate for mid-2001. These estimates are still described by ONS as 'experimental statistics' meaning that they do not meet rigorous quality criteria to be labelled as 'national statistics'. However, they are constant with the ONS mid-year population estimates by age and gender and have now been

issued for each year back to mid-2001. It should be noted that in May 2010 ONSD will be revising all estimates between mid-2002 and mid-2008. The ethnic group estimates will be revised later in 2010.

2.12 London is estimated to see reduction of White Irish (42,000), Black or Black British:Caribbean (27,000) and White British (2,000) based on changes 2001 to 2007. Both the White Irish and White British have been declining in England and London since 2001. White British is decline is down 1.9% while the White Irish decline is more rapid in London (0.7% compared to 0.2%).

2.13 Merton's ethnic group population estimate based on changes 2001 to 2007 shows the largest decreases can be seen in the White British group (-2,300) this is the current trend in all outer borough all showing decrease and the inner London borough showing increase for this group. Also following the London trend is the White Irish ethnic group with a small decrease (-900) this pattern can be more notably be seen in Brent, Ealing and Islington boroughs.

2.14 The next ethnic decrease is in the Asian or Asian British: Other group and the Black or Black British: Caribbean Group with a decrease of -100. When these two groups are compared to the rest of London it shows that Merton is bucking the Outer London wide trend of small gains or notably increases.

2.15 The fastest growing ethnic group since 2001 is the White Other which includes the EU accession countries in Eastern Europe, collectively known as A8 and A2. The growth in this group is similar in both London and England, 0.5% in London compared to 0.8% in England.

2.16 The largest ethnic group increase appears in Merton is the White: Other group with 5,000. This is ethnic growth is identical to the London wide population growth of widespread increases of 57,000 compared to 434,000 in England. Merton Southwark and Tower Hamlet have the most notably growth for this group.

	Merton	Inner London	Outer London	London
White British	119.8	1563.5	2798.3	4361.8
White Irish	4.6	75.3	106.0	181.3
White other	20.6	357.4	316.6	674.3
Mixed: White and Black Caribbean	1.8	35.4	41.0	76.3

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	Merton	Inner London	Outer London	London
Mixed: White and Black African	0.9	19.5	21.6	41.1
Mixed: White and Asian	2.3	30.8	44.5	75.3
Mixed Other	1.7	34.4	39.2	73.5
Asian or Asian British: Indian	9.6	119.6	382.0	501.6
Asian or Asian British: Pakistani	5.4	57.2	121.9	179.1
Asian or Asian British: Bangladeshi	2.0	134.1	40.8	174.1
Asian or Asian British: Other	6.6	43.3	109.3	152.5
Black or Black British: Caribbean	6.9	165.1	156.2	321.3
Black or Black British; African	8.0	205.9	211.8	417.7
Black or Black British: Other Black	1.3	34.5	28.9	63.3
Chinese or Other Ethnic Group Chinese	3.0	59.6	55.1	114.8
Chinese or Other Ethnic Group: Other	4.7	64.5	83.5	148.0

Table 2.1 Ethnic Group Population Estimates for Merton and London: 2007

Source: GLA/ONS mid - 2007 Ethnic Group Population Estimates

Poverty

2.17 Whilst Merton is perceived as an affluent London borough there are a number of pockets of deprivation within the borough. These pockets are mainly in the eastern wards and some smaller pockets in the western wards. These wards have multiple deprivation having high scores on income deprivation, unemployment and lack of education attainment.

2.18 According to the Indices of Deprivation 2007, Merton is ranked 222nd most deprived local authority in the country (out of 354) local authorities, 6th least deprived authority in London (out of 33). In terms of income deprivation, it is the 11th most income deprived outer London borough (out of 20). However, this masks the widespread disadvantages and pockets of deprivation within the borough, and polarisation between the most deprived wards in the east of the borough (Mitcham areas) and the more affluent west wards in the borough (Wimbledon area).

National Indicator

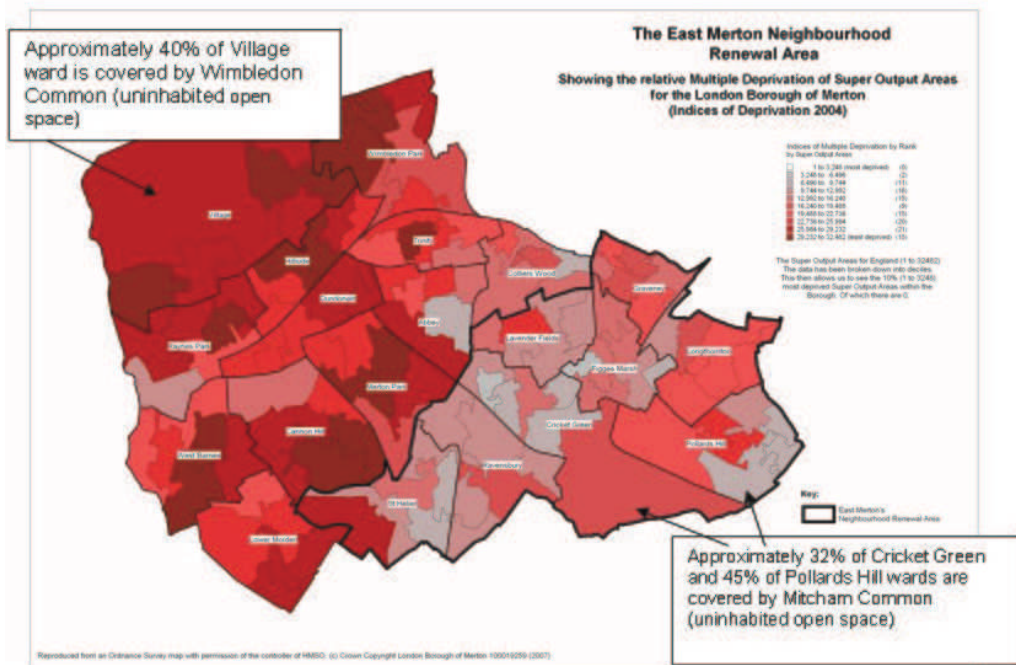
NI 116: Proportion of children in poverty: Target PSA9: 09/10 17.5%

South West London Borough	Change in IMD ranking	Overall IMD 2007 (Where 1 is the most deprived and 345 is the least deprived)
Croydon	-15	125
Kingston Upon Thames	-21	245
Merton	+2	222
Richmond Upon Thames	+8	309
Sutton	-2	234
Wandsworth	+16	144

Table 2.2

Source: CLG 2007

2 Profile



Picture 2.1

2.19 Within Merton there are large spatial disparities in the distribution of income within the borough. In general the west of the borough is more affluent especially Wimbledon Park, Village, and Hillside wards. These wards have a median income range of £xx - £xxk. The wards on the east of the borough contain higher levels of deprivation: Figges Marsh, Pollards Hill, St. Helier, and Cricket Green all have median income ranges between £xx- £xxk

2.20 Add support text about table and graph below.....?

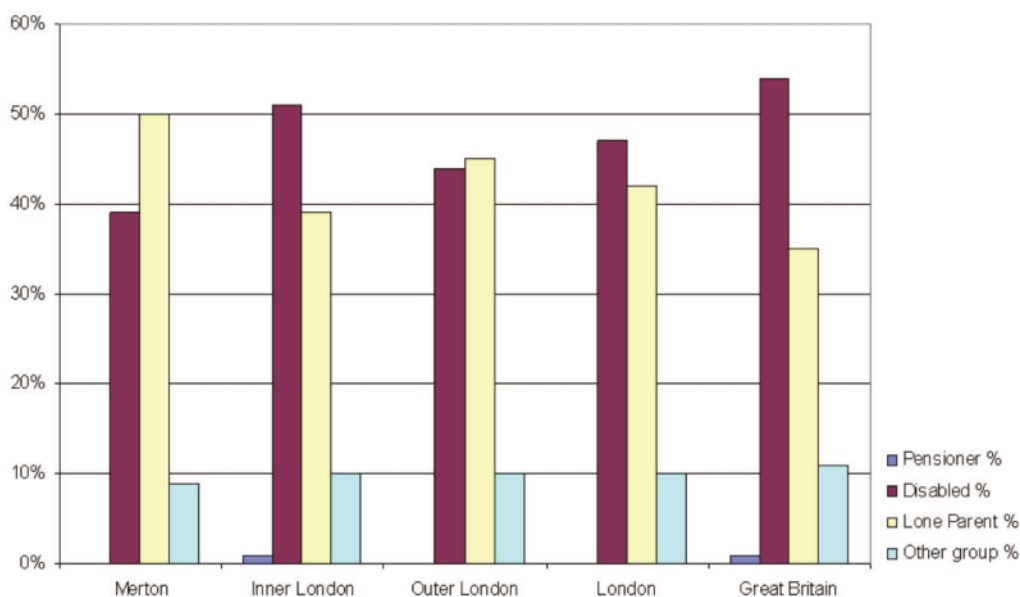
Borough	Claimants	Rate (%) ¹	Rank of rate out of English LA's
Merton	5500	4.3	197
Inner London	181280	8.6	N/A
Outer London	183930	6.4	N/A
London	365210	7.3	N/A

Borough	Claimants	Rate (%) ¹	Rank of rate out of English LA's
Great Britain ²	211490	6.0	N/A

Table 2.3 Income Support Claimants rates and borough rankings August 2008

- ¹ Rates are calculated as a percentage of 2006 based GLA projections for 2008
- ² Rates are calculated as a percentage of ONS 2008 population projection based on 2006 Mid year estimates

Source: DWP information Directorate: Work and Pensions Longitudinal Study

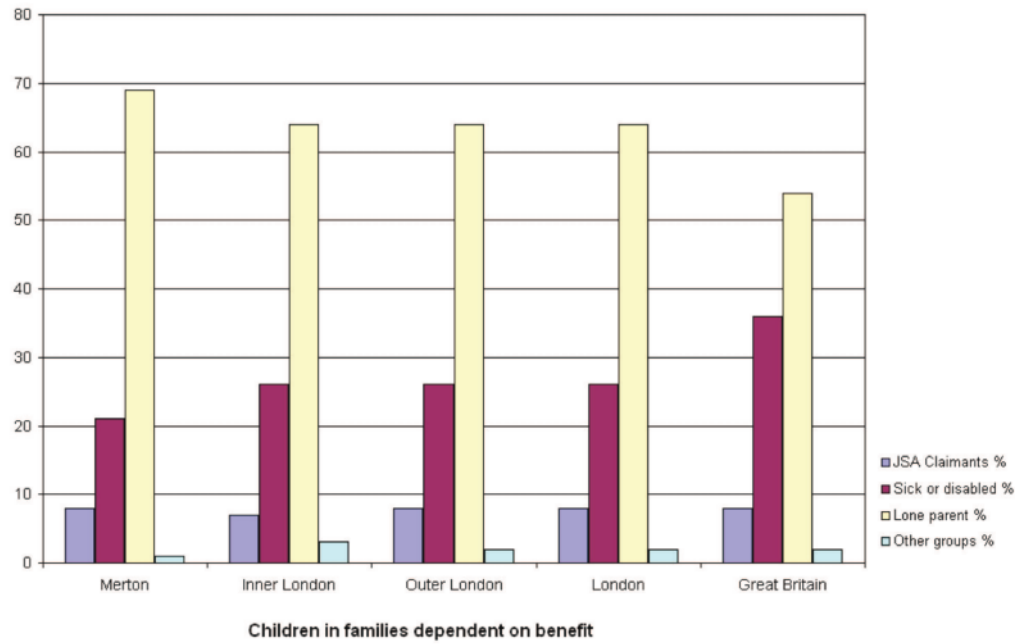


Income Support Claimants by Type

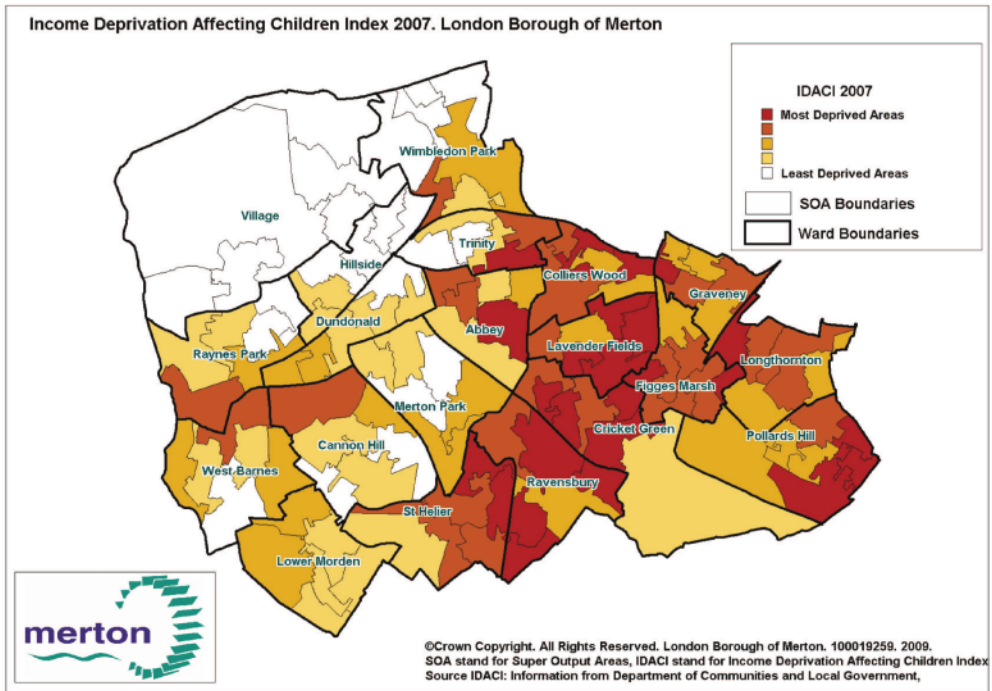
Figure 2.1

2.21 Child poverty is one of the key indicators to overall poverty as low income in childhood increases the likelihood of poor educational attainment, poor health care and low pay. The risk of poverty in adulthood therefore is greater for those who were poor in childhood being twice as high as those who were not. In Merton data show that Merton has a high percentage of Lone Parent at xx% above the London and national average above average national and London JSA Claimants during 2007.

2 Profile



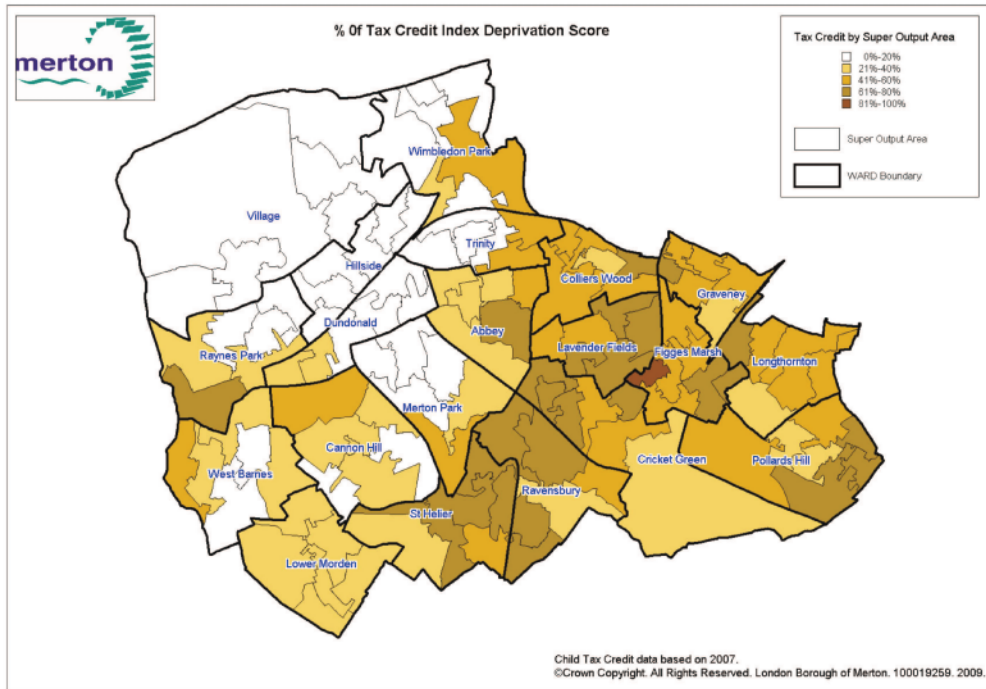
Picture 2.2



Map 2.2 Income Deprivation Affecting Children Index 2007 in Merton

Source: IDACI, Department of Communities and Local Government

2 Profile



Picture 2.3

Source: IDACI, Department of Communities and Local Government

Labour Force

2.22 Add supporting text

Source:

	Merton (Numbers)	Merton (%)	London (%)	Great Britain (%)
All people				
Economically active ⁺	118,000	83.4%	75.7%	78.8%
In employment ⁺	110,900	78.3%	70.4%	74.2%
Employees ⁺	94,100	66.9%	59.4%	64.5%

	Merton (Numbers)	Merton (%)	London (%)	Great Britain (%)
All people				
Self employed*	163,000	11.2%	10.6%	9.2%
Unemployed*	6,000	5.1%	6.9%	5.7%
Males				
Economically active*	66,600	92.1%	82.9%	83.2%
In employment*	63,600	87.9%	77.2%	78.0%
Employees*	50,100	69.5%	61.9%	64.7%
Self employed*	13,200	18.0%	14.9%	12.9%
Unemployed*	#	#	6.8%	6.1%
Females				
Economically active*	51,400	74.2%	68.1%	74.0%
In employment*	47,200	67.9%	63.1%	69.9%
Employees*	44,000	64.0%	56.7%	64.4%
Self employed*	3,000	#	6.0%	5.1%
Unemployed*	4,100	8.0%	7.0%	5.3%

Table 2.4 Economically inactivity (Jan 2008-Dec 2008)

- # Sample size too small for reliable estimate
- + numbers are for those aged 16 and over, % for those of working age (16-59/64)
- * number and % are those aged 16 and over. % is a proportion of economically active

Source: ONS annual population survey

	Merton	London	Great Britain
Unfilled job centre vacancies (numbers)	275	19,054	205,457

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	Merton	London	Great Britain
Unfilled job centre vacancies per 10,000 working age population	20	38	56
JSA claimants per unfilled job centre vacancy	14.3	11.5	7.4

Table 2.5 Jobcentre Plus vacancies (July 2009).

Source Jobcentre Plus vacancies, summary analysis

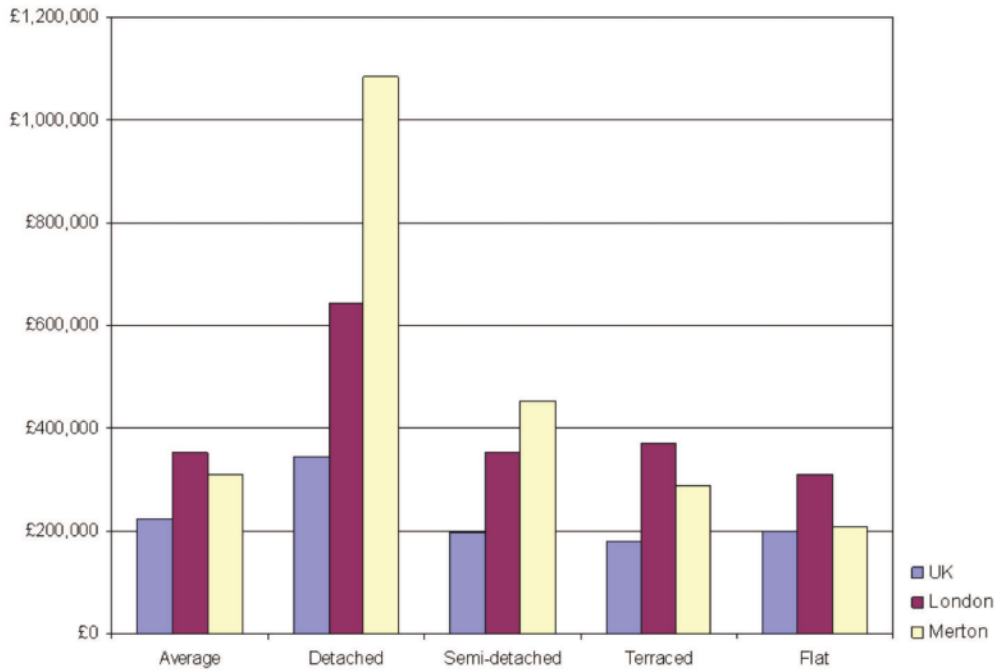
Health

2.23 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. However, within the borough there are variations in standards of health linked to the way people live their lives and the opportunities available to choose healthier lifestyles in their communities.

2.24 All work carried out in Merton needs to be directed towards reducing health inequalities in Merton and wards of deprivation. Merton is making in roads with this through its Sustainable Community Strategy (Community Plan) 2009-2019 and Merton's Neighbourhood Renewal Strategy (Creating Sustainable Communities in East of Merton). Joint working with health providers like the PCT aim to focus on reducing health inequalities and placing more emphasise on prevention, patient choice and offering personal service in Merton.

House Prices

2.25 The average house price in Merton during 2008/09 was £311,082 which represents an decrease of -19.3% down on last year. Despite the current economic climate detached and semi detached homes still remain above the the UK and London average. However these borough wide figures hide a large contrast between house price in most western wards and eastern wards where prices are significantly lower.



House Price by Unit Type

Figure 2.2

2.26 Source: Land Registry of England and Wales Crown Copyright 2009

	Average	Detached	Semi-detached	Terraced	Flat
UK	£220,641	£344,989	£196,506	£177,633	£199,699
London	£353,355	£642,300	£351,599	370871	311080
Merton	£311,082	£1,083,000	£452,153	£287,918	£208,208

Table 2.6 House price by Unit Type

Source: Land Registry of England and Wales Crown Copyright 2009

Education and Skills

2.27 Merton has 43 primary school with nursery attached to each, 8 secondary schools including 2 academies, and 3 special needs schools. The growth in demand for primary schools in the borough has reduced the previous surplus in the east and

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has required expansion to the west. These expansions are expected throughout the borough in the future years with total primary numbers forecast to increase from 12,808 in January 2008 to 14,469 by January 2013.

Phase of school	2006	2007	2008	2009
Primary	14972	15078	15315	15663
Secondary	8624	7183	6968	6877
Special	243	240	229	243
PRU	64	55	59	49
Merton Total	23903	22556	22571	22832

Table 2.7 Pupils Rolls in Merton 2006 - 2009

Source: LB Merton School Census 2008/09

2.28 The establishment of 2 Academies in Merton in September 2007, replacing Mitcham Vale and Tamworth Manor high Schools reduces the number of maintained secondary schools; this can be seen in the large reduction of secondary roll number in 2007. In 2009, to meet the increases demand for school places, additional reception classes have been created in schools across the borough thus increasing the primary roll numbers.

Crime

2.29 Merton is a borough where not only has crime fallen but the perception of personal safety increased, but also as a place, where all citizens share a greater sense of belonging. Merton is fourth safest boroughs in London this is a tribute to the excellent partnerships between the council, MPS, Safer Merton Partnership and the community. The recent introduction of neighbourhood policing teams, working closely with partner agencies under the direction of local communities is already helping to make people feel safer.

2.30 However the latest figures from the Metropolitan Police Service shows that crime rate in Merton increased by 1.45% period up to July 2009. Findings of the Annual Residents survey 2008 found that 59% of Merton's residents were very or fairly worried about crime overall. There is still a perception by residents that the crime rate in Merton is very high.

	12 months to July 2008		12 months to July 2009	
	Merton	Met London Total	Merton	Met London Total
Offences				
Total crime	14,930	855,907	15,151	842,484
Homicide	5	165	1	128
Violence against the person (total)	3,672	174,739	3,675	173,775
Rape	53	2,088	39	2,242
Other sexual	165	6,884	154	6,595
Robbery total	532	34,528	543	32,868
Robbery (person)	431	31,264	479	29,571
Robbery (business)	101	3,264	64	3,297
Burglary (total)	1,597	92,774	2,004	95,969
Burglary Residential	941	59,514	1,175	61,038
Burglary non residential	656	33,260	869	34,931
Gun enabled crime	58	2,825	71	3,160
Motor vehicle	1,661	116,148	1,688	105,531
Domestic crime	1,207	51,558	1,285	53,477
Racist crime	235	9,158	168	9,059
Homophobic crime	12	1,019	11	1,118

Table 2.8 Crime figures for Merton 2008 - 2009

Source: Metropolitan Police Service 2009

Fire Service

2.31 The London Fire Brigade Borough Manager is responsible for the delivery of all fire service activities to the people of Merton. In setting the strategy for the borough the Borough Manager takes into account local needs as well as organisational and

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national requirements. The Manager's aim is to reduce the number of fires and fire service related calls, such as road traffic accidents and incidents involving hazardous materials, in the borough. In order to achieve this Manager ensures the fire service works in partnership both with colleagues in the Safer Merton group and with volunteer organisations, the public and private sector. They are also ensuring that appropriate fire service resources are targeted where they are most needed.

2.32 There are three fire stations in Merton; Mitcham, New Malden and Wimbledon. 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 adjoining borough.

2.33 During 2008/09 in Merton there was 1,968 Emergency incidents attended by the Fire Service of that 240 were primary fires, 255 Secondary, 137 Deliberate fires and 90 Non-domestic. (fuller breakdown can be found in appendix x)

The London Ambulance service

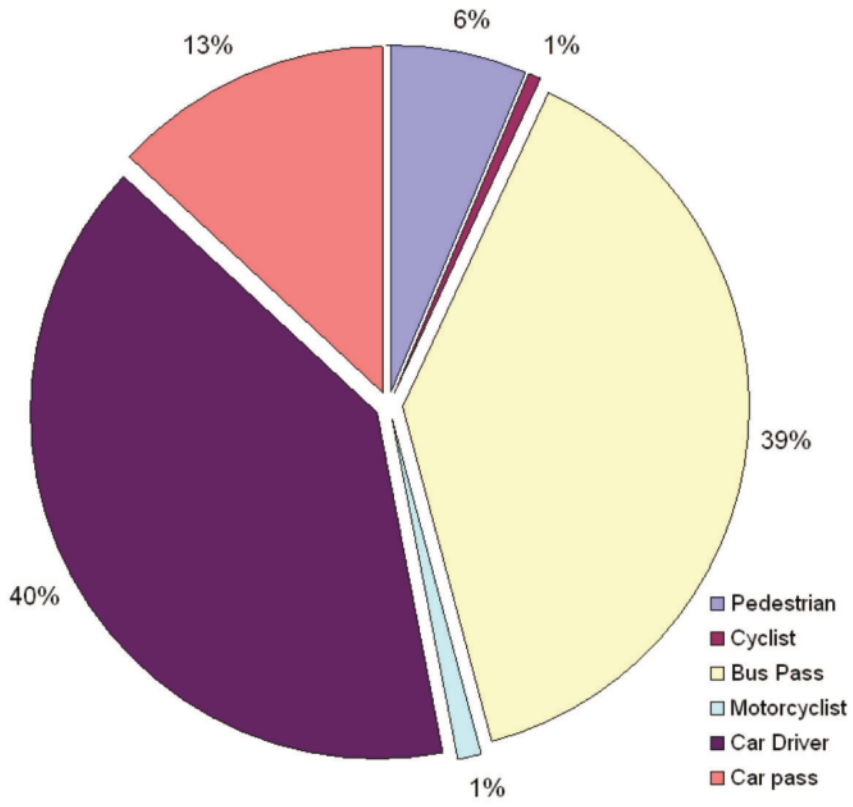
2.34 Of the 70 ambulance stations operating in London, Merton is served by one in Nursery Road, Wimbledon which also houses a vehicle workshop and administration facilities. Other local stations are located on the border of New Malden, Kingston-Upon-Thames and St. Heliers, Sutton. The map below shows boroughs by the number of incidents per 100 residents. Merton has one of the lowest rates occurred.

Transport and travel

2.35 According to the Traffic Monitoring Report 2008, the car still remains the dominant mode of transport accounting for 56% of all trips (drivers and passengers) up 3% in previous year. The proportion of bus journeys has decreased from 2007 (to 35% from 39%) while the percentage by motorcycle and bicycle has remained the same at 1%

2.36 Due to the borough's location between inner and outer London, the borough's roads often have to deal with a large amount of through traffic, as well as the local access demands. A key priority for Merton, therefore, is to enhance the management of available road space, to address conflicting demands upon it.

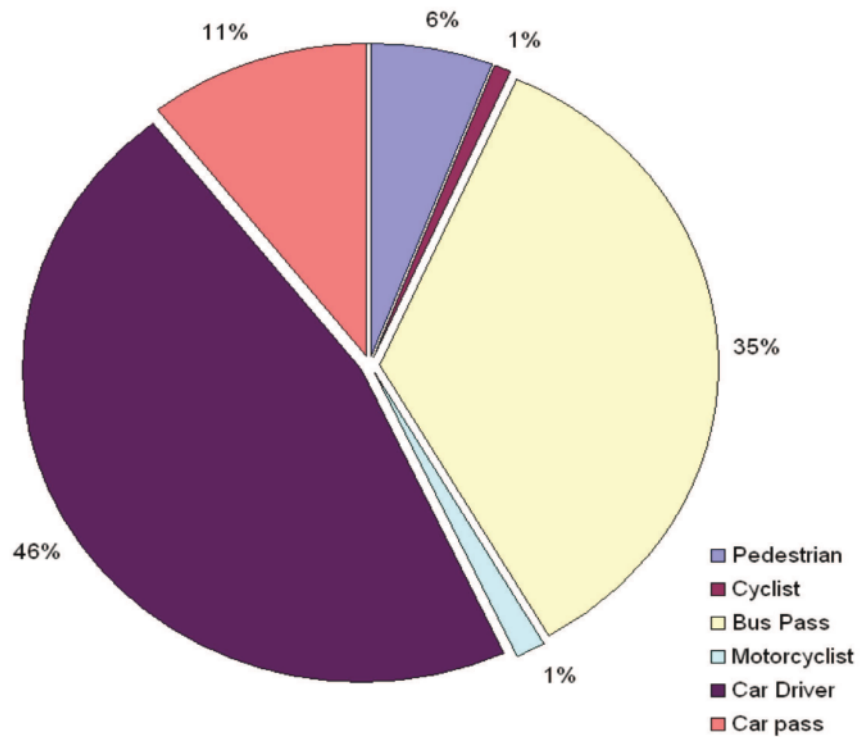
2.37 During 2008 45% of travel in Merton was sustainable mode of travel this is a decrease of 4% on 2007.



2007 Mode of Travel

Picture 2.4

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2008 Mode of Travel

Picture 2.5

Mode	2006		2007		2008	
	Actual	%	Actual	%	Actual	%
Sustainable mode	47109	39%	65528	49%	53156	45%

Table 2.9 Transport by Mode in Merton

Source: Traffic Monitoring Report 2008

3 Business Development and Employment

3.1 In Merton 85% of businesses are small and medium sized enterprises (SME-employing 10 people or less) with more than 95% employing less than 50 people. A lack of suitable affordable space for SME's and start-ups is a problem in Merton especially in the eastern part of the borough.

3.2 Employment in Merton is not confined to the traditional areas of retail, offices, factories and warehouses. About half of Merton residents commute out of the borough to work in central London and surrounding boroughs of Croydon, Kingston, Sutton and Wandsworth. The public sector, including health care and education is a major employer in Merton for example St George's and St. Helier Hospitals.

3.3 The relationship between number of jobs and employment floorspace is not as straightforward and is becoming harder to quantify with changing work practises and technology. A decline in manufacturing in London is leading to a permanent reduction in demand for industrial premises, as growth such as waste management, recycling, construction, printing and publishing and logistics are utilising such sites.

3.4 The London Plan and its associated supplementary planning guidance on industrial capacity (2008) emphasises the importance of identifying and protecting employment sites in appropriate areas to meet the needs of business, industry and warehousing.

3.5 Merton is identified as having low levels of industrial land relative to demand and should adopt a more restrictive approach to the transfer of industrial site to other uses. This restrictive approach is supported by Merton's Employment Land Study.

3.6 Promoting a strong and competitive local economy is one of Merton's council's core ambitions and is especially relevant in the current economic climate. Merton and its partners are taking forward a number of initiatives in order to achieve this aim.

3.7 Merton is part of the Wandle Valley corridor identified as a growth area of national importance connecting Wandsworth-Croydon- Gatwick - Brighton. Within the south west London part of this economic corridor, the London Plan sees the most significant economic growth taking place in major town centres for in the case for Merton that would be Wimbledon, Area of Opportunity (none in Merton) and Areas of Intensification (South Wimbledon/Colliers Wood), and Strategic Industrial Locations (Willow Lane, Beddington and Hallowfield Way; Morden Road Factory Estate and Prince George's road; North Wimbledon; Beverly Way Industrial area).

3 Business Development and Employment

Local Development Framework (Draft Core Strategy Objectives)

Local Development Framework (Draft Core Strategy Objective)

Draft Core Strategy Objectives

To make Merton more prosperous with strong, and diverse long term economic growth

Strategic Objective Target (draft)

Economic Development:

Number net loss employment land for which there is demand.

Year	Net loss employment land for which there is demand
2006	(need to input)
2007	(need to input)
2008	(need to input)

Table 3.1

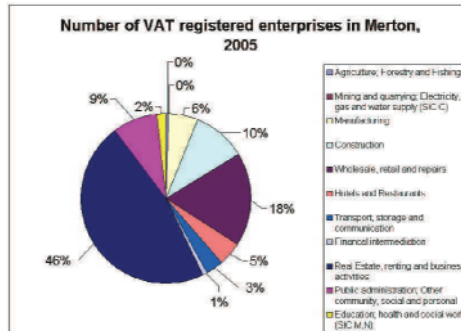
Source:

Employment Rates

3.8 There are different forecast for future job creation and business growth in Merton. Recent research carried out by the GLA predicted 0% employment growth in the short term and an increase of 0.05% in the long term. The borough wide forecast disguise employment patterns across different employment sectors, and changes in employment rates within different parts of the borough.

3.9 In order to ascertain if Merton is maintaining a diverse employment base, the figure below shows that the five largest business sectors in Merton (real estate and business, wholesale / retail, construction, & public administration) make up to 83% of Merton's economic base.

3.10 Figure 4.1 Number of VAT registered enterprises in Merton, 2007



Picture 3.1

Source: ONS Crown Copyright Reserved [from Nomis on 30 September 2009]

In comparison to the vat registration/ de-registrations by industry recorded from 2007 in last years annual monitoring report, there is a 1% increase in the real estate and business sector, 2% decrease n the wholesale/retail sector and a 2% in the construction sector.

To note, that these most up-to-date figures were recorded at the time that we now know to the be the peak of the market, therefore this information should be treated with caution as it is not an accurate reflection of the total number of jobs or employment opportunities currently available in the borough.

Core Output Indicator

BD1: Total amount of additional employment floor space by type

To show the amount and type of completed employment floor space (gross and net)

Core Output Indicator BD1	Use Class	Completed - gross (m ²)	Completed - net (m ²)
B1a	842	-526	
B1b	622	622	
B1c	623	-521	

3 Business Development and Employment

Core Output Indicator BD1	Use Class	Completed - gross (m ²)	Completed - net (m ²)
B2	0	-23,518	
B8	1,246	-1,084	

Table 3.2 Total amount of additional employment floorspace by type

Source: London Development Database 2009

3.11 Last years annual monitoring clarifies that 16,902m² gross employment floorspace was completed in the borough, although the actual net employment floorspace completed was -19,056m². In Merton during 2008/09, 3,333 m² gross employment floorspace was completed, however the total net employment floorspace completed was actually -25,027m².

3.12 In comparison to the annual monitoring year 2007/08, there is a significant decrease in both the amount of gross and net employment floorspace completed. This could be accredited to the onset of the recession.

Table 5.4 below provides further detail on the applications completed for change of use on former/existing employment sites in the annual monitoring year 2008/09. This table lists the planning applications and the corresponding loss of employment floorspace in the LB Merton. To note, this table includes premises that were formerly operating in B1 use.

Year Completed	Application Number	Amount lost (m ²) (Use Class Lost)	Use Class to
2008/09	03/P1075	19,135 (B2)	B1/C3
2008/09	03/P2124	2,197 (B8)	C3
2008/09	04/P0230	50 (B1)	B1/C3
2008/09	04/P1208	48 (B1a)	C3
2008/09	04/P2767	1,320 (B1a)	C3
2008/09	05/P0580	1,144 (B1c)	B1/C3
2008/09	05/P1579	73 (B8)	C3
2008/09	05/P1602	1,890 (B2)	B1/C3

Year Completed	Application Number	Amount lost (m2) (Use Class Lost)	Use Class to
2008/09	06/P0241	70 (B1)	C3
2008/09	06/P0323	60 (B8)	C3
2008/09	06/P0507	74 (B1)	C3
2008/09	06/P2204	138 (B1)	B1/C3
2008/09	06/P2787	2,491 (B2)	B1/B2/B8
2008/09	07/P2668	120 (B1)	A1/C3
Total Lost to Non Employment Uses in 2008/09			2.881 ha

Table 3.3 : Completed applications on former/ existing employment sites for change of use 2008/09

Source: London Development Database 2009

3.13 In 2007/08 most of the employment sites lost to other uses included residential and community uses. In 2008/09 we see a continuation of the loss of the majority of sites for residential uses and mixed use schemes.

3.14 There has been a slight increase in the total amount of land lost, from 2.47ha in 2007/08 to 2.83ha in 2008/09 (excluding those premises operating in B1 use).

Core Output Indicator

BD2: Total amount of employment floor space on previously developed land - by type

To show the amount and type of completed employment floor space (gross) coming forward on previously developed land (PDL)

Core Output Indicator BD2	Use Class	Completed - gross (m2)	Sites coming forward on PDL
B1a	842	100%	
B1b	622	100%	

3 Business Development and Employment

Core Output Indicator BD2	Use Class	Completed - gross (m2)	Sites coming forward on PDL
B1c	623	100%	
B2	0	N/A	
B8	1,246	100%	

Table 3.4 Total amount of employment floor space on previously developed land - by type

Source: London Development Database 2009

3.15 In Merton during the annual monitoring period, all of the 3,333m2 gross employment floorspace was completed on previously developed sites.

3.16 Table 4.5 below provides further detail on the gross employment floorspace gain that came forward on previously developed sites in 2008/09. This table also includes the completed floorspace operating in B1 use.

Year Completed	Application Number	Amount Gained (m2) (Use Class Gained)	Use Class
2008/09	03/P2846	163	B1/C3
2008/09	04/P0230	95	B1/C3
2008/09	04/P2349	50	B1/C3
2008/09	05/P0007	87	B1
2008/09	05/P0462	73	B1/A1/A2/D1/D2
2008/09	05/P1579	150	B1/A1/C3
2008/09	05/P1602	612	B1/A3/C3
2008/09	05/P2442	154	A1/A2/A3/A4/A5/B1/C3
2008/09	06/P0453	709	B1a/C3
2008/09	06/P2204	133	B1a/C3

Year Completed	Application Number	Amount Gained (m2) (Use Class Gained)	Use Class
2008/09	06/P2787	1,245 (2,491)	B1b/ B1c/ B2

Table 3.5 : Completed applications for the amount of employment land gained in 2008/09

Source: London Development Database 2009

3.17 In 2008/09 the majority, at least 81%, of gross employment floorspace was gained on mixed use schemes (employment floorspace was provided as part of the development). Significantly 64% of schemes came forward as mixed use residential and employment schemes and only one scheme came forward as an employment site.

3.18 Table 4.5 shows that there is continuous gain in terms of employment land developed for B1a/ B1b and c uses and decline of B2 and B8 use, which confirms a shift in terms of employment sectors in Merton and the types of uses that are required.

Core Output Indicator

BD3: Employment land available by type

To show the amount and type of employment land available

3.19

Core Output Indicator BD3	Use Class	Gross (m2)	In Development Area
B1a	(need to input)	(need to input)	
B1b	(need to input)	(need to input)	
B1c	(need to input)	(need to input)	
B2	(need to input)	(need to input)	

3 Business Development and Employment

Core Output Indicator BD3	Use Class	Gross (m2)	In Development Area
B8	(need to input)	(need to input)	

Table 3.6 Employment land available by type

Source:

4 Town Centres

4.1 Centres in Merton play a vital role in supporting sustainable neighbourhoods providing retail goods and services to the local community as well as attracting visitors from outside the borough wide catchment area. The London Borough of Merton's retail centre hierarchy comprises of Wimbledon (Major Town Centre), Mitcham and Morden (both are District Town Centres), Colliers Wood (urban centres) and a range of local centres and neighbourhood parades located throughout the borough.

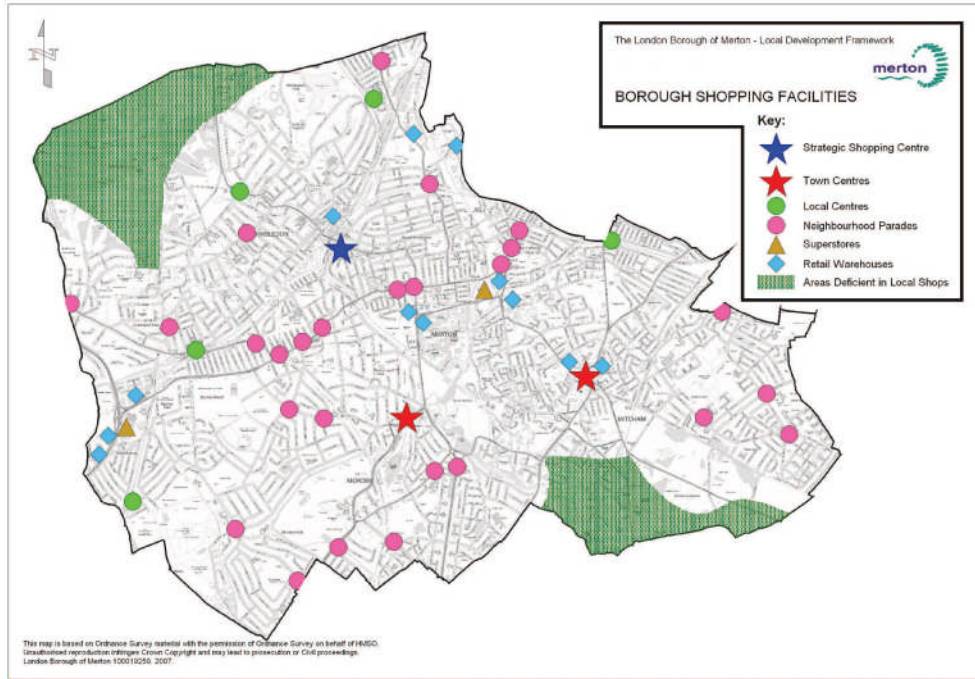
4.2 Nathaniel, Litchfield and Partners (NLP) completed the Town Centre Study 2005 and the 2008 update for the LB Merton. These studies identified that there was considerable demand for new facilities in all Merton town centres, including both convenience and comparison retail.

4.3 To note though, that the research informing the Town Centre Study 2008 update was carried out and what we now know to be the peak of the market, and the forecasts for future comparison and convenience retail were based on the continuation of existing shopping patterns. The Mayor of London commissioned Experian to carry out a report into consumer expenditure and comparison goods floorspace need in London, which was first published in 2008.

4.4 The GLA Consumer Expenditure and Comparison Goods Floorspace Need in London (March 2009), which took into consideration demographic change, clarified that spending on convenience retail goods in LB Merton would increase by circa 19% over the 20 year period between 2006 and 2026, whereas spending on comparison goods is expected to almost double during the same period.

4.5 Merton's economy is in a state of uncertain transition due the current global recession therefore, it is difficult to predict the extent of the changes on the structure of the local economy. The LDF will contain a range of policies that will aim to strengthen and support the local economy incorporation with partners in order to improve skills and abilities of Merton's residents. In addition, the Merton Economic Development Strategy will identify core sectors and strategies for supporting and improving the operational and environment quality of the borough stock of business premises.

4 Town Centres



Picture 4.1 Town centres in Merton

New LDF Designation	Town Centre
Major Centre: Providing a range of facilities serving a wide catchment area	Wimbledon

New LDF Designation	Town Centre
District; Providing shopping and services for local neighbourhoods	<p>Mitcham</p> <p>Morden</p> <p>Collier Wood (<i>seeking designation</i>)</p>
Local Centre: Shops and service for day to day needs	<p>Arthur Road</p> <p>Motspur Park</p> <p>North Mitcham</p> <p>Raynes Park</p> <p>Wimbledon Village</p>
Neighbourhood Parades: Convenience shopping and other services	Various

Table 4.1

4.6

4 Town Centres

Strategic Objective Target (draft)

4.7 Centres: More than 50% of A1 and A2 uses to be sited in Major or District Town Centre of Wimbledon, Mitcham or Morden. Remaining developments (to make a total of 100%) should be located in Local Centres or Neighbourhood Parades.

4.8 Merton is currently meeting the Draft Strategic Objective Target that more than 50% of A1 and A2 uses to be sited in Major or District Town Centre of Wimbledon, Mitcham or Morden.

Uses	Number of Units in the Major/ District Town Centres	Total Number of Units in the Major/ District Town Centres	% of Units in the Major/ District Town Centres	% Strategic Objective
A1	322	993	32.4%	50%
A2	99	267	31.8%	

Table 4.2 Number of A1/A2 Units in the Major or District of Wimbledon, Mitcham or Morden

Source: London Development Database 2009

4.9 This table shows that at least 64.2% of retail units operating in A1 and A2 Uses are situated in the main town centres, thus and achieving and exceeding the Strategic Objective (Draft).

Core Output Indicator

BD4 total amount of floor space for town centre uses

To show the amount of completed floor space (gross and net) for town centre uses within (i) town centre and (ii) the local authority

4.10 This Core Indicator identifies the amount and the proportion of Town Centre (A1, A2, B1a, D2) floor space that has been completed in the borough overall and in the respective town centres for 2008/09 period.

Core Output Indicator BD4		Gross floorspace completed (m ²)	Net floorspace completed (m ²)	Gross Floorspace Completed in Town Centre	Net Floorspace Completed in Town Centre
Retail (A1)	2,267	446	455	-145	
Financial and Professional (A2)	73	73	0	0	
Office (B1a)	842	-526	0	0	
Assembly and Leisure (D2)	73	-636	0	0	

Table 4.3 Floor space that has been completed in the borough overall and in the respective town centres for 2008/09

Source: London Development Database 2009

The Core Output Indicator BD4 shows that although there has been an increase in the gross floorspace m² completed for Retail (A1), Financial and Professional (A2), Office (B1a) and Assembly and Leisure, there is an actual overall net loss of net floorspace m² for Office (B1a) and Assembly and Leisure (D2) throughout the borough and for Retail (A1) in the main town centres. The main reasons for this 'net loss' is due to the number of mixed-use developments completed in the annual monitoring year 2008/09. In some circumstances the original use of the site was maintained, for instance, Retail (A1) however in order to accommodate a mixed use development the actual overall amount of floorspace for that use was significantly reduced.

GLA Town Centre Health Check Findings 2009

4.11 In 2009, the GLA requested for all London Boroughs' to submit Town Centre Health Checks (TCHC) for the main town centres. For Merton, Wimbledon Town Centre is designated as a Major Town Centre and both Mitcham and Morden Town Centres are designated as District Centres.

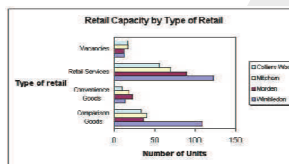
4.12 It is intended for those TCHC's that were submitted to the GLA to form part of the evidence base to support policies in the forthcoming London Plan.

4.13 The TCHC highlights that Wimbledon Town Centre, due to the mix, range and capacity of convenience and comparison goods, retail services and leisure and entertainment functions, is the major retail centre in Merton and thus reinforces Wimbledon's position as a Major Centre as set out in the London Plan's retail

4 Town Centres

hierarchy. The TCHC also supports Morden and Mitcham Town Centres position as District Centres; having the convenience, comparison and retail service floorspace capacity to serve the needs of the local community.

4.14 Although not required, this year we included Colliers Wood urban centre in the GLA TCHC. We would like Colliers Wood, due to comparison and convenience retail and entertainment and community facilities it offers, to be designated as a District Centre in the forthcoming London Plan.



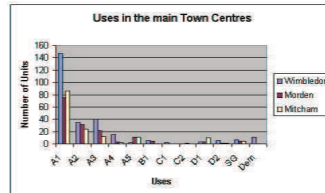
Picture 4.2

Source: LB Merton Annual Shopping Survey 2009

Wimbledon

4.15 As the only Major Centre in Merton and therefore is the focus of town centre use: Wimbledon provides a wide range of facilities and attracts visitors from outside the borough and is probably one of the best known parts of south London due to the annual All England Tennis Championships meaning international recognition of the Wimbledon 'brand'.

4.16 The Annual Shopping Survey 2008 shows that there are 262 retail units in Wimbledon Town Centre and at least 69% of these retail units are operating in A1 (56%) and A2 (13%) Use Class. As demonstrated in figure 6.3, Wimbledon Town Centre has a greater presence of shops (A1), financial and professional services (A2), restaurants and café (A3), and drinking establishment (A4) than any other town centre in the borough. Also with the presence of two theatres and a multiplex cinema, Wimbledon Town Centre is a major night time destination.



Picture 4.3

Source: LB Merton Annual Shopping Survey 2009

4.17 Wimbledon has the largest number, at least 73%, of retail units operating in multiple ownership in the borough, attracting retailers such as Marks and Spencers; Gap; H. Samuel; H&M; Early Learning; Mothercare; Next; Monsoon; Oliver Bonas and Phase Eight. Wimbledon also comprises of Centre Court (an enclosed shopping centre) and a Debenhams and an Elys Department Stores, thus reinforcing Wimbledon Town Centre position a Major Centre in the London Plan (2008) retail hierarchy.

4.18 Despite Wimbledon's status as being the main town centre in the LB Merton, the GLA's 2009 study into Consumer Expenditure and the Wimbledon Competitiveness Study 2007 shows that Wimbledon retained 18% of trade within SW19 postal sector, with significant leakage to the West End (10 per cent) and Kingston (9 per cent). These studies also highlights the far-reaching effect that major retail centres have, even though they may be some distance away.

4.19 Concerns in Wimbledon remain on the high level of comparison goods shopping which is lost to nearby centres such as Kingston and Croydon. However one of Wimbledon's main attractions is the evening economy, which is helping to retain late custom in the area.

4.20 For Wimbledon, the priority of the Draft Core Strategy is to maintain its current vitality and viability as one of London's major town centres, with quality shops, balanced with community, leisure and arts, culture and associated facilities.

District Town Centres

4.21 The priority for Morden and Mitcham District Town Centres, as detailed in the Draft Core Strategy, is to strengthen the range and quality of the retail offer to serve a wider catchment area especially for comparison goods and and to provide a mix of retail unit sizes particularly smaller retail units.

4 Town Centres

Morden

Morden's role as a District Centre has declined in the last decade as other nearby centres have expanded. Although Morden has a reasonable number of shops for a District Centre, the range and dept of the retail offer, as well as the quality of the premises and the goods sold, is not as good as it has potential to be.

Findings from the Annual Shopping Survey 2009 shows that there are 155 retail units operating in Morden Town Centre, at least 74% of these are retail units operating within the A1(52%) and A2 (22%) Use Classes. Therefore the majority of retail units situated in the town centre are operating in town centre uses;thus providing retail goods and services to the local community.

Out of the total number of retail units operating in A1 use, 46% of units comprise of comparison retail units and 24% of units comprise of convenience retail units. Despite the large presence of comparison retail units in Morden, the town centre is characterised by charity shops and more smaller independent retailers. However Morden does attract a number of multiple retailers including Gregg's, Londis, Iceland, Sainsbury's, Boots and Holland and Barrett.

The main objective of the forthcoming 'More Morden' Area Action Plan is to provide guidance on the opportunities for growth, regeneration and development of Morden Town Centre. It is expected for the More Morden Area Action Plan to be completed in 2011/2012.

Mitcham

4.22 Mitcham District Centre has a small number of multiple retailers and primarily serves the retail needs of residents within the east of the borough. Mitcham Town Centre has been in gradual decline for many years. The number of vacant shops have increased and the quality and quantity of the retail offer has reduced. There is a sense that Mitcham town centre has received much less private investment than other areas of the borough over the past three decades.

4.23 The Annual Shopping Survey 2009 clarifies that there are 152 retail units operating in Mitcham Town Centre and the majority of retail units, more than 73 per cent, are in A1 (57%) and A2 (16%) Uses. Out of the total number of units operating in the A1 Use, 45% of retail units comprise of comparison retail whereas 34% of retail units comprise of convenience retail.

4.24 Although more independent retailers are more prevalent in Mitcham, there are a number of multiple retailers operating in the town centre including Lidil, Hallmark, Iceland, Farmfoods, Boots and Gregg's.

There is a high presence of hot food takeaways (A5) in Mitcham and Morden and interestingly only Mitcham has a significant percentage of units in community uses (D use class). In Mitcham's case the community uses include advice centres, dentists and a veterinary clinic.

Despite the number of retail properties in Mitcham, there is a limited number of the range of comparison and convenience goods as well as retail services available. Thus it is clear that more needs to be done in Mitcham town centre to encourage more of a range of retail goods and services to revitalise the town centre and to make it a destination in its own right.

Colliers Wood

4.25 It is Merton's desire to have Colliers Wood, which is currently designated in the Council's adopted UDP 2003 as an Urban Centre for regeneration, to be recognised as a District Centre in the forthcoming revisions of the London Plan. The council's intention to designate Colliers Wood as a Town Centre is highlighted in the Draft Core Strategy that went out for a six-week period of public consultation from 07 September to 16 October 2009.

4.26 Over the past 20 years, Colliers Wood has expanded considerably. The GLA Town Centre Health Checks 2009 completed for Colliers Wood, and the Retail Town Centre Studies completed by Nathaniel, Litchfield and Partners in 2005 and the update in 2008 demonstrates that the existing retail capacity of Colliers Wood meets District Centre Status.

4.27 Colliers Wood was earmarked in the London Plan 2008 (adopted with alterations since 2004) as part of South London's only Area for Intensification. Although due to environmental factors, particularly the risk of flooding as identified in the Strategic Flood Risk Assessment 2009, has limited the potential capacity for development in Colliers Wood.

4.28 The Council's Annual Shopping Survey for 2009, as demonstrated in the table below, shows that there are over 127 retail units providing retail goods and services in Colliers Wood town centre. As detailed in the NLP 2008 the minimum gross floorspace for both comparison and convenience retail units only is circa 38,774 m².

Types of retail	Total gross floorspace (m2)	Total number of units
Comparison goods	30,364	44
Convenience goods	8410	9

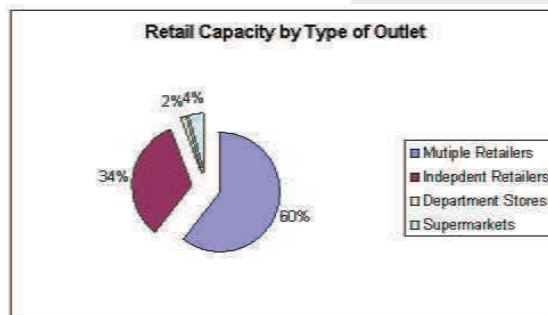
4 Town Centres

Types of retail	Total gross floorspace (m2)	Total number of units
Service retail	Unknown	51
Vacant stores	Unknown	23
Total	38,774	127

Table 4.4 Colliers Wood Retail Capacity by Type of Retail

Source: Internal Shopping Use Survey (2009), Nathaniel, Litchfield and Partners Town Centre Study Update (2008) and adopted Unitary Development Plan Proposals Map 2003

4.29 In qualitative terms, Colliers Wood is the designation for several multiple retailers to locate such as Sainsbury's; Marks and Spencers; Argos Express; Next; Boots; T.K Maxx; New Look; Currys and PC World. More specialist independent stores are situated along Colliers Wood High Street.



Picture 4.4

Source: London Development Database 2009

4.30 Although retail uses dominates the town centre, there is a range of other facilities including two hotels, a health and fitness centre, a community centre and a vibrant craft and retail market located at Abbey Merton Mills.

4.31 The designation of Colliers Wood as a District Centre would assist with the Council's intention to develop a coordinated approach for Colliers Wood to guide major sites and development opportunities and to provide a more coherent centre with focal points. If Colliers Wood becomes designated as a District Centre in the review of the London Plan, it will then allow for an improved diversity of uses, appropriate to its scale and function in the retail hierarchy and thus would make Colliers Wood Town Centre an attractive town centre for people to live, work and visit.

4.32 Merton will continue to work with the GLA for the re-designation of Colliers Wood as a District Centre.

Vacancies

4.33 Findings from Merton's Annual Shopping Survey 2009 shows that there are 52 vacant properties in Merton, which is an increase of 71% on the total number of vacant retail units in Merton since the previous annual monitoring year 2007/08 (37 vacant retail units). This significant increase in the numbers of vacancy rates this year could be accredited to the recession.

4.34 The current vacancy rates in Merton's main Town Centres are:

- Wimbledon: 22%
- Mitcham: 46%
- Morden: 22%

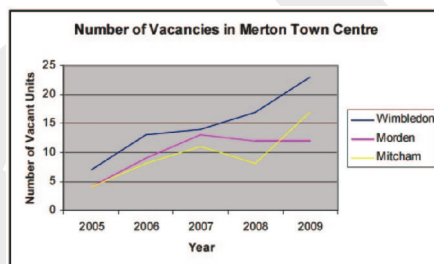


Figure 4.1 Number of vacancies in Merton's Town Centres

Source: London Development Database 2009

4 Town Centres

4.35 The table below shows that a large proportion, at least 78%, of vacant units in Wimbledon previously operated in retail use (A1). However only 24% of vacant units in Mitcham and 25% of vacant units in Morden operated in retail use (A1). This shows that the recession had a significant impact on the retail sector in Wimbledon, than in any of the other town centres in LB Merton.

4.36 In Morden, the largest proportion of vacancies, at least 33%, of vacant units operated in retail use (financial and professional services) in comparison to the other two main centres. In contrast, the highest percentage of vacancies, at least 24%, of vacant units operated in Office Use (B1).

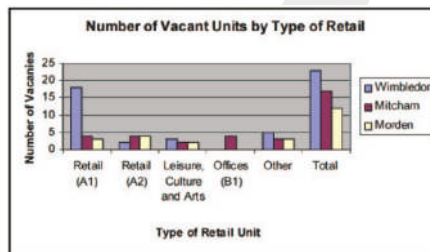


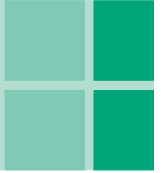
Figure 4.2 Vacant properties by use class

Source: LB Merton Annual Shopping Survey 2009

4.37 Despite the significant high level of vacancies of town centre uses in the three main town centres recorded in the annual shopping survey this year, all of the main town centres are trading healthy (as demonstrated in Table 5. below). The health of the trading levels in the town centre can be ascertained by dividing the number of vacant properties over the total number of properties operating in the town centre, and setting this figure against the UK average.

Types of Retail	Total number of units	Total number of vacancies	% of vacancies	% UK National Vacancy Average
Wimbledon	262	23	8.8%	11.5%
Mitcham	152	17	11.2%	
Morden	155	12	7.7%	

Table 4.5 Town Centre Vacancy Rates 2009



Source: LB Merton Annual Shopping Survey and GB Vacancy Rate from GOAD (2009)

4.38 Vacancy rate levels in Wimbledon, Morden and Mitcham have increased significantly in comparison to the findings of the 2007/08 Annual Monitoring Report. However the increase in the number of vacant units can be accredited to the impact of the recession.

DRAFT

5 Housing

5 Housing

5.1 Merton Council seeks to reduce inequalities, and encourage mixed communities with greater choice in size, type and location of housing to represent the needs of the whole borough. The LDF will assist in supporting Merton Housing Strategy aim.

Local Development Framework (Draft Core Strategy Objectives)

To make Merton a healthier and better place for people to live and work in or visit

Strategic Objective Target (draft)

Housing Choice: To ensure a range of housing sizes, tenure and types in new developments to meet local need

Housing Provision: Meeting Housing provision

Merton Housing Growth

5.2 The Mayor's London Plan published in 2008 sets an annual Strategic Housing Target for London of 30,500 of which Merton's annual target is 370 additional homes. The London Plan target covers a 10 year period from 2007/8 to 2016/17. The London Plan Target is underpinned and informed by a robust 2004 GLA Housing Capacity Study which includes identification of additional homes from a variety of supply sources including large sites, small sites and windfalls.

5.3 The Government Office for London (GoL) and GLA and London Councils produced a statement in March 2008 setting out the approach that boroughs are to adopt in addressing PPS3 requirements for a 15 year housing land supply in advance of the 2009 GLA Strategic Housing Land Availability Assessment (SHLAA). Boroughs are advised to roll forward the 2007/8-2016/17 target forward to cover the required 15 year period rather than undertaking individual SHLAA.

5.4 Planning Policy Statement 3 (PPS3) requires Local Planning Authorities to set policies and strategies within their Development Plans to enable continuous delivery of the allocated housing targets for at least 15 years from the date of plan adoption.

5.5 In Merton's case, the LDF is anticipated for adoption in 2011, and as such the housing delivery period is from 2011-2026. While the London Plan projects targets to the year 2016/17, boroughs have been advised to roll forward the existing annual target for those years beyond 2016/17 to meet the 15 year PPS3 requirements.

Merton Housing Target

5.6 Core Indicator H1 requires boroughs to identify the required housing targets and the planned housing period for delivery. Alterations to the London Plan were published by the Mayor in 2006. These alterations set out new housing provision targets for London boroughs from 2007/08 to 2016/17, effective from 1st April 2007. The 10 year target for Merton is 3,700 additional dwellings, with an annual monitoring target of 370 additional dwellings.

Core Output Indicator

H1: Plan period and housing targets

Core Output Indicator	Start of Plan Period	End of Plan Period	Total housing Required	Source of Plan Target
H1	1st April 2007	31st March 2017	3,700 (370 per year)	The London Plan

5.7 Core indicator H2 seeks to provide a breakdown of past, present and projected additional dwellings within the borough. In Merton, housing developments are closely monitored from planning approval through to completion.

5 Housing

Core Output Indicator

H2 (a) Net additional dwelling - in previous

To show recent levels of housing delivery

H2(b) Net additional dwellings - for reporting year

To show levels of housing delivery for the reporting year

H2(c) Net additional dwellings - in future years

To show likely future levels of housing delivery

H2 (d) Managed delivery targets

To show how likely levels of future housing are expected to come forward taking into account the previous years performance

5.8 In the first 2 years of the 10 year London Plan period, 1,209 net additional dwellings (or 33% of the overall allocated target) have been completed. In accordance with Core Indicators H2(a), H2(b) and H2(c), **Table 6.1** provide details of net additional dwellings within the borough for previous, current and future years.

5.9 An additional 638 net dwellings are expected to be completed in the current year, 2009/10, resulting in a cumulative total of 50% of the ten year target for the first 3 years. A summary of each site likely to be completed in the current year can be seen at Appendix 1

Core Output Indicator	02/03	03/04	04/05	05/06	06/07	07/08	08/09	Monitoring year																															
								Cur	*1	*2	*3	*4	*5																										
H2 (a)	482	292	987	791	427	435																																	
H2 (b)							774																																
H2 (c) a) Net Attrs								638	418	390	421	409	398	370	218	169	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370
H2 (c) b) Hubs						4.57	7.98	9.12	3.29	2.47	2.92	2.93	2.11																										
H2 (c) Target	420	420	420	420	420	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	370	
H2 (d)						370	363	311	265	239	209	156	72	0	0	0	370	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	

Table 5.2 Net addition core indicators

5.10 *figures show the requirements of PPS3 to identify a five year supply of deliverable sites for housing which are available, suitable and achievable.

5 Housing

5.11 Merton is projected to meet the housing target of 3,700 dwellings by 2014. A comparison of completions in previous years (see **Table 2**) demonstrates that there is a wide variance in the actual number of housing units delivered each year in Merton. This is in part due to the delivery of several recent larger schemes and in part attributed to the large number of windfall sites which occur in the borough.

5.12 In Merton the housing target has traditionally been met in large part via windfall sites. 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 and years when rare larger development sites are likely to be completed. For latter years in the trajectory, i.e. 2019 onward, this is predicted to still be the trend.

5.13 Merton is in the process of preparing strategic plans for redevelopment of key areas bringing forward housing capacity through regeneration, in particular, Morden Town Centre. As such, Merton is confident that the target will be met for these years.

5.14 In accordance with National Guidance and best practice, Merton has developed a housing trajectory to illustrate the expected rate of housing delivery over the next 15 years. The trajectory has utilised information derived from the *GLA London Development Database*, Merton's *Unitary Development Plan* and the *2004 Housing Capacity Study*. The trajectory covers the remainder of the UDP and the 10 year London Plan period (2007/08 to 2016/17).

5.15 Merton's housing trajectory is based on a grading of identified sites, with phasing of sites reflected by grade - Grade A being delivered soonest through to Grade F delivered later to the year 2017/18. A detailed schedule of identified sites is provided at **Appendix 1** with forward phasing from 1 April 2009 - 31 March 2018.

5.16 In summary, the breakdown of sites within each grade is as follows:

Grade A: Planning Permission in place and commenced as at March 31, 2009

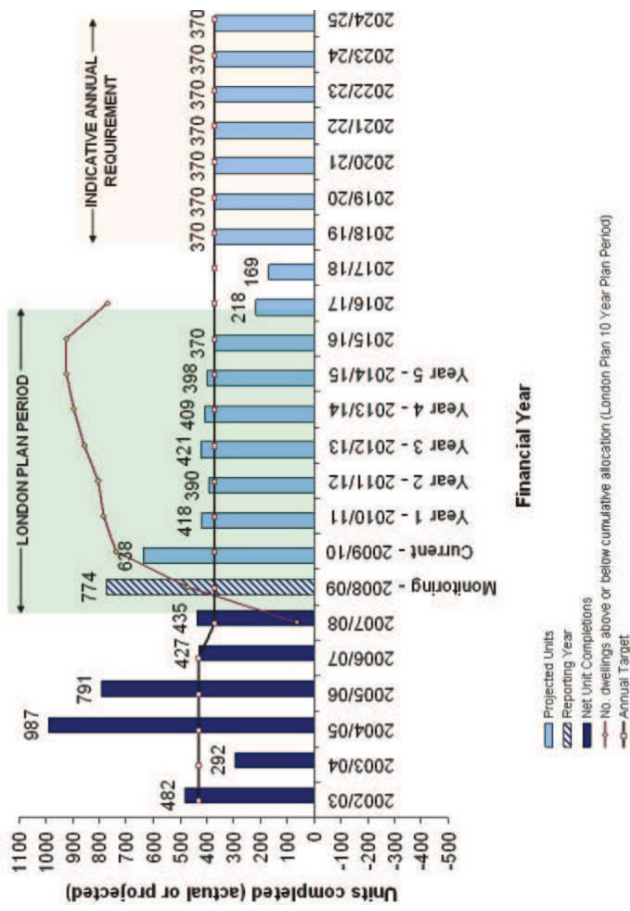
Grade B: Planning permission in place and not commenced as at March 31, 2009

Grade C: Permission in place, however awaiting s.106 signing as at March 31, 2009

Grade D: Outline permission only as at March 31, 2009

Grade E: UDP proposal sites without planning permission as at March 31, 2009

Grade F: 2004 Housing capacity Sites without planning permission as at March 31, 2009



Picture 5.1

5 Housing

Core Output Indicator

H3: New and converted dwellings on previously developed land

Core Output Indicators		Total
H3	gross	774
	% gross on PDL	100%

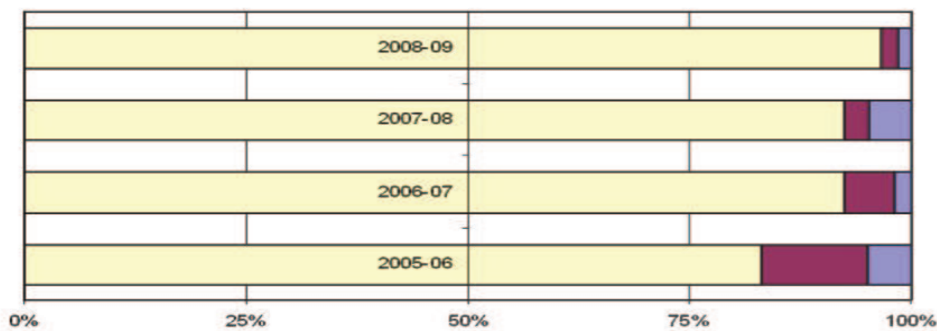
5.17 All housing completed in 2008/09 (both new build and conversions) was on previously developed (Brownfield) land (See **Table**). This is not uncommon in Merton and London boroughs where land is in short supply.

Housing Density

5.18 During 2008-2009, there were 748 net unit completions with a density in excess of 50 dwellings per hectare. This is an important measure of the increasing scarcity of developable land within the borough. Existing sites become increasingly attractive for redevelopment, which in turn generally leads to a higher density and demand for local resources. As demonstrated at Table 6.2, the 2008-09 provides a continuing trend toward increased density within the borough, with the majority of net dwelling completions being constructed at a density above 50 dwellings per hectare.

	2008/09 No. Of homes completed	2008/09 as % of total number of homes completed	2007/08 as % of total number of homes completed	2006/07 as % of total number of homes completed	2005/06as % of total number of homes completed
Less than 30 dwellings per Ha.	30	3.5	4.8	1.5	5
30-50 dwellings per Ha.	28	3.3	2.6	5.6	13
Over 50 dwellings per Ha.	792	93.1%	92.4%	92.5%	83%

Table 5.4



Density of housing units completed

■ > 50 dwellings/ha
 ■ 30 to 50 dwellings/ha
 ■ < 30 dwellings/ha

Figure 5.1

Affordable Housing Completions

5.19 The provision of affordable housing is an important element in equitable access to housing for all residents within the borough. The Core Indicator H5 aims to provide a snapshot of the gross number of affordable unit completions for the borough.

5 Housing

5.20 In 2008/09 Merton's planning department records that a total of 265 affordable homes were completed. This figure represents 34% of the total housing completions for the monitoring year. It is important to note that this figure is largely attributed to the completion of a large development scheme at the former Wimbledon Football Ground at Plough Lane, where 170 affordable homes were provided.

5.21 There are differences between the different definitions of 'completed' affordable homes. 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.

5.22 Merton's Housing Department 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.

5.23 The variance between the figures is a result of differing definitions of what constitutes a 'completed' affordable dwelling.

5.24 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).

5.25 Merton's Housing Department Planning department records 352 affordable homes as being completed in 2008/09. Of which, 153 units were social rented and 199 were for intermediate housing.

5.26 Merton's planning department records 265 affordable homes as being completed in 2008/09.

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

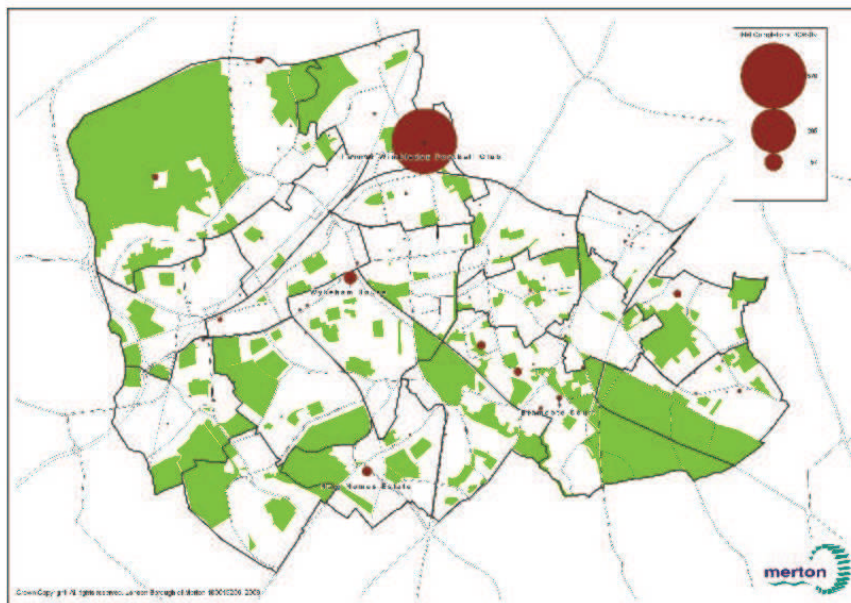
Core Output Indicator

H5: Gross affordable housing completions

Core Output Indicator	2008/09 Social rent home provided	2008/09 Intermediate	2008/09 Affordable home total
H5	200	65	265

5.28 During 2008/09 the majority of both planning approvals and completions within the borough occurred in areas outside of the East Merton Neighbourhood Renewal Area

5.29 The East Merton Neighbourhood Renewal Area occupies approximately half of the borough, yet monitoring data demonstrates that fewer than 14% of total net housing units completed in 2008-09 were situated in the area. There may be several reasons behind this trend such as greater affluence and higher probable return on investment within western wards in the borough.



Picture 5.2 Housing Net Completions in Merton 2008/09

Wards outside East Merton Neighbourhood Renewal Area (NRA)	Social Rented	Intermediate	Market
Ward			
Abbey	0	0	3
Cannon Hill	0	0	4
Colliers Wood	0	0	3

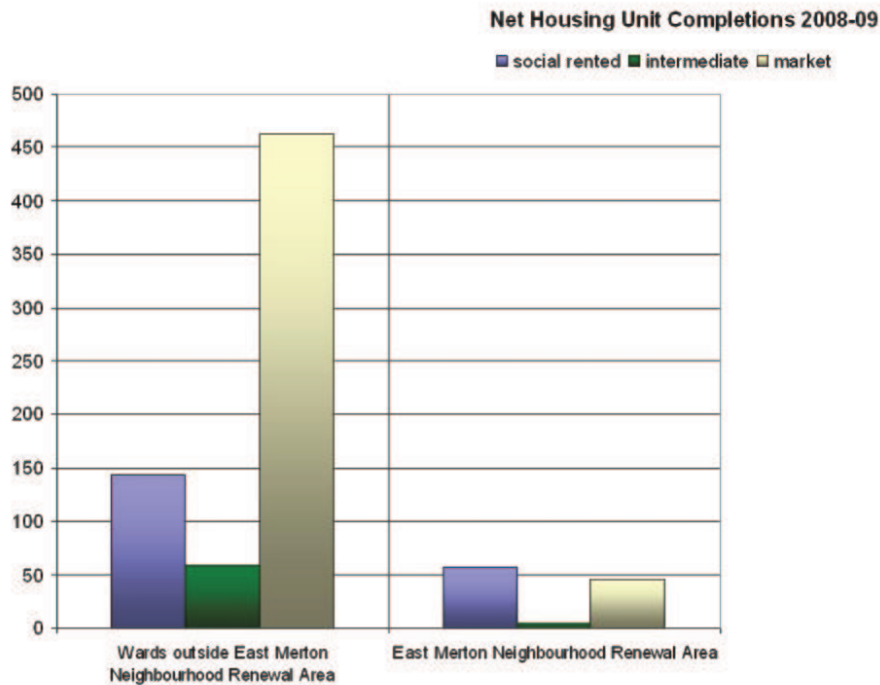
5 Housing

Wards outside East Merton Neighbourhood Renewal Area (NRA)			
Dundonald	0	0	8
Hillside	0	0	3
Lower Morden	0	0	0
Merton Park	23	10	4
Raynes Park	0	0	2
Trinty	0	0	3
Village	0	0	21
Wimbledon Park	120	50	407
West Barnes	0	0	7
Total completion outside NRA	143	60	465
East Merton Neighbourhood Renewal Area			
Ward	Social Rented	Intermediate	Market
Cricket green	23	5	12
Figges Marsh	0	0	5
Graveney	0	0	11
Lavender Fields	0	0	3
Longthornton	12	0	-2
Pollards Hill	0	00	12
Ravenbury	0	0	2
St Helier	20	0	1
Total in NRA	57	5	44

Wards outside East Merton Neighbourhood Renewal Area (NRA)			
Total of housing completion in Merton	200	65	509

Table 5.6 Net Housing Units Completions by ward in Merton 2008/09

Source: GLA: London Development Database (LDD)



Picture 5.3

5.30 In 2008/09 a total of 265 affordable homes were delivered. This represented 34% of the total home completed during 2008/09.

5 Housing

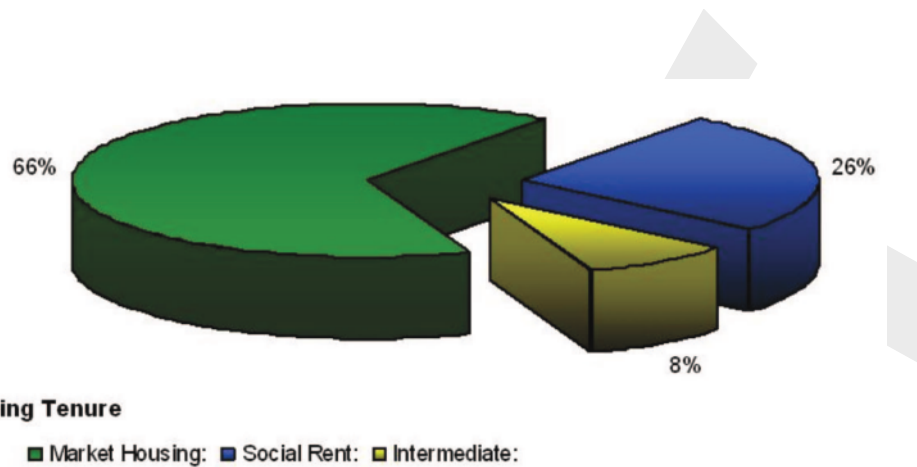


Figure 5.2 Housing Tenure Completions 2008/09

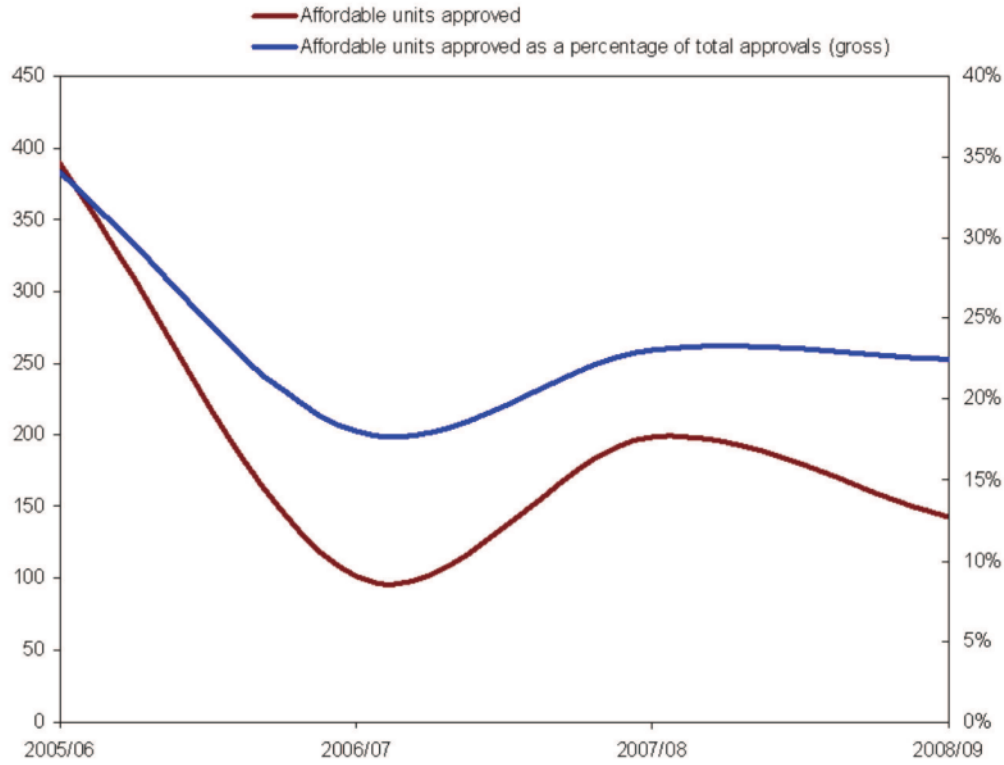
5.31 As can be seen in Figure 6.2, the bulk of completions (66%) within 2008-09 were for market housing, followed closely by social rented units.

Affordable Housing Approvals

5.32 From September 2007 following a directive from GOL (Government Office of London) this figure has been replaced by a London borough wide requirement of 50% affordable housing provision in all schemes of 10 units or more.

5.33 Over the 2008-09 monitoring period a total of 143 affordable housing units were approved by Merton, which represents 22.5% of all gross unit approvals for the year.

Proportion of affordable units over time



Picture 5.4

Affordable units approvals	2008/09	2007/08	2006/07	2005/06
Affordable unit approved	143	198	101	389
As % of total approvals (gross)	21%	23%	18%	34%

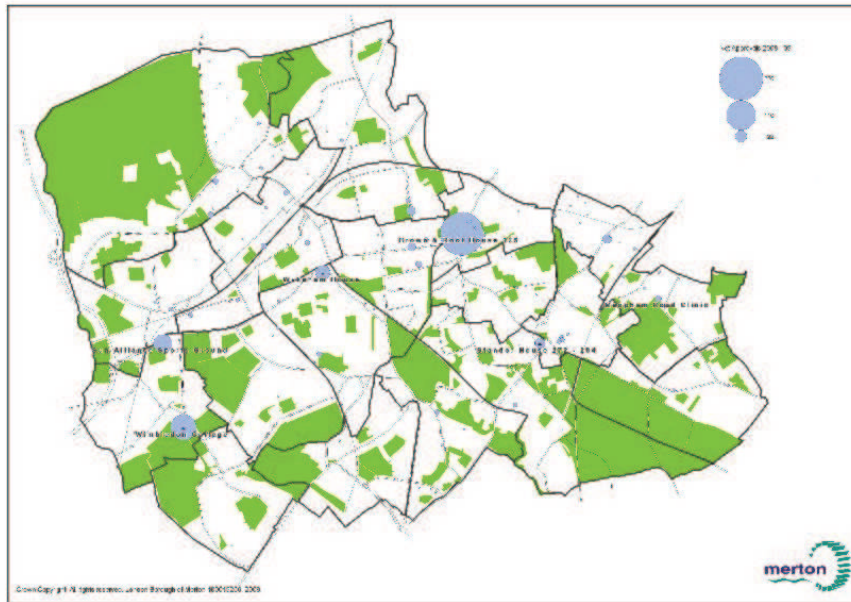
5 Housing

Affordable units approvals	2008/09	2007/08	2006/07	2005/06
As % of total approved 10 units+	32%	N/a	N/a	N/a

Table 5.7 Affordable Housing Approvals since 2005

5.34 During 2008-09 Merton Council issued 136 planning approvals which relate to a net change in dwelling units. Of these, eight planning approvals involved a net gain over 10 units each, leaving the remaining 128 planning approvals with a net gain of less than 10 units.

5.35 The planning permissions with a net gain over 10 units accounted for 446 additional units during the 2008-09 monitoring period. As a relative percentage, (affordable units to overall qualifying unit permissions), Merton provided 32% (143/446). Whilst this figure is well below the London target of 50%, it is typical of previous years within the borough. Merton has consistently approved an average of 20% of all gross housing units as affordable housing, and is evidenced in table 6.2 The exception is the year 2005-06, in which an exceptionally large development for the redevelopment of the Wimbledon Football Stadium at Plough Lane came forward.



Picture 5.5 Housing Net Approvals in Merton 2008/09

5.36 As can be seen in table 6.5 it is evident that there is an established pattern of development concentrating within western wards in the borough. This observation is further augmented in Table 6.5 which demonstrates that only 10% of all additional housing units approved in 2008/2009 were situated within the East Merton Neighbourhood Renewal Area.

5.37 As planning approvals generally trail behind planning completions by a number of years, it is a significant concern that the proportion of approvals within the borough mirrors the imbalance of the 2008/09 housing completions. This indicates that the imbalance is unlikely to improve in the short term and it is likely that further investment and/or review of key factors affecting redevelopment within the area.

5 Housing

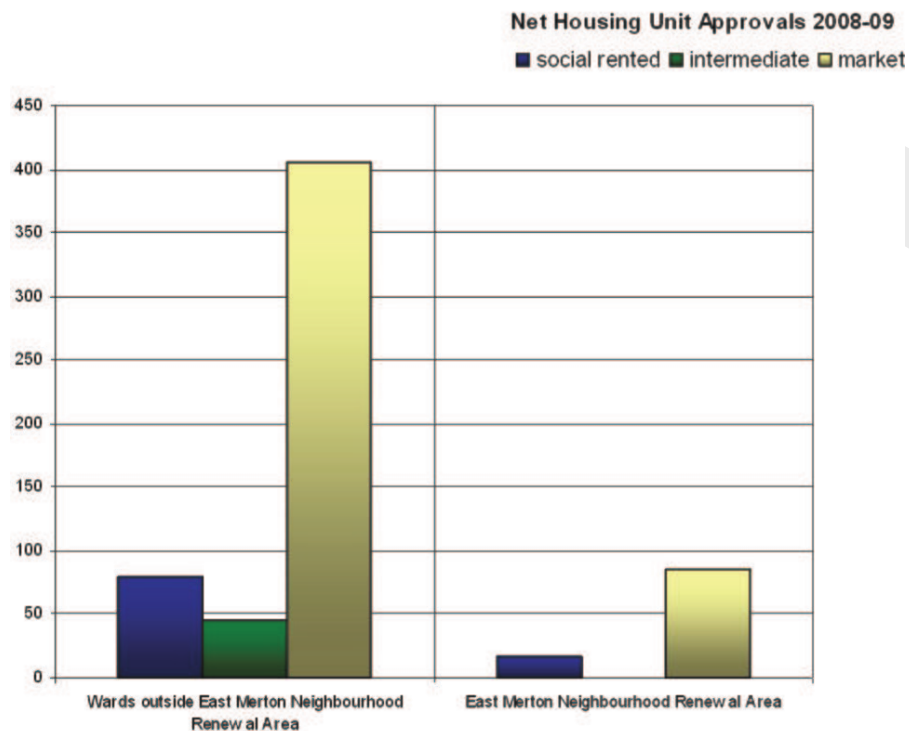
Wards outside East Merton Neighbourhood Renewal Area (NRA)			
Ward	Social Rented	Intermediate	Market
Abbey	0	0	27
Cannon Hill	0	0	5
Colliers Wood	30	20	181
Dundonald	0	0	17
Hillside	0	0	15
Lower Morden	0	0	2
Merton Park	23	10	12
Raynes Park	0	0	2
Trinty	0	0	19
Village	0	0	23
Wimbledon Park	0	0	6
West Barnes	27	16	99
Total approvals outside NRA	80	46	413
East Merton Neighbourhood Renewal Area			
Ward	Social Rented	Intermediate	Market
Cricket green	9	0	15
Figges Marsh	0	0	16
Graveney	0	0	27
Lavender Fields	0	0	1
Longthornton	8	0	4

Wards outside East Merton Neighbourhood Renewal Area (NRA)			
Pollards Hill	0	0	2
Ravenbury	0	0	10
St Helier	0	0	3
Total in NRA	17	0	78
Total of housing approvals in Merton	97	46	491

Table 5.8 Net Housing Units Approvals by ward in Merton 2008/09

Source: GLA: London Development Database

5 Housing



Picture 5.6

Conversions

5.38 In the 2008/09 monitoring year, 69 planning applications were determined involving housing conversions. The majority (93%) of these applications were for conversion from a single dwelling to multiple dwellings. There were 5 applications determined seeking a reduction from flats to a single dwelling. Four of these planning applications were approved, whilst one was refused.

5.39 Of the 69 planning determinations involving unit conversions, the majority (65%) were refused. Only 19 applications for conversions were approved.

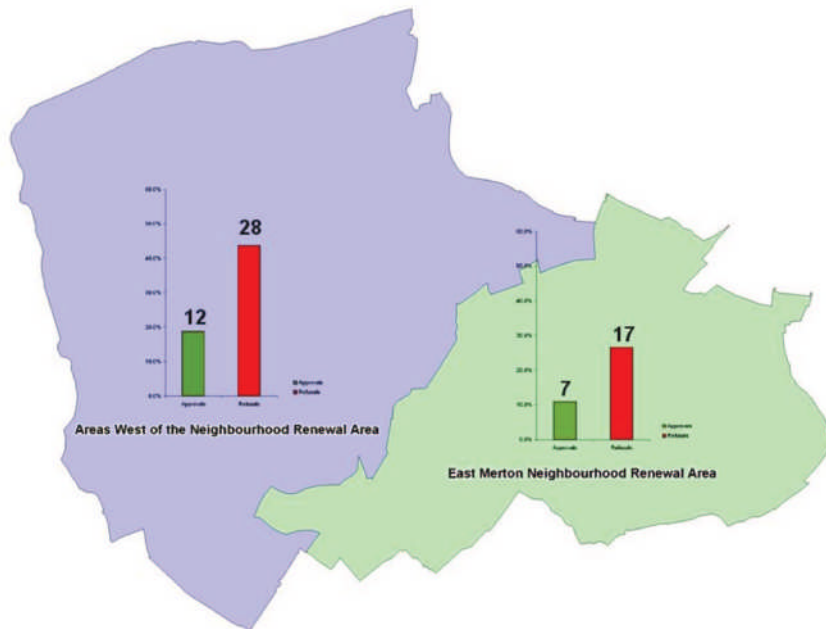
5.40 With regard for council housing conversion policy, the council has minimum requirements in place to increase the quality and living space of smaller residential units within the borough. These requirements are contained within the *Residential Extension, Alterations and Conversions SPG 2001*, a main consideration being whether the existing usable floorspace exceeds 120sqm, and is examined

	Under 120sqm	Over 120sqm	Unknown Floorspace	Total
Approval	6	8	9	23
Refusal	11	24	11	46
Total	17	32	20	69

Table 5.9 - Conversion Applications in Merton 2008/09

5.41 It can be seen that the majority of conversion applications exceeded the 120sqm requirement however a large majority of those applications were refused. It is clear that compliance with the 120sqm requirement, whilst an important indicator, was not the single determining factor for conversion applications. It is likely that issues such as access to private open space, room size and room layout provide for remaining determining factors.

5.42 As can be seen at Figure 9, the greater number of conversion applications (45) are situated in the west of the borough. This follows a general trend of increased approvals and completions occurring toward the western part of the borough.



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Picture 5.7 Conversion Applications (single to multiple) in Merton 2008-09

5 Housing

National Indicator

NI 156: Number of households living in temporary accommodation

At the end of March 2009, Merton's Housing Department states that the number of households in temporary accommodation has fallen to 70 cases, which is ahead of the 2010 target of 87 cases.

5.43 Local authorities are required to monitor their progress toward a 50% reduction in the cases of households living in temporary accommodation provided under homelessness legislation in 2004 by 2010.

5.44 In the 2008-2009 period, Merton's Housing department received 167 homelessness applications, with 67 of those applications accepted (Source: LB Merton Housing Department).

5.45 Regardless of meeting the target, Merton will continue to monitor future cases, and is committed to reducing the number of cases of households living in temporary accommodation.

Gypsy and Travellers

5.46 Merton Council has a long established site at Brickfield Road, Wimbledon to meet the needs of gypsies and travellers. The latest caravan count figures published by CLG (Jan 2009) indicate that there are 15 permanent families currently occupying the site. There were no additional pitches created in 2008/09.

Core Output Indicator

H4: Net additional pitches (Gypsy and Travellers)

Core Output Indicator	Permanent	Transit	Total
H4	0	0	0

6 Built Environment and Design

6.1 The character, distinctiveness and viability of a successful area often lies in the quality of its built environment and public realm. High quality design of buildings, places and spaces can create a high quality and attractive environment which sets a positive context for the development of successful places and sustainable communities.

6.2 Whilst Merton is designated as an outer London borough in the London Plan, in terms of its overall character, it plays a transitional role from urban to suburban character, neither bordering Surrey county or central London. This is one of the key defining aspects of the borough's character, resulting in a diverse built form and population.

Local Development Framework (Draft Core Strategy Objectives)

To make Merton a well designed borough with an attractive urban and suburban environment.

Built Environment

6.3 The built environment in Merton has seen great improvement, through the regeneration of town centres and a reduction in the dominance of the car allowing pedestrians and cyclists to enjoy a quality environment that is safe, green and attractive. Areas outside the town centres have kept their suburban character and high quality environment by respecting their heritage, but also encouraging improvements in areas of lower quality design.

6.4 During 2008/09 a total of 3110 planning applications were submitted to the council, of which 51% were related to minor dwellings and household developments. This reflects the predominate suburban built form character of the borough. Only 1% of all applications were major applications. 13% of the applications received related to Merton's historic environment.

6.5 Table 7.1 below identifies all of the application types that were processed during the monitoring period.

Application type	Application description	No. of applications	Total no. of applications
Pre- application advice		61	61 (2%)

6 Built Environment and Design

Application type	Application description	No. of applications	Total no. of applications
Major	Dwellings	12	44 (1%)
	Other	25	
	Retail, offices, light and heavy industry	6	
	Telecom - prior notification	1	
Change of use		80	80 (3%)
Advertisements		85	85 (3%)
Historic Environment	Listed Buildings	37	409 (13%)
	Conservation Areas	71	
	Tree work in Conservation Areas	301	
Householder developments		1056	1056 (34%)
Minor	Dwellings	245	524 (17%)
	Other	256	
	Retail, offices, light and heavy industry	23	
Tree work outside of Conservation Areas		244	244 (8%)
Certificate of Lawfulness		426	426 (14%)
Unknown/other		242	181 (5%)
Total			3110

Table 6.1 Application for planning permission 2008/09

6.6 In the 2007/08 AMR the analysis of total planning applications only included reference to Full planning permissions, Conservation area consents and Outline planning permissions, and Table 7.1 above has been expanded this monitoring year to include all application types received.

6.7 In terms of a comparison between the two years there has been a reduction in the number of Full planning permissions, Conservation area consents and Outline planning permissions received by the council from 2097 applications in 2007/08, to 1765 applications in 2008/09. There has also been a slight reduction in the number of these applications refused by the council from 23.8% in 2007/08 to 22% in 2008/09. The reduction in application numbers reflects a wider decline in property development which is said to be related to the recent economic downturn.

6.8 The remaining sections represent the structure of the Design policy within the draft Core Strategy, which will address all elements of Merton's Built Environment including the built heritage, design quality and public realm.

The Built Heritage

6.9 There are a total of 222 Grade II Listed buildings, 9 Grade II*, and only 3 Grade I 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).

6.10 Additionally over 850 local (Non Statutory) listed buildings of historical or architectural interest have been identified within the borough. There are:

- 20 Archaeological Priority Zones identified by English Heritage.
- Three scheduled ancient monuments
- Four historic parks and gardens

Strategic Objective Target (draft)

The number of Listed Buildings at Risk in Merton.

6.11 The number of buildings at risk in Merton has continued to fall from 10 in 2004/05 to 6 in 2008/09. Merton is meeting its target to reduce the number of listed buildings at risk, but not buildings at risk as a percentage of the total number of listed buildings in London, which has increased since 2006/07. This highlights that there is a need to continue to reduce the number of listed buildings at risk in the borough, and further promote Merton's historic built environment.

6 Built Environment and Design

Year	Buildings at risk	
Year	London	Merton
2004/05	692	10
2005/06	678	8
2006/07	662	7
2007/08	572	7
2008/09	492	6

Table 6.2 Listed Building at Risk

6.12 Conservation Areas are designated by the council as areas of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. These areas are of high environmental quality, and are a significant factor in defining local identity and distinctiveness. There are 28 Conservation Areas within the borough covering an area of just under 602 square kilometres (617 Hectares), a little over 16% of the borough.

6.13 The purpose of Conservation Area Character Assessments is to justify the conservation area designation and to define the features of interest that gives each area a special character. The assessments also make a number of proposals which are aimed at either protecting the special character of the area, where it is seen to be under some threat, or enhancing the character of the area where there are opportunities to do so.

Year	Character Appraisals Underway	Adopted Character Appraisals	Adopted Design Guides
2004/05	1	1	0
2005/06	10	10	8
2006/07	7	2	8

Year	Character Appraisals Underway	Adopted Character Appraisals	Adopted Design Guides
2007/08	6	5	1
2008/09	3	2	0
Total		20	17

6.14 During 2008/09, Mitcham Cricket Green, Drax Avenue and Dennis Park Crescent Character Appraisals were all underway. The Vineyard Hill Road and Wimbledon North Character Appraisals were adopted within this period. A total of 20 Character Appraisals have now been adopted, up from 18 in 2007/08.

Design Quality

6.15 Good design is not a consideration limited to Conservation areas or to other sensitive areas in Merton, it is an important aspect of development across the borough, and is central to the whole concept of good planning. Merton will therefore use the distinctive character areas, urban design principles and tools such as CABA Building for Life criteria in assessing new built form to ensure that it enhance the overall design quality of the borough.

Core Output Indicator

H6: Housing Quality

To show the level of quality in new housing development

6.16 The CABA Building for Life criteria is a government endorsed assessment benchmark developed by CABA. The assessment has been designed to ensure that it meets the criteria described for housing quality in PPS3. The table below details the monitoring requirements for this Core Output Indicator.

6 Built Environment and Design

6.17

Output Indicator H6	Number of sites with a Building for assessment of 16 or more	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with a Building for assessment of 14 or 15	Number of dwellings on those sites	% of dwellings of 14 to 15	Number of sites with a Building for assessment of 10 to 14	Number of dwellings on those sites	% of dwellings of 10 to 14
0	0	0	0	0	0	0	0	0	0

Table 6.4 Building for Life

6.18 The building for life ratings for the relevant housing completions during the 2008/09 monitoring year were not monitored, however this will be undertaken for relevant housing completions in 2009/10.

Strategic Objective Target (draft)

Number of council planning decisions upheld at appeal where design (built environment) policies are cited.

Year	Number of appeal decisions	Number of appeal decisions citing built environment policies	Number of council planning decisions upheld where design (built environment) policies are cited.
2008/09	112	94	53 (56%)

Table 6.5 : Appeals - Design (built environment) policies 2008/09

6.19 In 2008/09 the success of Merton's design policies at appeal was 56%, based on the number of council planning decisions that were upheld, where the Planning Inspector cited design (built environment) policies. This figure, although greater than 50% still does not represent a high success rate of built environment policies at appeal. This is the first monitoring year for this indicator, and it is anticipated that the forthcoming LDF will introduce stronger design controls that reflect Merton's current built environment, and that are informed by sound evidence.

6.20 The council's Conservation and Design Advisory Panel (CADAP) and the Design Review Panel regularly advise on major proposals within the borough.

6.21 CADAP examined 26 applications in 2008/09 11 were refused permission, 7 were granted planning permission and 1 was granted permission subject to S.106 agreement. 6 are yet to be determined and 1 are unknown. This is an increase of 5 applications from the 21 applications examined in 2007/08.

6.22 The Design Review Panel (DRP) held six panel meetings during the 08/09 monitoring year, commenting on a total of 24 development proposals, 19 of which were pre-applications, and five planning applications. The purpose of the panel is to access additional expert design advice in order to assist it in the task of improving the quality of design of new buildings and spaces in the borough. The panel adopt a 'traffic light' system of assessments, where a collective view of the panel is given

6 Built Environment and Design

on the design of schemes according to a red, amber or green verdict in accordance with CABE guidance. The results of the panel during the 2008/09 monitoring year include:

- Red verdict: 11 schemes
- Amber verdict: 6 schemes
- Green verdict: 7 schemes

6.23 From the 24 schemes, amendments were made to nine schemes following the recommendations of the Panel. These amendments ranged from major changes to the proposal to minor improvements. Three proposed schemes were reviewed twice by the DRP during the 2008/09 monitoring period, following red verdicts at their first review. Two of the three schemes that were reviewed twice increased their rating at the second review, both from red to amber.

6.24 The Background Papers on Tall Buildings and Dwelling Conversions commenced during 2008/09, both of which will form part of the Local Development Framework Evidence Base in support of the Design policy. The Tall Buildings Background Paper will identify locations in the borough where tall buildings may be suitable, and the Dwelling Conversions Background Paper will identify the detrimental impacts that dwelling conversions can have on the suburban characteristics of the streetscape in some areas of the borough.

Public Realm

6.25 Merton priorities Public Realm improvements to help support town and local centres and improve residential environment. Merton have adopted a new Public Realm Strategy which seeks to unify the palette of materials used in streetscaping across the borough. It also provides a standardised suite of high quality street furniture to improve the borough's town and local centres. Phase two of the strategy will be prepared in mid 2009 and will provide conceptual designs for public spaces in Wimbledon, Morden and Mitcham town centres.

6.26 The following specific public realm projects and street scene improvements were undertaken in throughout the 2008/09 monitoring year:

Raynes Park

6.27 Raynes Park Local Centre Enhancement Plan was adopted in February 2009. This sets out a strategy, co-ordinating a series of streetscene improvement projects which will revitalise the centre, maintaining it's position in the borough's hierarchy of centres as a successful place to shop, work and to continue meeting the needs of

local businesses, residents and commuters. Improvements include new pedestrian way finding signage, de-cluttering of the streets and footways, rationalisation of car parking provision and new paving and street furniture.

Wimbledon Chase

6.28 Detailed plans for streetscene improvement works are to be drawn up based on Civic Forum proposals and related discussions, with works expected to commence in 2009/10.

Morden Town Centre

6.29 Some initiatives already been completed or are firmly planned for completion in 2008/09 include:

- Enhancement to civic centre piazza including new street furniture, (bins and lamp columns) and pedestrian way-finding information funded from streetscene and public realm Capital.
- Re-paving of Morden Court Parade (London Rd) funded by TfL.
- Living Streets survey completed and is informing the development of complementary initiatives.
- Freight loading initiative – leaflet distributed to local businesses locating waiting restrictions in the town centre to assist them with deliveries to shops, funded by TfL.
- Pedestrian signage to Morden Road Tram Stop now installed funded by TfL.
- Partial removal of guardrails along the main road approved and funded by TfL; assessment of scope for further removal in progress.
- Cycle parking – additional stands being provided to replace the guardrails funded by TfL.
- Loading scheme being developed for the alleyway in the Aberconway and Abbotsbury Roads area funded by TfL.
- Draft proposals to relocate stands for 1 – 2 bus services from Morden station being considered in discussion with TfL and London Buses.

6.30 Further improvements funded from Capital stemming from the second phase of Merton's Public Realm Strategy will provide conceptual streetscape designs for the borough's town centres.

6.31 Planning has commenced on street furniture enhancements in Morden (co-ordinated bins, lighting, pedestrian signage and maps in line with Merton's Public Realm Strategy)

6 Built Environment and Design

Wandle Trail

6.32 The improvements made along the Wandle Trail are as follows:

- Resurfacing the footpath from Trewint Street to Plough Lane (Wandle Valley Local Nature Reserve)
- Resurfacing the footpath along Mead Path. (Opp Havelock Allotments)
- Dredging one of the ponds in Wandle Meadow Local Nature Reserve
- Removal of Pennywort from the lake at Ravensbury Park
- Bridge improvement work on one of the bridges in Ravensbury Park following an annual inspection survey.
- Bridge resurfacing at Garfield Recreation ground leading into Wandle Valley Local Nature Reserve
- New signage along the River Wandle and the new bridge adjacent to Ravensbury Park (Bishopsford Road)
- Planning for three new seats in Ravensbury Park which will be installed during 2009/10.

Mitcham Town Centre

6.33 By the end of March 2009 the following initiatives were completed or under way in Mitcham Town Centre:

- 5 Mitcham Gateways: provision of signage at five key locations and associated improvements to the public realm following consultation on the detailed design with the Mitcham Society, funded from Investing in Deprived Areas Capital
- Street Furniture: Four bins and three seats were supplied. The clock tower has been refurbished. One electronic and two standard notice boards erected, funded from London Development Agency Mitcham Means Business project
- Six lavender planters were refurbished and Fair Green grass resurfaced and worn grass replaced in other areas of the town centre, funded from London Development Agency Mitcham Means Business project
- Work with Thames Water and British Telecom to resolve flooding and drainage issues in the town centre
- Provision of the new market square in Fair Green
- 'Legible London' style pedestrian wayfinding signage on Fair Green
- Pedestrian improvements on St Mark's Road at the junction with the open air car park and the school funded from Capital.

6.34 The Council has developed a strategic walking route from the new Mitcham Eastfields Station to and from the town centre. The majority of this will be substantially complete by July 2009 and funded by TfL station access and Capital. Works include:

- The Laburnum Road Home Zone where the tender process has been completed and the contract awarded to go on site before the end of March 2009. Two of the footpaths have been completed as has the perimeter fencing and the CCTV along with the play area.
- The St Marks Road proposal is currently out to consultation and subject to the outcome will be implemented by July 2009. This proposal also includes a resurfacing element.

6.35 Planning for public realm improvements has been commenced for the next 2 years including de-cluttering in line with the design provisions in the new Public Realm Strategy.

General

6.36 The following general public realm projects were undertaken throughout the borough:

- Footway paving and forecourt renewal outside local shopping parades
- Enhanced programme of refurbishment/replacement of lamp columns and sign posts
- Commenced program of replacing existing seating in town centres with better durable seating
- Planning for renewal of Wimbledon Town Centre paving, with works due to commence in Summer 2009
- Morden Park Access Road lighting renewal
- Installation of seat and litter bins, dog bins and cycle racks in parks
- Improved direction and access signage to and within parks
- Recycling bins and composting bays installed in parks

7 Social and Community Infrastructure

7 Social and Community Infrastructure

7.1 Physical and social infrastructure is required to facilitate and support emerging development in the borough. We will work with our partners on the delivery of support services to match projected population growth and proposed development.

Local Development Framework (Draft Core Strategy Objectives)

All Strategic Objectives

Health Care

7.2 The Primary care provider for Merton residents is Sutton and Merton Primary Care Trust (SMPCT). Sutton and Merton PCT geographically covers two outer London boroughs that are significantly divergent in terms of their demography. It serves a total registered population of around 403,000 (Source: Europa 2007) and a resident population of 382,162 (184,435 in Sutton and 199,300 in Merton *Source: ONS Resident Population Estimates, mid 2008*). It is one of the largest PCT's in the UK and the only PCT covering two Local Authorities.

7.3 The aims of the Sutton and Merton PCT are to improve local health services, the health of the population and to address health inequalities. Sutton and Merton PCT aim to improve the quality of, and access to, services across the spectrum of care and do this through partnership working locally and, where appropriate, with other health authorities. These targets have been agreed for 2007/08 and work is underway in both boroughs to refresh these targets for 2008/09 and beyond.

7.4 Strategic development and partnership working to achieve health improvement and a greater equity of health outcomes is a priority for their joint working with the respective boroughs of Sutton and Merton, and in particular through the agreement of the Local Area Agreements (LAAs). The LAAs developed for Merton borough targets have been agreed with the Government Office for London (GOL). This work aims to address the inequalities within London boroughs by focusing on those most disadvantaged.

7.5 Merton is ranked seventh for the proportion of its population reporting good health. Health is inextricably linked to the way people live their lives and the opportunities available to choose healthy lifestyles in their communities.

National Indicator

NI 119: Self-reported measure of peoples overall health and well-being:

84.4% of residents said they felt their health was fair to very good, compared to the London wide 79% and national average of 76%.

National Indicator

NI 55: Obesity in primary school age children in reception:

Merton Health Communities Strategy

7.6 The Healthier Communities strategy 2008 - 2012 provides a unique opportunity for partners to make Merton healthier. It aims to help individuals and communities take a long term responsibility for their health. The priorities include:

- Reducing smoking
- Reducing obesity
- Improving mental health and well being
- Increasing choice and control for user and carers
- Addressing the wider determinants of health

7.7 Action plans have been developed for smoking, obesity and mental health and well-being. The strategic plan set out to improve the health and quality of life of it residents through focusing on prevention of ill health and the commissioning of quality services that are clinically effective and provide value for money. People will be supported in managing their own health.

Education

7.8 Merton has 43 primary schools with a nursery attached to each, 8 secondary schools including 2 academies, and 3 special needs schools. The growth in demand for primary schools in the borough has depleted the previous surplus in the east and has required expansion to the west. These expansions are expected throughout the borough in the future years with total primary numbers forecast to increase from 12,808 in January 2008 to 14,469 by January 2013.

7 Social and Community Infrastructure

National Indicator

NI 73: Achievement at level 4 or above in both English and Maths at Key Stage 2:

- 2008/2009 (academic year 2007/2008) - 73%
- 2009/2010 (academic year 2008/2009) - 73% (provisional)

National Indicator

NI 75: Achievement of 5* or more A*-C grades at GCSE or equivalent including English and Maths at level 4 or above in both English and Maths at Key Stage 3:

- 2008/2009 (academic year 2007/2008) - 46.2%
- 2009/2010 (academic year 2008/2009) - 48.7% (provisional)

7.9 Please note that the 2009 academic year figures are provisional and subject to change prior to publication later in the year.

Community facilities

7.10 The Sure Start Children's Centres in Merton provide services for Children aged 0-5.

7.11 Merton's Early Years, Childcare and Children's Centres Service has joined up with schools, local organisations and groups, NHS services and local service providers to create an invaluable service for families with young children in Merton.

- Services available at the Children's Centres
- Child and family health services including access to health promotion, antenatal support and breast-feeding
- Access to good quality childcare integrated with early education
- Family support services including helping you with the challenges of being a parent
- Help and support to access training and employment
- Advice to help families to maximise their income

7.12 These services will be found at different locations in the local area, such as health and family centres, parent and toddler drop in services and children's centres themselves. Some centres are attached to schools, and others in community buildings.

National Indicator

NI 109: Delivery of Sure Start Children's Centres:

Culture and Heritage

7.13 Merton is home to a variety of culture and heritage which includes:

- 8 libraries
- 4 museums
- 1 heritage centre
- 4 theatres of which 3 are youth theatres
- 4 artist studio blocks

A lot of the local heritage and cultural activity in the borough is free. The libraries offer a range of study and reading activity with access to information via books, online, talking books, DVD's and CD's. There is free study services such as use of computers and an open Learning Centre at Pollards Hill library. Additional activities such as adult reading groups, an annual summer reading challenge and children's story time are also provided.

Merton Arts Development runs a number of community projects throughout the year in partnership with local artists/art organisations. The studio blocks provide over 40 studio spaces for local artists to use.

The Heritage Centre is home to artefacts and exhibitions relating to Merton and it's history and the local study centres have historical records with old newspapers, photographs and maps of the borough.

National Indicator

7.14 NI 9: Use of public libraries - 48.8%

Source: Annual Residents Survey 2008

7 Social and Community Infrastructure

National Indicator

7.15 NI 10: Visits to museums and libraries - 61.8%

Source: Annual Residents Survey 2008

National Indicator

7.16 NI 11: Engagement in the arts - 50.2%

Source: Annual Residents Survey 2008

8 Planning Obligations

8.1 Government guidance 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 monitoring information 2008/09

8.2 During the year under review, 38 planning permissions were granted which required a S.106 Agreement and financial contributions to the value of £2,819,804 were secured via S.106 Agreements, £907,545 were received by the Council and £328,947 was spent. Tables Table 8.1 .Monetary S106 agreed by category 2007/08 and 2008/09. to Table 8.5 .Monetary Planning Obligations Spent 2008/09. provide more detail regarding S.106 agreements during the financial year.

Head of Term	07/08	08/09
Education	£169,226	£1,522,004
Open space/leisure	£777,399	£349,534
Transport and highways	£285,290	£398,266
Regeneration and economy	£46,000	£490,000
Security	nil	£60,000
Total	£1,277,915	£2,819,804

Table 8.1 Monetary S106 agreed by category 2007/08 and 2008/09

8 Planning Obligations

8.3

Address	Description
<p>Arrow works, 6-7 Elm Grove, Wimbledon, SW19</p> <p>Date: 20/02/2009</p>	<p>17 one and two bedroom flats (13 units on tenancy agreements, 2 x 1bedroom and 2 x 2 bedroom as shared ownership) to be constructed on the land with (not less than 40% of the number of dwellings) to be affordable housing.</p>
<p>Land at Standor House, 272-286 London Rd and 25 Raleigh Gardens, Mitcham, Surrey, CR4 3NB</p> <p>Date: 03/11/2008</p>	<p>Ensure the affordable housing units (9 flats comprising 5 x 2 bedroom and 4 x 1 bedroom shared ownership units forming part of the development to be constructed on the property) are available for sale and/or letting by a RSL to persons meeting affordable housing criteria under a lease or leases and/or tenancy or tenancies. To be built to Housings Corporation Standards (2003).</p>
<p>Brown and Root Tower, High Street, Colliers Wood</p> <p>Date: 09/04/2008</p>	<p>50 residential units within the development of which 30 shall be RSL Rented Units comprising 20 x 2 bedroom flats and 10 x 1 bedroom flats and 10 shall be RSL Shared Equity Units comprising 1 bedroom flats and 10 shall be low cost home ownership flats, subject to Schedule 4 of this agreement.</p>
Total social/RSL rented	43
Total RSL shared Equity	10
Total Shared ownership	13
Total Low Cost Home Ownership	10

Address	Description
Total Affordable Housing commitments 2008/09	76

Table 8.2 Affordable housing commitments through planning obligations (non-financial)

NB. The figures above in Affordable housing commitments through planning obligations (non-financial) refer to planning permissions granted with a signed S106 rather than completions

8 Planning Obligations

Address	Category	Description
Former Brown and Root Tower, 125 High St, Colliers Wood Date: 09/04/2008	Car Free	Occupiers of the flats are not entitled to park a vehicle within the curtilage of the site and will not be entitled to residential parking permits within the CPZ zone.
Former Brown and Root Tower, 125 High St, Colliers Wood Date: 09/04/2008	Car Club	12 car parking places reserved for a car club scheme.
Land at Former Sleepezee site, 61 Morden Road, SW19 Date: 24/07/2008	Sustainable Transport	Provision of land for a bus stop if requested by the council within four years of the agreement date. The owners shall secure the council's approval of a travel plan to ensure occupants of the site undertake various sustainable travel initiatives.
Land at 52 Wimbledon Road, SW19 Date: 11/08/2008	Parking Permit Free	Occupiers of the flats will not be entitled to a resident parking bay in the locality or on-street parking within the CPZ zone W1

Address	Category	Description
Land at the rear of the conservative club, Raynes Park Date: 21/08/2008	Car/Parking Permit Free	Occupiers of the flats will not be entitled to a resident parking permit for a resident parking bay in the locality or on-street parking within the Raynes Park CPZ. On-site parking restricted to occupants of flats 2 and 3 and delivery vehicles associated with the conservative club only.
Land at 20 North Gardens, Colliers Wood Date: 27/08/2008	Parking Permit Free	Occupiers of the flats will not be entitled to a resident parking permit for a resident parking bay in the Colliers Wood CPZ or a contract to park a motor vehicle in any council owned, controlled or licensed car park.
Land at 100-106 Haydon's Road, South Wimbledon, SW19 1AW Date: 23/10/2008	Open Space	Refurbishment and extension of the park attendants mess hall in strict accordance with the drawing and Schedule (drawing no. 1220/05) attached to the S.106 agreement, to the reasonable satisfaction of the council.
Land at 2 Cavendish Road, Colliers Wood, London SW19 Date: 01/10/2008	Parking Permit Free	Site not to be occupied by a permit holder. No parking permits to be granted to future occupants of the development.

8 Planning Obligations

Address	Category	Description
Land at 128-134 Merton High Street, Colliers Wood SW19 1BA Date: 20/10/2008	Parking Permit Free	Any occupant whilst residing using and/or occupying a dwelling shall not purchase or procure the purchase of a parking permit for a residential parking bay in the CPZ.
Land at rear of 42 Wimbleton Hill Road, Wimbleton SW19 7PA Date: 20/10/2008	Parking Permit Free	No occupant entitled to park a motor vehicle on-site or to a resident parking permit for a resident parking bay in the Wimbleton CPZ (as amended) or a contract to park a motor vehicle in any council owned, controlled or licensed car park.
173 Kingston Road, SW19 Date: 14/12/2008	Car Free	Occupiers of the flats to be constructed on the site will not be entitled to park a motor vehicle within the site boundary and will not be entitled to a residential parking permit within the CPZ W4 or any controlled parking zone amending or replacing it.
28-30 Goat Road, Mitcham, Surrey, CR4 4HH Date: 15/01/2009	Traffic/Access	To construct the access road adjacent to the western boundary of the site shown on the S.106 attached plan.

Address	Category	Description
Arrow Works, 6-7 Elm Grove, Wimbledon, SW19 Date: 20/02/2009	Highways	Area of land hatched red on the plan to be dedicated and adopted by the council to widen the public footway.
Arrow Works, 6-7 Elm Grove, Wimbledon, SW19 Date: 20/02/2009	Sustainable Transport	Travel plan measures to be taken by the developer to promote the use of public transport and achieve a reduction in the use of motor vehicles.
Arrow Works, 6-7 Elm Grove, Wimbledon, SW19 Date: 20/02/2009	Parking Permit Free	Occupants of the residential units are not entitled to a residential parking permit within the CPZ.

Table 8.3 Planning obligations signed - benefits in kind 2008/09

Component	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
Affordable Housing		76.4%	33.4%					
Economic Development / Regeneration / Security	64%			35.4%	16%	26%	43%	24%

8 Planning Obligations

Component	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
Education					13%		30%	8%
Transport related	14.8%		31.7%	19.2%		37%		14%
Open Space/Leisure		4.5%		19%	44%	13%	13%	54%
Total received per year	£472,300	£5,000,000	£747,742	£594,046	£3,467,286	£570,519	£878,129	£907,546

Table 8.4 Planning obligations (monetary) received per financial year 2001/2- 2008/09

Component	Total Spend 2008/09	%
CCTV	£65,943	18%
Leisure	£101,493	28%
Regeneration / Economic Development	£119,924	33%
Transport, Traffic and Highways	£117,545	32%
Total	£363,617	

Table 8.5 Monetary Planning Obligations Spent 2008/09

8.4 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.

8.5 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.

The Community Infrastructure Levy

8.6 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 Government has indicated that new powers are not likely to come into effect until spring 2010 at the earliest.

9 Transport Infrastructure

9 Transport Infrastructure

9.1 Merton and its neighbouring boroughs that make up the south London sub region, has the highest rate of traffic generation in London and it is expected to increase. This is as a result of the region's relative prosperity, spatial characteristics and transport network. Levels of public transport accessibility in South London and Merton is generally high. Most of the region falls within a 45 minute journey time. Wimbledon has a substantial catchment area extending from Croydon in the east (largely due to the Tramlink connection) and Kingston in the west.

Local Development Framework (Draft Core Strategy Objectives)

To make Merton a well connected place where walking, cycling and public transport are the modes of choice when planning journeys.

Strategic Objective Target (draft)

- Production of a new Sustainable Transport Strategy for Merton
- Improvements to walk and cycle network
- Increase in external funding
- Estimated annual carbon savings

National Indicator

NI 175: Access to services and facilities by public transport, walking and cycling

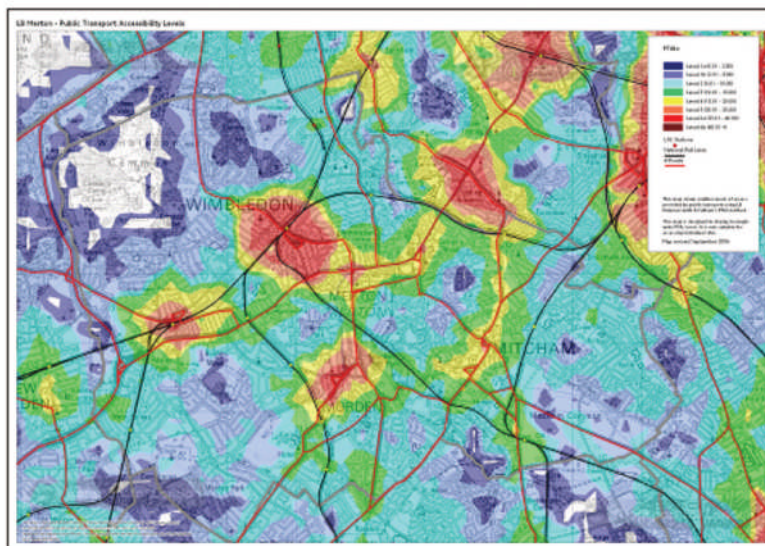
Transport, Deprivation and Development

9.2 In Merton, 30% of households do not own a car (Merton Census, 2001). In comparison to London as a whole this figure was quite low (the figure for Greater London was 37%). Although the number of households without cars was lower in Merton borough than in London generally, and inner London in particular, 30% is still a significant proportion of households without immediate access to a car, which relates to issues of social inclusion, and access to goods and services.

9.3 Car availability is not evenly spread throughout the borough, with households in wards such as Colliers Wood, Abbey, and Cricket Green having the largest numbers of households without access to a car. To safeguard against social exclusion the council will endeavour to improve access to other modes of transport throughout the borough, and in particular to areas where low car ownership occurs.

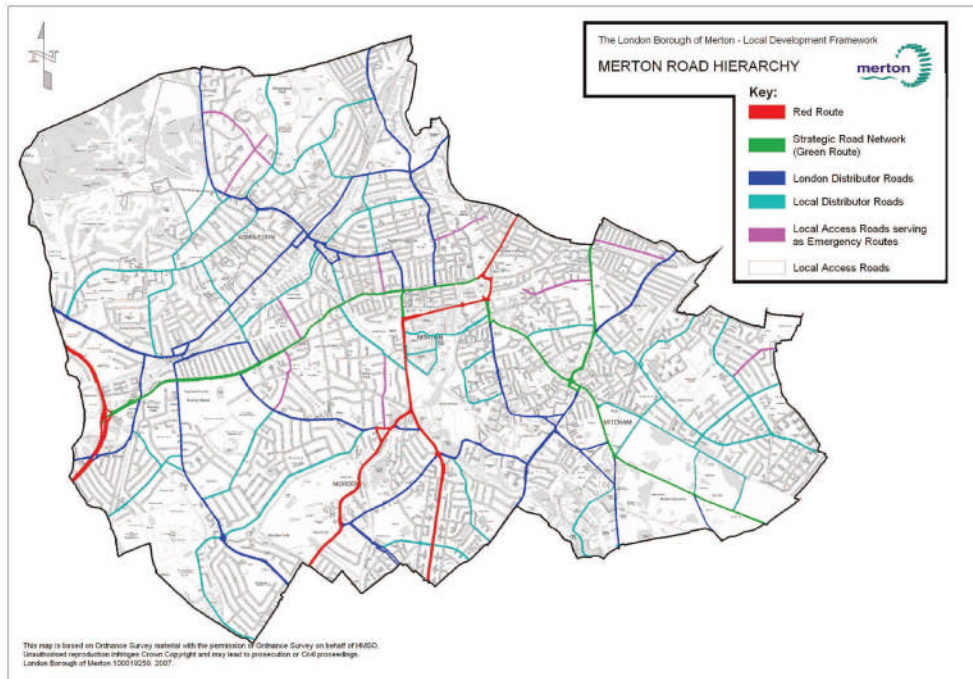
9.4 There are long-standing issues of multiple deprivation and socio-economic exclusion in Merton's eastern wards, especially in the Mitcham area. Reaching east Merton has been attributed to Mitcham's poor accessibility by a range of modes of transport.

9.5 Merton's overall aim for transport is to have a better facilities, greater public awareness and public acceptance of 'green' travel. Creating better transport links for east Merton. The new station at Eastfields Mitcham is the start of addressing the needs of public transport need to this area and has been welcomed by the local residents. The west of the borough generally has good public transport, particularly in the Wimbledon area, with its comprehensive network of bus and rail services. Merton with TfL (Transport for London) and other Strategic partner have developed strategies to address the imbalance of transport services across the borough



Picture 9.1 Public Transport Accessibility Levels

9 Transport Infrastructure



Map 9.1

9.6 Merton relies on the National Rail network more than the Underground Network for commuting into London. Rail services almost exclusively cater for the commute into central London and have poor intra-regional and non-radial directions. There are gaps within the network particularly where there are poor connections between rail services. National Rail services generally offer lower frequencies at off-peak times, mostly terminating at the edge of central London. The Underground service provides a more frequent and reliable service but has limited provision in Merton.

9.7 Accessibility to the rail network in the borough is good, with few residential neighbourhoods being more than 1km (0.6 mile) from a railway station.

9.8 Tramlink has proven to be a success with passengers journey reaching over 22,000,00 in 2004-2005. Generally, the rail system in the borough is designed for radial movements. The exception to this is the Wimbledon to Croydon Tram service, which provides a good cross borough service. Tramlink routes focus on the centre of Croydon from Wimbledon, Beckenham and New Addington.

9.9 While local travel by public transport in the south sub-region is dominated by bus, an exception is the Croydon Tramlink, which provides a high-density service and in-bound access to Wimbledon and Beckenham. Passenger journeys continue the upward trend and there are now proposals to increase capacity and eventually extend the service.

9.10 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 clear ways, and bus priority within traffic signal operations and enforcement of existing waiting and loading restrictions. Generally there is poor interchange between buses and other modes in the borough, although there is a major bus/underground rail interchange at Wimbledon. Bus stops in the borough are not always conveniently located or well signed.

9.11 Merton has jointly developed a Bus Quality Commitment with TfL London Buses Services Limited and is working with partners in TfL to implement a rolling programme of joint actions to improve public transport in Merton. With our partners we will audit and address accessibility requirements for those with mobility needs such as providing highway adaptations for low floor buses and improving the environment around bus stops.

9.12 Merton will promote a bus based system with priority measures where feasible. Feasibility and outline design work has been completed in a north/south bus link and bus interchange in Mitcham Town Centre.

9.13 Car Clubs were introduced in Merton in September 2003, with the launch of two vehicles and two bays on Avebury Road in Wimbledon, operated by City Car Club. Since July 2007 Merton have two operators in Merton; Streetcar and City Car Club with a total of 15 vehicles based in 12 locations (15 bays) throughout the borough and a total of 625 registered members.

9.14 Car Clubs are short-term car rental schemes, allowing its members quick access to a range of vehicles, whether you need a car for just an hour to do some shopping, or for a weekend visit to the country. Cars can be booked for as little as one hour through a pay and go system, and members are charged according to the mileage driven and the length of time the car is in use. Car Clubs offer the ultimate flexibility in car use without the hassle of owning one.

	December 08	January 09	February 09	March 09	April 09	May 09	June 09
borough members	995	1037	1068	1135	1216	1274	1359

9 Transport Infrastructure

	December 08	January 09	February 09	March 09	April 09	May 09	June 09
Total number of locations	23	13	13	22	31	28	29
Number of on street locations	0	0	0	0	15	15	15
Number of off-street locations	23	13	13	22	16	13	14

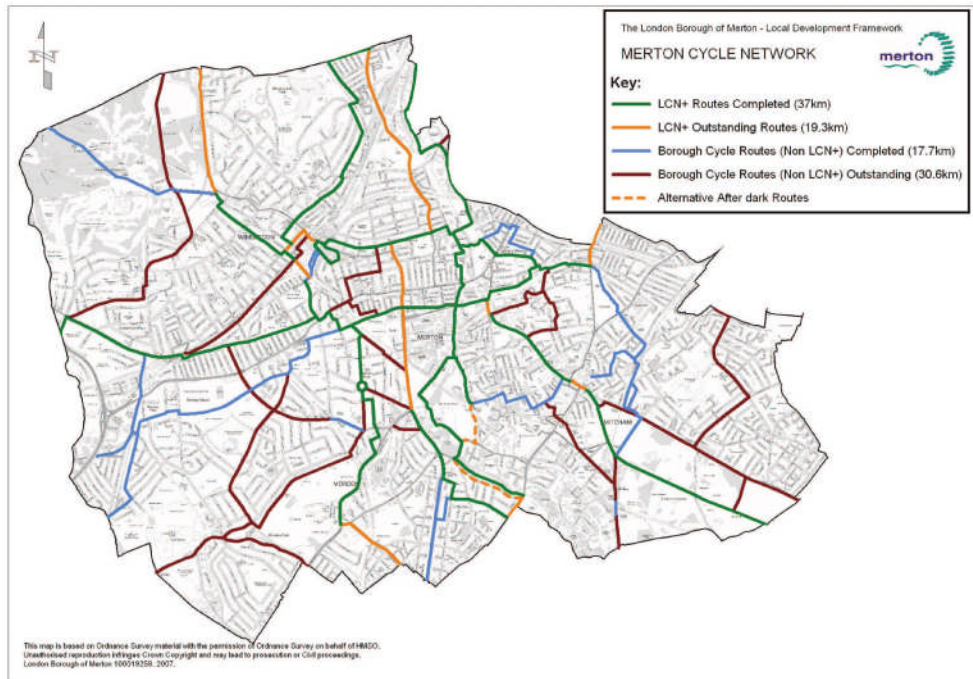
Table 9.1 Club Cars usage in Merton

Source: LB Merton Transport Planning

9.15 The environment benefits of electric cars are significant emission from these vehicles are 70% lower than equivalent petrol cars. The Mayor of London recently announced his ambitious plans to reduce dioxide emissions by increasing the number of electric cars in London through the introduction of another 100 charging location across the city.

9.16 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. Merton continues to develop the LCN+ network and seeks to address gaps in the local cycle network through the introduction of local links.

9.17 There is real potential for increasing cycling in London. Half of all trips made in London are less than two miles and are easily within cycling distance. The level of cycling in London is relatively low compared with many other European cities. There are many reasons why people do not cycle including; hostile traffic conditions; fear of traffic accidents and pollution; unsuitable road design; and a lack of secure parking.



Picture 9.2

9.18 Walking has been under valued as a means of transport, despite its importance and the benefit it offers in terms of the environment, health and social and economic matters. In the past walking has been under recorded in travel surveys because of data collection methods employed. However, about 50% of car trips are 3 kilometres or less and almost 20% are less than half a kilometre, indicating that there is scope for increasing walking significantly throughout the borough. In the LDF key issues Consultation residents voiced their concerns on the matter of the condition of footpaths in the borough.

9.19 A series of key walking routes has been identified and implemented through TfL (Transport for London) Local Implementation Programme these key walking routes support the regeneration of local town centres by tackling walking barriers. Pedestrian improvements in the Pollards Hill, Wimbledon Town Centre and Morden Town Centre are also proposed by Living Street incentives programmes.

9.20 In recent years, a key feature of traffic growth in the borough has been the increase in car use for journeys to school. This has contributed to localised congestion problems, accident potential, and acute parking problems. Merton must comply to TfL target and have 100% of borough schools with scooter travel plans by 2009.

9 Transport Infrastructure

Currently 61 out of 68 schools have travel plans in the borough. School Travel Plans are currently being updated, and we are engaging with schools that do not yet have a travel plan.

Phase	Car/ Taxi		Car Share		Public Transport		Cycling		Walking		Others		Not provided	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Primary	3290	21.0%	475	3%	599	3%	115	1%	1063	6%	77	0%	444	2%
Secondary	594	8.6%	74	1%	468	7%	63	1%	979	14%	299	4%	0	0%
Special	57	23.5%	6	2%	11	4%	4	0%	49	2%	116	5%	0	0%
Merton Total	3941	17.3%	555	2%	1078	2%	182	0%	1191	5%	492	2%	444	2%

Table 9.2 Pupil Mode of travel 2008

Source: LB Merton, Children, Schools and Families and Transport Planning

9.21 The Olympic Route Network is a network of roads linking together all competition venues and key non-competition venues to be used by athletes and Games officials during 2012 Olympic Game and Paralympic Games.

9.22 The council will be looking at proposed designation of roads, upgrades of CCTV, and a smaller number of permanent changes such as new pedestrian crossing during 2009, in the majority of cases amendments will be temporary after which time the network will return to normal road usage.

10 Green Infrastructure

10.1 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.

Local Development Framework (Draft Core Strategy Objectives)

To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place.

Biodiversity

10.2 Merton is one of the greenest boroughs in London with 18% of its land being open space. The borough comprises of 7% of a European Protected Special Area for Conservation, namely Wimbledon Common and 24% designated Site of Importance for Nature (SINC).

10.3 The borough supports a good range of habitats from grassland and heathland to woodland and wetland areas that include ponds and the river Wandle. Together with the boroughs' gardens these green spaces support considerable biodiversity, through there is a need for more green corridors to allow the movement of species between sites, into and through the borough. Improving access to and safety within spaces is important for older and disabled people and to promote community cohesion.

Core Output Indicator

E2: Change in areas of Biodiversity importance

During 2008/09 there was no loss of Biodiversity importance and a total 3.1 200 linear meter addition.

10.4

10 Green Infrastructure

National Indicator

NI 197: Improved Local Biodiversity: proportion of Local Sites where positive Conservation management has been or is being implemented of the 57 SINC's in the borough 50% are in active management. Aim to achieve 60% by 2009/10 by adding an additional 5-6 sites per year. (please see table 1 and 2)

Habitat Activity	Extent (ha)	Improvement or decline	Level of importance
Mitcham Common – pond restoration	1.0	Improvement	Regional
Mitcham Common – acid grassland restoration	0.25	Improvement	National
River Wandle - restoration (removal of invasive species)	0.75	Improvement	Regional
Morden Hall Park/Watermeads – river bank enhancements	100 linear metres	Improvement	Regional
Various sites - Woodland creation	0.5	Improvement	Local
Fishpond Woods/Beverley Meads - hedgerow restoration	100 linear metres	Improvement	Local
Fishpond Woods/Beverley Meads - neutral grassland restoration	0.5	Improvement	Local
Wimbledon Common - Farm Bog - mire restoration	0.1	Improvement	Regional

Table 10.1 Changes in priority in habitats 2008/09

Species	Size	Improvement or decline	Level of importance
Wimbledon Common - slow worms	Small	Improvement	Regional
Wimbledon Common - Soprano Pipistrelles bat roost	Large	Improvement	Regional

Species	Size	Improvement or decline	Level of importance
Wimbledon Common - several other species of bat recorded, but no roosts found	N/A	Improvement	Regional
Mitcham Common - invertebrate survey recorded several regionally significant species	N/A	Improvement	National

Table 10.2 Changes in Priority Habitats in Merton and actions

Core Output Indicator

M1: Production of primary land won aggregates by mineral planning authority

London Borough of Merton is not a mineral planning authority.

Open Space

10.5 Merton's rich architectural heritage and diverse built environment includes historic parks, gardens, cemeteries, churchyards and green spaces and important areas of common land. During 2008/09 there was no loss of designated open space due to development.

10.6 In Merton there are 67 public parks, 4 parks are on The Register of Historical Parks and Gardens of Special Historic Interest. The register is compiled and maintained by English Heritage. These are parks and garden which by reason of their historical layout, feature and architectural ornaments are special interest and an essential part of the national heritage. Entries are graded I, II* (II star), or II. The four parks in Merton are:

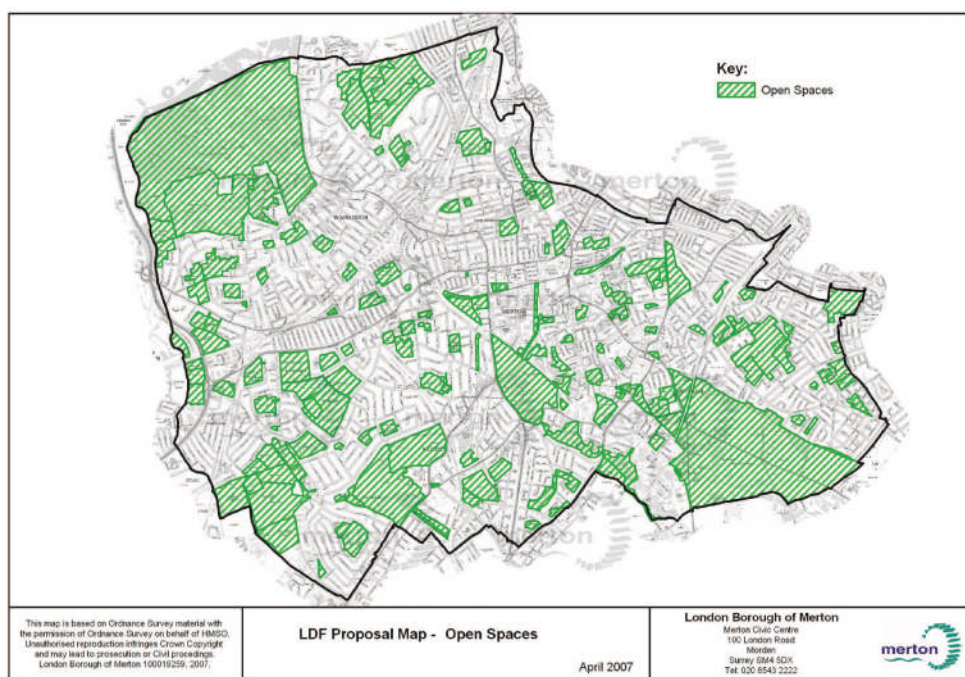
Historical Parks and Gardens of Special Historic	Grade
Wimbledon Park	II*

10 Green Infrastructure

Historical Parks and Gardens of Special Historic	Grade
Cannizario Park	II
Morden Hall Park	II
South Park Gardens	II

Table 10.3 Historical Parks and Gardens of Special Historic

10.7 A further 46 parks, gardens, cemeteries and other green spaces within Merton are included in the London Inventory of Historical Green Spaces compiled by the London Parks and Gardens Trust



Map 10.1 Open Spaces in Merton

Sport, Health and Physical Activity

10.8 Merton's Sport, Health and Physical Activity Strategy supports the Council's Business Plan 2006-2009, which in turn contributes to the Community Plan produced by Merton's Local Strategic Partnership. This strategy has been produced with Leisure Development Team in partnership with representatives from all our local strategic partners, the community and public, private, and voluntary sector sports providers.

10.9 In 200x London was awarded the honour of hosting the 2012 Olympic and Paralympic games. Merton will benefit from the London 2012 Games stems from the Olympic tennis event, which will be taking place at The All England Lawn Tennis Club in Wimbledon Park. Merton wishes to share the values of the Olympic and Paralympic Games to all residents and recognise the potential and the ideas of the games through comprehensive programme of art, culture and sporting events in the years leading up to the games. Merton is already involved in the Cultured Olympiad, a four-year celebration that started at the hand over ceremonies at Beijing, China in 2008 and end at the closing ceremonies in London 2012. The aims of the Cultured Olympiad is to encourage audiences to take part and use culture and sport to raise issues of environmental sustainability, health and wellbeing in our public spaces,

10 Green Infrastructure

through street theatre, public art, circus skills, live big screen sites. And for young people enhancing the learning skills and personal development by linking with education programmes

National Indicator

NI 8: Adults participation in sport and active recreation:

2008/09 participation in Merton was 22.7%. Merton's target for 2009/10 is for 23% adults participation in sport and active recreation

Leisure, sport and playing facilities

10.10 Merton residents are generally satisfied with parks and open space in the borough, with 49% fairly satisfied and a further 30% of residents very satisfied (net 71% satisfied).

Year	Merton	London
2008	39%	44%
2007	37%	39%
2006	39%	41%
2005	35%	42%
2004	41%	37%

Year	Merton	London
2003	36%	34%
2002	33%	37%

Table 10.4 The percentage of residents satisfied with sports and leisure facilities in Merton

Source: Annual Residents Survey 2008

11 Climate Change

11 Climate Change

11.1 Climate change, resulting from increasing levels of green house gases in the atmosphere, is a cross cutting issue that has the potential to dramatically affect the live of our residents. Sustainable development and Climate Change has moved to the forefront since the implementation of the Kyoto Protocol and the Stern report. The climate Change Act 2008 set a legally binding CO₂ emission reduction target of 80% by 2050. The London Plan set a higher target of 60% reduction in CO₂ by 2050 with a presumption that developments will achieve a 20% CO₂ reduction from on-site renewable energy generation. Merton is recognised as a leader in policy formation related to CO₂ minimisation having developed the first UK prescriptive planning policy requiring 10% on site renewable energy generation, commonly known as the Merton Rule.

Local Development Framework (Draft Core Stratgy Objectives)

To make Merton a exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place.

Core Output Indicator

E3:Renewable energy generation

To show the amount of renewable energy generation by installed capacity

National Indicator

NI 186: CO₂ reduction from local authority operations

11.2 At present, Merton has the second lowest CO₂ emission per head in London and the fourth lowest in the UK. Nonetheless nearly five tonnes of CO₂ is emitted for each Merton resident every year. Most of this CO₂ comes from our building: 45% from our homes with another 28% form offices and industry. The remaining 27% comes from transport.

11.3 New development is being built to ever improving standards of sustainability and design quality, as well as being required to provide sources of renewable energy on site. All applications must demonstrate how they have examined the potential for creating or linking into a district heating network.

11.4 A major programme of energy efficiency work is under development to reduce emissions from the existing buildings that make up the vast majority of Merton's built environment, but there is huge potential for improvement in this area. The Wandle Valley Low Carbon Zone gives the council a good opportunity to develop the strategies for tackling these issues on a borough wide scale.

11.5 In the next 10 years Merton wants to increase the proportion of its energy needs generated from low and zero carbon sources. The available resource in the borough will dictate the make up of this generating capacity. The potential for District Heat and Power (DHP) networks linking major energy users in all appropriate areas, such as Mitcham, Wimbledon and Morden Town Centres

National Indicator

NI 188: Planning to Adapt to Climate Change

11.6 The council is developing a strategy in conjunction with the GLA to prepare Merton for the likely challenges resulting from the changing climate. These challenges may include: flooding, drought, heatwaves, extreme weather events, vector borne diseases and energy and food security. Preparing Merton to cope will involve both seeking ways to alleviate the issues while at the same time developing a set of contingency plans to ensure that council and local businesses can continue to function during a climate change related emergency.

National Indicator

NI 185:CO2 emissions from council operation:

Merton has submitted its first annual set of CO2 emissions figures for NI 185. A system has been put in place to streamline the data gathering process and improve data quality.

12 Flood Management

12 Flood Management

12.1 Merton suffers from fluvial flooding from the river Wandle, Beverly Brook and their tributaries. The flood risk requires management so that development is directed towards the most appropriate locations in the borough, and to mitigate against future impact of climate change.

Local Development Framework (Draft Core Strategy Objectives)

To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place.

12.2 During 2008/09 the number of planning permissions granted contrary to Environment Agency advice on either flood defence grounds or water quality was

Core Output Indicator

E1: Number of planning permission granted contrary to Environment Agency advice on flooding and water quality grounds

Core Output Indicator	Flooding	Quality	Total
E1			

12.3 Add text

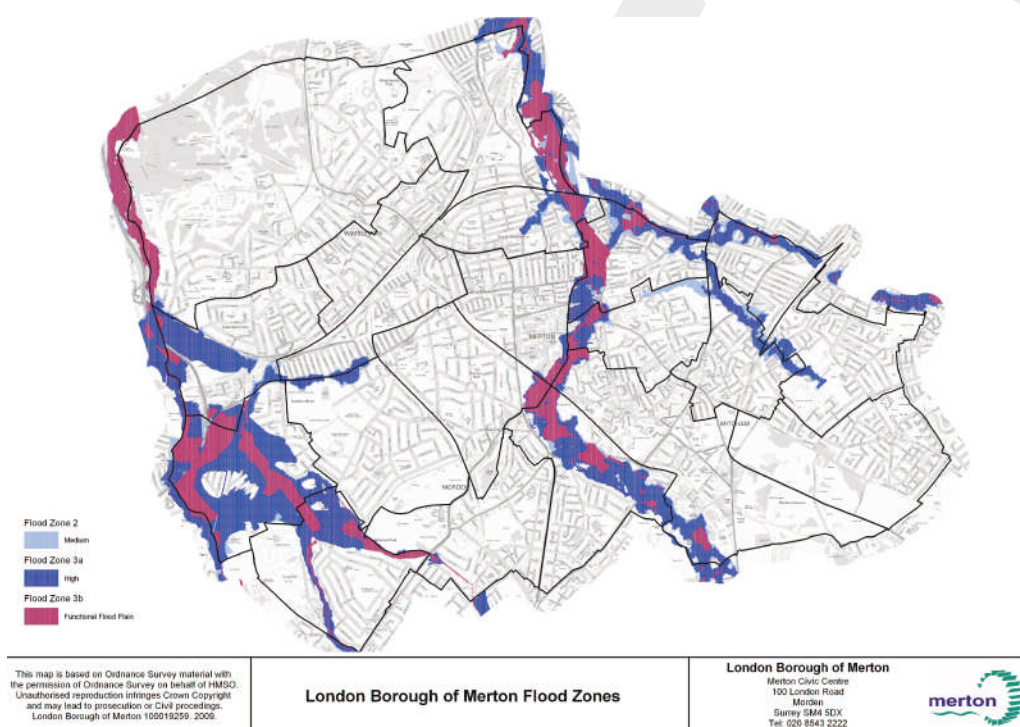
National Indicator

NI 189: Flooding and coastal erosion risk management

12.4 During 2008/2009 Merton worked with Wandsworth, Sutton and Croydon to compile a Strategic Flood Risk Assessment (SFRA) for the borough in accordance with PPS25. The SFRA was prepared in low level approach, level 1 providing an overview of the flood risk issues across all four boroughs facilitate application of the Sequential Test by individual boroughs looking at sewer flood Thames Water DG5 registrar, local knowledge and information collated from Environment Agency, Stakeholder, Thames Water and other London Boroughs.

12.5 Level 2, provided a in dept look at the hazards and illustrate the distribution of flood risk within the borough at Wandle and Beverly Brook

12.6 While the majority of Merton's is located in Flood Zone 1, however, there are significant area of Flood Zones 2,3a,and 3b associated with the River Wandle in the north east of the borough and Flood Zones associated with Pyl brook (the main tributary of the Beverly Brook) however, these are mainly constrained to the relative narrow river corridor.



Map 12.1 Areas at risk form flooding in Merton

Biological river quality

12.7 The biological quality is assessed using the biological General Quality Assessment (GQA) is used which uses macro-invertebrate populations to give a long-term indication of water quality. This is because macro-invertebrates can be affected by pollutants that occur at low concentrations or infrequently, and are often missed by chemical sampling.

12 Flood Management

12.8 There are a number of watercourses in Merton, designated under the biological GQA scheme there are Beverly Brook that flows from Sutton through Lower Morden to join it at Beverley Park in New Malden and The river Wandle that runs from Sutton through Merton Abbey then on to Wandsworth.

12.9 The Beverley Brook, from the Pyl Brook to the tideway, has improved from poor quality (grade E) in 1990 to fair quality (grade D) in 2007. The River Wandle, from Beddington effluent ditch to the tideway, showed improvements from poor quality (grade E) in 1990 and 1995 to fair quality (grade D), from 2000 to 2006, and then to fairly good (grade C) quality in 2007. This represents a river where some species that are sensitive to pollution are absent, and there is a rise in the number of species that tolerate it.

Insert the biological river quality 2007 map.

Water consumption

12.10 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. The proposed Code for Sustainable Homes contains a minimum standard for average per capita consumption is to not exceed 125 litres per person per day (46m³/bedspace/year). The table below sets out the average consumption for water companies in Merton.

12.11

Water authority in Merton	Average estimate per capita consumption 07/08 (litres/head/day)	Average estimate per capita consumption 08/09 (litres/head/day)
Sutton and East Surrey		

Water authorise in Merton	Average estimate per capita consumption 07/08 (litres/head/day	Average estimate per capita consumption 08/09 (litres/head/day
Thames Water		
Combined average		

Table 12.2 Average per capita per day water consumption for water companies in the Merton's area. Merton's Water companies

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13 Waste Management

13 Waste Management

13.1 The way municipal waste is currently managed is undergoing radical policy and regulatory change at European, national and regional levels. The European Landfill Directive 1999 requires Member states to reduce their reliance on landfill as the primary means of waste disposal. This has resulted in shifting the emphasis towards sustainable waste management that reinforces the need to reduce the amount of waste produced and maximise the value of the waste that is produced. The key drivers are:

- The introduction of statutory standards for recycling and composting of household waste;
- European and National legislation that require a significant reduction in the amount of biodegradable waste being disposed to landfill
- The Landfill Tax escalator that will result in increasing costs for landfill disposal.

13.2 LDF link needed here.....

Local Development Framework (Draft Core Strategy Objectives)

To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place.

13.3 The new Municipal Waste Management Waste Strategy 2006-2021 has been developed in order to meet the challenges of dealing with and disposing of waste in the future. This Strategy recognises that whilst alternative waste collection and disposal methods can be developed in order to meet the challenges set, this must be carried out alongside steps to reduce the overall amount of waste produced.

13.4 The strategy sets out how Merton proposes to manage municipal solid waste over the next 15 years. It is a strategic level document that sets out the key policy objectives and regulatory targets for waste collection, recycling/composting, treatment and disposal. It also outlines the key stages of implementation and the process for monitoring and reviewing progress .

Core Output Indicator

W1: Capacity of new waste management facilities by waste planning authority

To show the capacity and operational throughput of new waste management facilities as applicable

Core Output Indicator	Insert landfill	Non hazardous landfill	Hazardous Landfill	Energy from waste incineration	Other incineration	Landfill gas generation plant	
The total capacity (m3 tonnes or litres)							
Maximum annual operational through put (tonnes or litres if liquid waste)							

Core Output Indicator

W2: Amount of municipal waste arising, and managed by management type by waste planning authority

Core Output Indicator	Landfill	Incineration without EfW	Recycling/Composted	Other	Total waste arisings
W2					



13 Waste Management

The South London Waste Partnership

13.5 In recognition of the harmful environment effect of landfill, the cost of sending to landfill is increasing and councils will be fined if they do not meet landfill targets . The South London Joint Waste Plan in partnership with London Borough of Croydon, Royal Borough of Kingston upon Thames, London Borough of Sutton will ensure that adequate land is set-aside to enable the development of modern waste management facilities. The plan will be entering Stage 2 public consultation during the summer 2009.

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14 Progress towards the Local Development Scheme

Progress towards the Local Development Framework

14.1 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
January 2008	Secretary of State approve LDS v5
February 2008	Merton Council resolve that the LDS v5 shall come into effect
June 2009	Revised LDS v6 submitted to Secretary of State
TBC	Secretary of State approve LDS v6
TBC	Merton Council resolve that the LDS v6 shall come into effect

Table 14.1

14.2 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.

14.3 Reasons for the revisions between LDS Version 1 and Version 4 are set out in Merton's earlier AMR's. AMR 2005/06 Chapter 7 (section on "DPD programme review") specifically identified the need for a review of LDS v4.

14.4 The reason 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. To this effect the following changes were made between LDS v4 and LDS v5:

14.5 Reasons for the revision LDS Version 5 are set out in Merton's earlier AMR's. AMR 2006/07 Chapter 7 (section on "DPD programme review") specifically identified the need for a review of LDS v4.

14.6 To this effect the following changes were made

14 Progress towards the Local Development Scheme

- 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 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.

In 2009 GOL made recommendations and comments to Merton Council to have extra consultation before submitting the Merton's Core Strategy. Therefore, in June 2009 Merton Council has submitted revised LDS v6 timetable to the Secretary of State. [LDS draft 6th edition](#)

The timetable for production of the Joint Waste Development Plan Document together with the neighbouring boroughs of Kingston, Croydon and Sutton target milestones are set out in Merton draft LDS v6 (outside this AMR monitoring period)

LDF progress to Milestones

Development Plan documents (DPD's)

14.7 Development Plan Document are subject to statutory adoptions process. In the period to 2011, the Council will produce the following DPD's which will replace polices in the existing UDP

- Core Strategy
- Development Control Polices
- Proposal Maps
- Site Specific Allocation
- Joint Waste DPD

14.8 The Planning Inspectorate has requested a break between the examination of the Core Strategy and other DPDs. The length of the break has not been specified but is likely to be short and should not affect the overall programme significantly. Once the preparation of the Core Strategy has progressed to Examination, consultation and subsequent milestones will take place for the Development Control Polices and Site Specific Allocation DPD's.

14.9 For the purpose of this AMR, which monitors the period April 2008 - March 2009 the timetable will be monitored against those set out in Merton's LDS v5. The table below show that, while Merton Council was not able to meet all milestones set out in v5 during the AMR period, the LDS was revised (after AMR period) and is on course to meet all the future draft v6 milestones.

DPD	stage	Milestone (v5)	Progress to March 2009	Comment
Core Strategy	Consultation on Preferred Options and SA report (Reg 26)	June 2009	N/A	Target met
	Submit DPD and SA report to Sec of State (Reg 28)	April 2008	N/A	Target moved during AMR period
Proposal MAP	Consultation on Preferred Options and SA report (Reg 26)	January 2009	June/July 2007	Need to be revised as each DPD with a spatial expression is progressed, including the Development Control and Joint Waste DPD.
	Submit DPD and SA report to Sec of State (Reg 28)	June 2009	N/A	Target moved during AMR period
Development Control Polices	Consult on preferred options and SA report (Reg 28)	February 2010	N/A	Target met. Production thereafter delayed and may need to be revisited.

14 Progress towards the Local Development Scheme

DPD	stage	Milestone (v5)	Progress to March 2009	Comment
	Submit DPD and SA report to Sec of State (Reg 28)	September 2010	N/A	Target moved during AMR period

Table 14.2

Statement of Community Involvement

14.10 The SCI was adopted in 2006, it should be reviewed every 5 years it maybe be reviewed at anytime subject to comments and fed back from consultations.

Supplementary Planning Documents

14.11 The table shows that Merton Council has not met all its LDS targets for SPD's for 2008/09, with a number of targets moved during the AMR period, due to focus of resources on DPD production

SPD	Stage	Milestone (v5)	Progress to March 2009	Comment
Sustainable Construction	Consultation on draft SPD and SA report (Reg 17)	January 2009	TBC	Target moved during AMR period. New target not confirmed due to focus on DPD
New Residential Development	Start of SPD preparation	June 2008	TBC	Target moved during AMR period. New target not confirmed due to focus on DPD
Affordable Housing	Start of SPD preparation	June 2008	TBC	Target moved during AMR period. New target not confirmed due to focus on DPD
Historic Environment	Consultation on draft SPD and SA report (Reg 17)	March/April 2008	Not met	Target moved during AMR period. New target not confirmed due to focus on DPD

SPD	Stage	Milestone (v5)	Progress to March 2009	Comment
	Adoption and publication of documents	September 2008	N/A	Target moved during AMR period
Wilson Hospital Development Brief	Consultation on draft SPD and SA report (Reg 17)	May/June 2008	N/A	Applications for this site are being carried out at pre-apps stage.
	Adoption and publication of documents	November 2008	N/A	Brief deleted during AMR period.

Table 14.3

DPD Programme review

14.12 At present nationally around x% of local authorities have adopted a Core Strategy against Government expectations of around 80% by September 2007 (need to check latest figures). In London only 3 boroughs have successfully passed the examination of their Core Strategy or Development Control Polices DPD's.

14.13 Following on from the revised regulation and guidance published in June 2008, these changes set out a revised approach to the preparation of development plan documents, designed to be similar and more flexible

14.14 Merton's LDS will be revised if a new timetable is necessary and agreed. Risk areas, which may result in revision including:

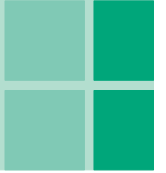
- Ensuring that lessons are learnt from the experiences of other councils who have been through the Independent Examination
- Any further evidence gathering needed as identified from the responses to consultation on the Core Strategy DPD.
- Availability of resources – both financial and officer time 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.

14 Progress towards the Local Development Scheme

SPD Programme Review

14.15 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.

14.16 SPD production therefore will depend on available resources and their usefulness in determining planning decisions and achieving Merton Council's desired outcomes (led by the Core Strategy). Should any SPD's be created before the adoption of DPDs, the SPD's will be based on 'saved' UDP policies. Once UDP policies have been replaced by adopted DPDs, SPD's based on those policies, if required, might be reviewed.



15 Appendix 1: Housing Trajectory

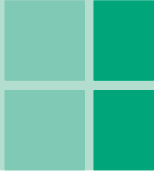
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16 Appendix 2: Sustainability Appraisal

16 Appendix 2: Sustainability Appraisal

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17 Appendix 3: Demography

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18 Appendix 4: Sources

18 Appendix 4: Sources

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