

# The London Borough of Merton Annual Monitoring Report 2009/10

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# 1 Introduction and Background

## 1 Introduction and Background

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

**1.2** The Annual Monitoring Report monitors the financial year 2009/1 (**1st April 2009 to 31st March 2010**). Events that take place outside this time period may be referred to but will be monitored in previous or subsequent reports.

**1.3** 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 (i.e. by 31st December 2010).

**1.4** 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 whether milestones set in the LDS are being achieved and the reason behind notable successes or difficulties.

**1.5** 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 plan 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;
- **Policy Indicators** designed to measure the council's performance against development plans key policies.

**1.6** Evidence for Contextual Indicators may come from special (independent) studies undertaken at national, regional, and borough levels. These tend to be updated over a longer period.

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

**1.8** The source of any evidence is highlighted in the AMR.

**1.9** 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.

## 2 Borough Profile

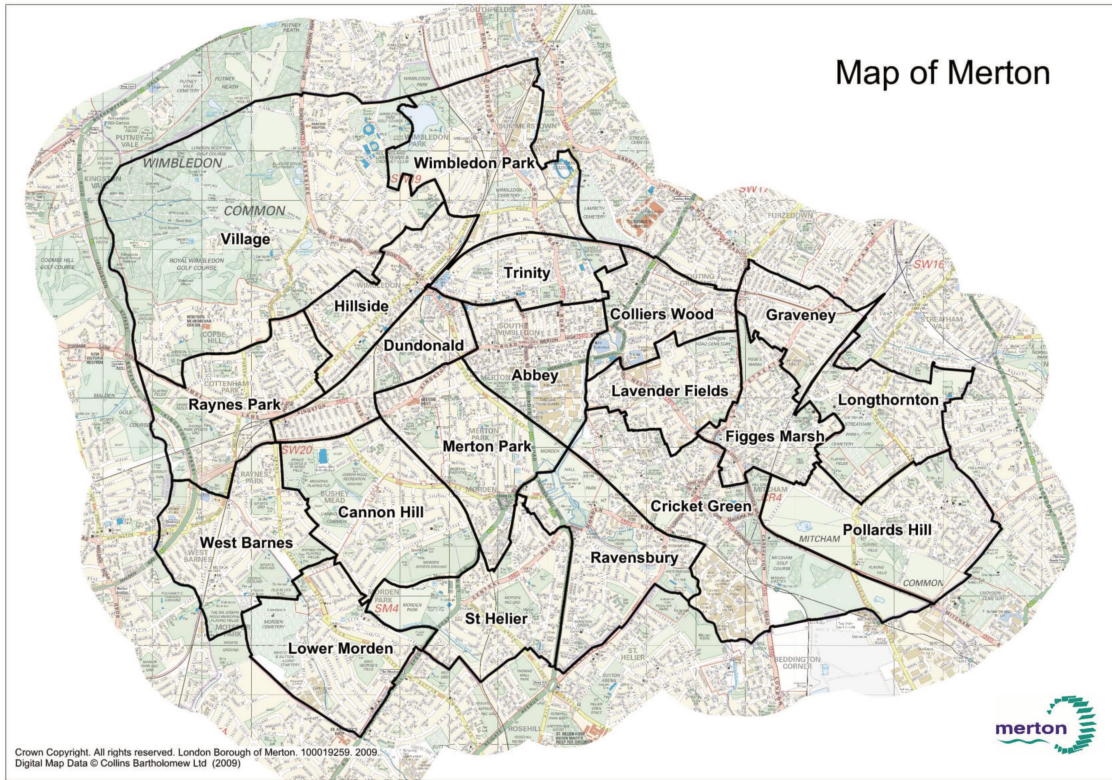


Figure 2.1 Wards in Merton

## 2 Borough Profile

**2.1** Merton is an outer London borough, situated in south west London, in the heart of the Wandle Valley. Merton is predominantly residential in character (42% of the area) but with great variations in social mix and density of development from east to west and north to south.

**2.2** Although it is one of the smallest London boroughs with an area of 37 square kilometres, it contains several distinct districts including Colliers Wood, Mitcham, Morden and Wimbledon, and some impressive open spaces including Mitcham and Wimbledon Commons. There are a number of smaller local centres scattered across the borough at Arthur Road, Motspur Park, North Mitcham, Raynes Park and Wimbledon Village that each have their own distinct character.

### National Indicators (awaiting data)

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

NI 2: % Of people who feel that they belong to their neighbourhood: % of Merton's residents feel they belong to their neighbourhood

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

**2.3** Due to Merton's location, the borough has always benefited from its proximity and good connections to central London, while also being able to maintain a more suburban feel than some other inner London boroughs.

**2.4** The most urban parts of the borough are located to the north, adjoining the border with Wandsworth. During the late nineteenth and early twentieth centuries London's suburbs expanded around older village settlements at Mitcham, Merton Abbey, Morden and Wimbledon with the growth of the rail network to London. The northern part of the borough are characterised by tightly packed streets of late Victorian or Edwardian terraced housing around North Mitcham, Colliers Wood, South Wimbledon and Wimbledon Park, and larger detached or semi-detached homes around Wimbledon.

**2.5** 1930's suburbia characterises large parts of the south and east of Merton: lower density semi-detached houses or short terraces with gardens, in tree lined roads with wide grass verges, which merges with neighbouring boroughs of Sutton and Croydon to the south.

**2.6** Merton's historic environment is an important element of the character, cultural heritage and identity of the borough. There are a high number of Conservation Areas in the western parts of the borough surrounding Wimbledon, and a fairly even distribution of statutorily listed buildings and other heritage sites throughout Merton. This is supplemented by a list of local buildings of historic, architectural or townscape value, historic parks and gardens and scheduled ancient monuments which help to complete the key elements of Merton's historic environment.

**2.7** Merton is one of the greenest boroughs in London, with extensive parks, green and wild spaces that offer recreation, relief, contrast and structure to the borough's built environment. 18% of the borough's area is open space, compared to a 10% London average. A significant part of the borough's open space provision corresponds to Wimbledon and Mitcham Commons, which are extremely valuable for the borough in terms of nature conservation and are a popular leisure attraction for residents and visitors from outside the borough.

**2.8** The Wandle Valley runs through south London from Croydon to the mouth of the Wandle at the Thames in Wandsworth. It has long been the focus of industrial activity, which peaked in the nineteenth century, and still links modern business and industrial estates at Willow Lane, Morden Road and Durnsford Road with Merton's industrial heritage at Abbey Mills. The river, and the Wandle Trail along its banks, act as a green corridor for wildlife and offer walking, cycling and other recreational opportunities.

**2.9** To the east of the borough can be found Merton Priory. The priory was founded as an Augustinian priory in the 12th Century, is a site of great historical significance and is central to Merton's history. Located in the Wandle Valley Conservation Area, the priory was where the basis of common law in England for centuries and seen by many as the forerunner for modern parliament was signed. Although little survives today of the priory, it existed for over 400 years, and is now protected as a scheduled ancient monument.

## Population

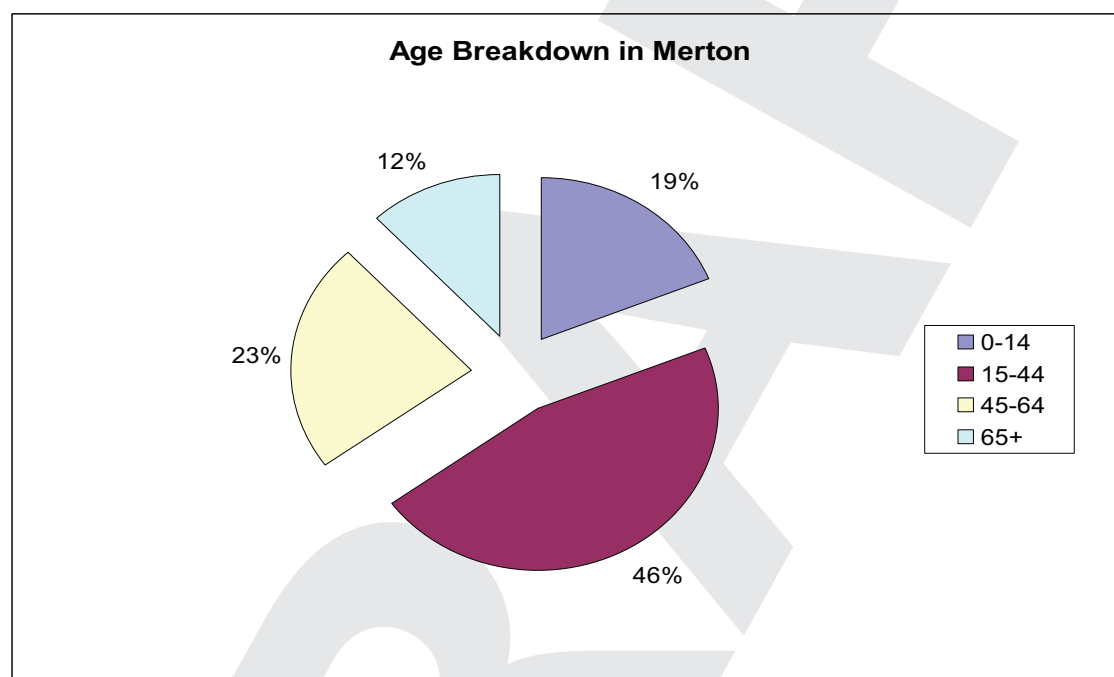
**2.10** The 2001 Census showed that Merton has a total population of about 187,900 in 78,884 households and an average household size of 2.38 people.

**2.11** The GLA 2008 Mid Year estimates which take level of the number of development in Merton identify Merton's total population projection as £197,283 as at 2010. The GLA population are based on the ONS mid-year estimates incorporating annual births and deaths and linked to population change with planned growth in homes.

## 2 Borough Profile

**2.12** ONS 2007 Mid year figure has Merton's population at 199,276. ONS population projection are based on Fertility, mortality, migration trends determined from the 2001 census to 2006 period at a national and local levels.

**2.13** In Merton 51% of the population are women and 49% are male and this reflects the Greater London area. The figure 2.1 indicates that Merton's population is fairly youthful with around 46% in the 15-44 year age group. Over the past five years birth rates in Merton, and London-wide, have jumped, putting unexpected pressure on early years services. GLA projections for Merton have also identified that the over 85 age groups are likely to increase disproportionately compared to other age groups.



Picture 2.1 Age breakdown in Merton

### Diverse Population

**2.14** Merton is the 23rd most diverse local authority in the UK and has a similar ethnic mix when compared to the rest of outer London.

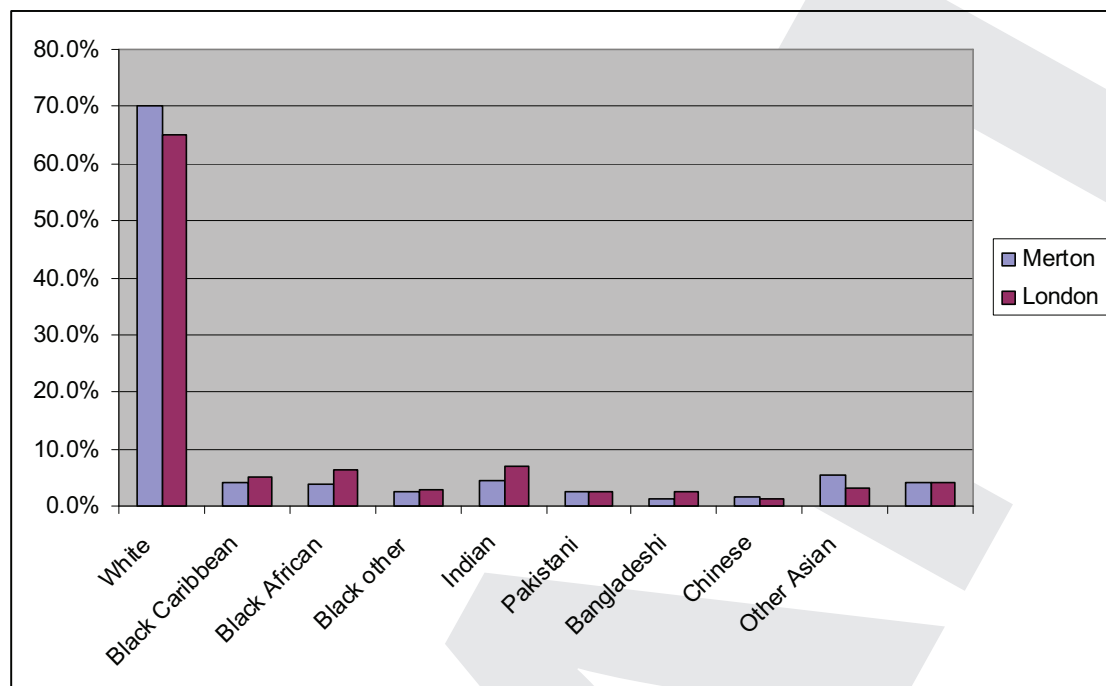
### National Indicator

NI 1: % people who believe people from different backgrounds get on well together in their local area: % of Merton residents believe people from different background get on well together. An increase/decrease on the previous year.

**2.15** GLA Round 2008 Low projections indicates that by 2016, BAME (Black and Asian Minority Ethnic) groups will represent 32% of Merton's population an increase of 7% since the 2001 Census. Merton's increases are mirrored by the London wide picture. GLA projection period (2006-2031) shows all individual BAME groups are projected to grow by 1.05 million.

**2.16** The east of the borough is more diverse than the west, with the BAME population rising to around 50% in some wards. Pupils in Merton schools come from a diverse background, with around 50% from BAME groups, and over 160 languages spoken.

## 2 Borough Profile



**Figure 2.2 Ethnic breakdown in Merton 2010**

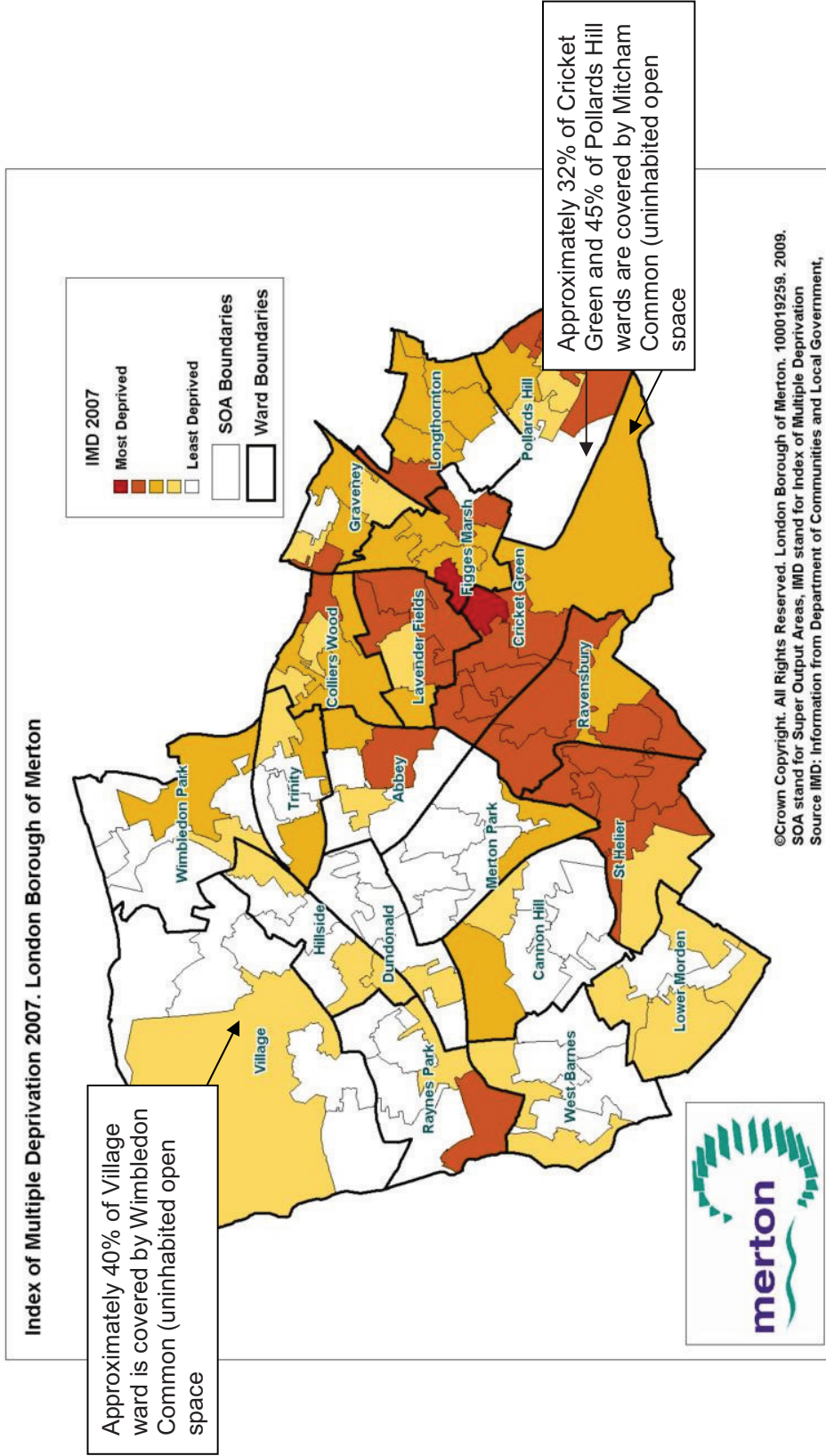
Source: GLA 2008 Round Ethnic Group Projections Low.

### Indices of Deprivation

**2.17** A number of pockets of deprivation exist within Merton. These pockets are mainly in the eastern wards (such as Figges Marsh, Cricket Green, Lavender, Graveney and Ravensbury) and some smaller pockets in the western wards (Trinity, Abbey, Hillside). These wards have multiple deprivation and a high level of income deprivation, unemployment and low educational attainment.

**2.18** Merton is ranked 5th of 32 boroughs in London on all \*age all cause mortality (\*The mortality rate from a specified cause for a population NHS and Department of Health definition) which is significantly lower than the national average and is well below the London average. Overall, we are the 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).





Picture 2.2

## 2 Borough Profile

### Income

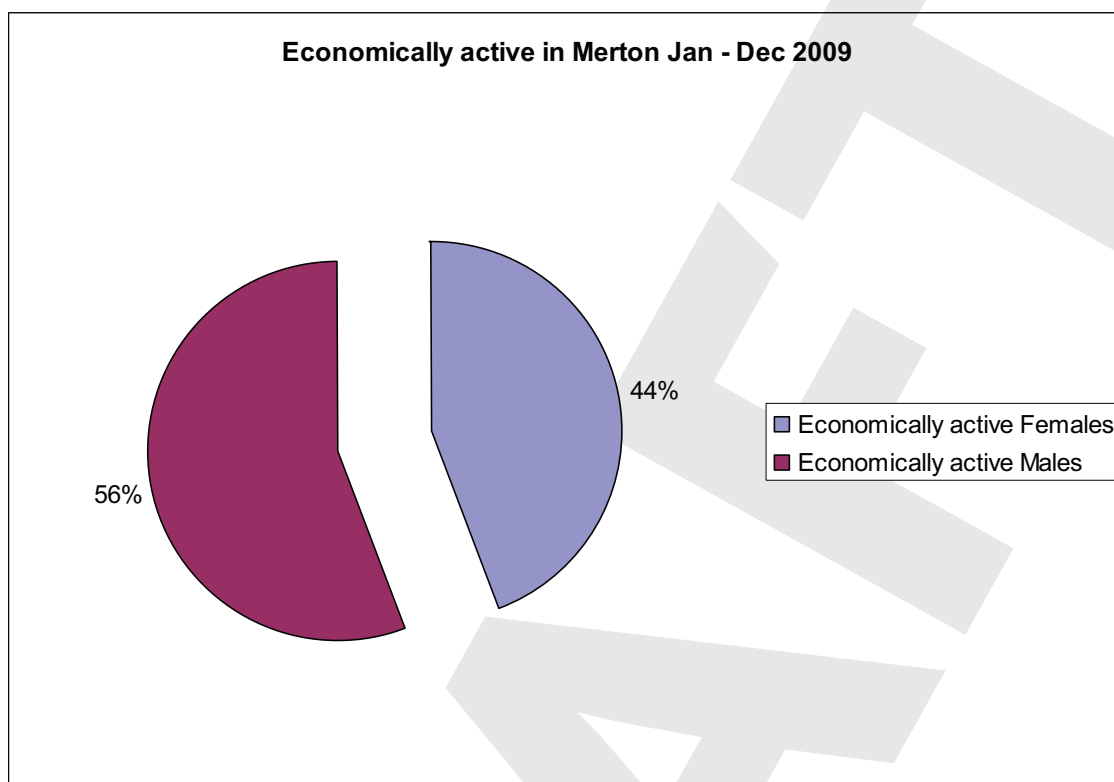
**2.19** There are large disparities in the distribution of income within Merton. In general the west of the borough is more affluent especially Wimbledon Park, Village, and Hillside wards which make up the Wimbledon Constituency. These wards have a median income range of £k - £k. The wards in the east of the borough contain higher levels of deprivation: Figges Marsh, Pollards Hill, St. Helier, and Cricket Green, which makes up the Mitcham and Morden Constituency. These wards have a median income range of £k- £k (Paycheck,2009).

**2.20** The labour force statistics in Merton indicates that women are less economically active than men. In Merton 75.2% of women and 87.9% of men are economically active. This is higher than the London wide figures of 67.8% for women and 82.7% for men (Source Nomis: ONS Annual Population Survey 2010).

### Employment

**2.21** Commuting patterns suggest a net flow outflow of 28,000 commuters from Merton, however almost half of all people working in the borough also live there. When comparing employment by sector wards Wimbledon (Wimbledon constituency boundary) contains higher proportion of people employed in managerial, professional and associate role, compared to wards in the Mitcham and Morden constituency which have a higher proportion of the population employed in skilled trades, customer service; and plant and machinery jobs (Source Annual Population Survey via Nomis 2007)

**2.22** During 2009/10 78.8% (114,500) of Merton's population were economically active. This rate is above London with 75.2% and Great Britain with 76.7% economically active population.



**Figure 2.3**

Source: ONS Annual population survey

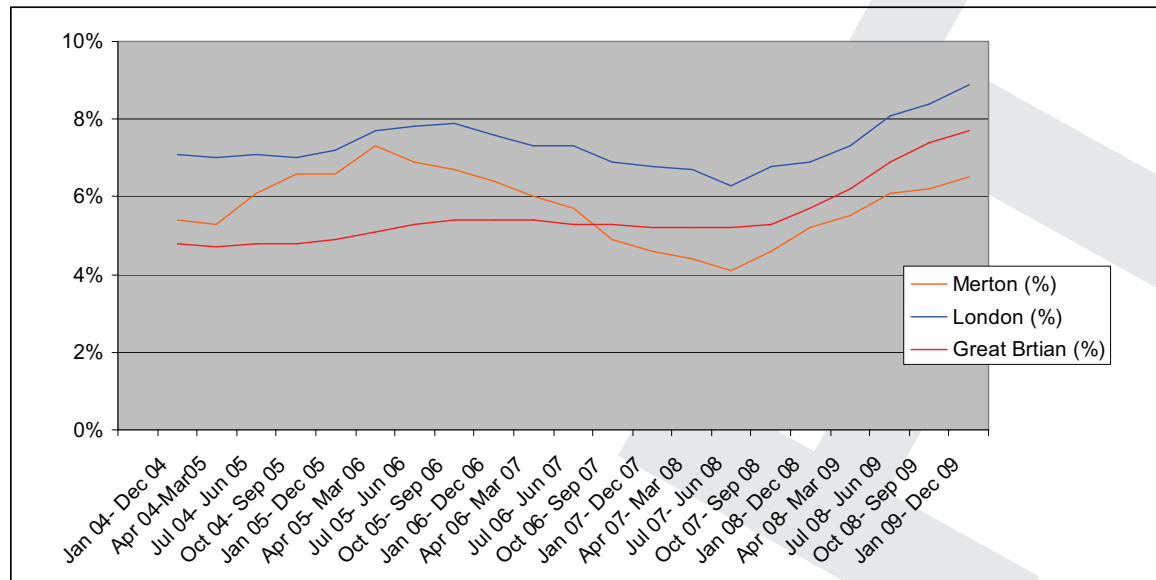
Number and % are for those of aged 16-64

% is a proportion of residents of area aged 16-64

**2.23** The unemployment rates before 2008 in Merton have fluctuated around 5% unemployment. During 2009/10 unemployment has increased slightly to 5.3% from 4.1% in 2008. This increase is due to the current economic downturn.

The wards in the east of the borough have higher unemployment rates with 3.9% while the wards in the west of the borough have 1.4% unemployment.

## 2 Borough Profile



Picture 2.3 All people: Unemployment (Model Based) Merton

### Health Deprivation and Disability

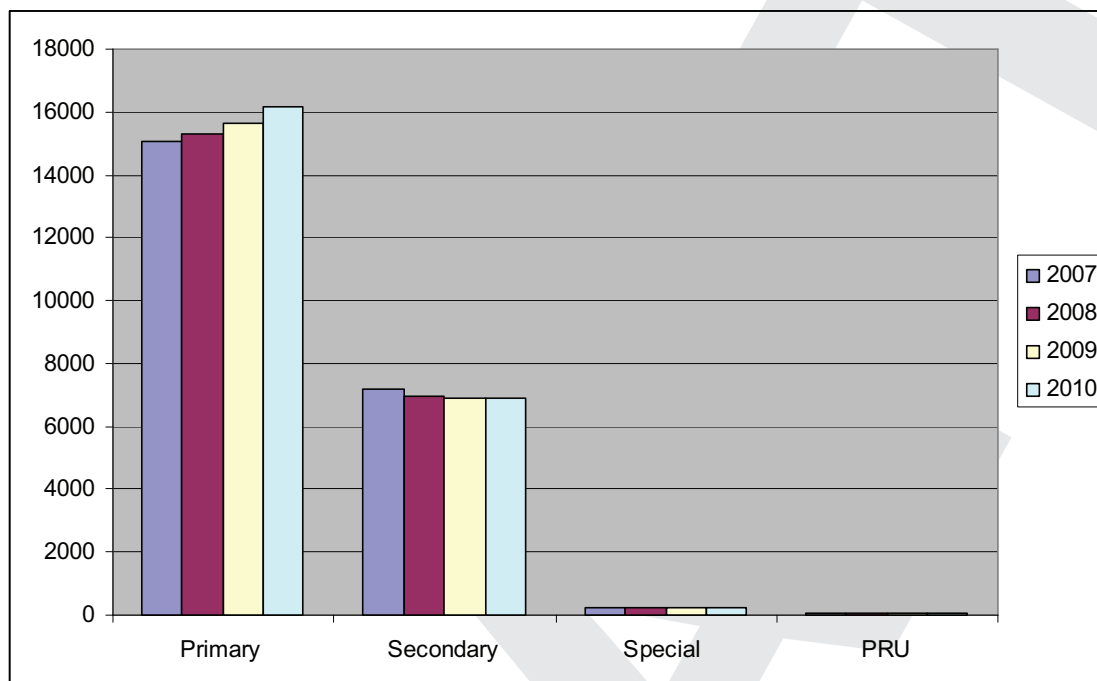
**2.24** Merton is ranked 5th of 32 boroughs in London on \*all age all cause mortality (\*The mortality rate from a specified cause for a population NHS and Department of Health definition) which is significantly lower than the national average and is well below the London average. It is important to note, however, that 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. In Merton 13.77% of the population has a long term limiting illness, the sixth lowest percentage in London.

**2.25** Male life expectancy in Merton is 79 years, while female life expectancy is 83 years (2009), the sixth highest in London. These figures drop significantly in some wards in the east of the borough, for example Figge's Marsh, where male life expectancy is only 72.7 years (2005).

### Education

**2.26** Merton schools has had another good year of results in GCSE exams with 8.6% more students achieving 5+GCSE's A\*-C grades exceeding 2009 national average by 7.8%. The increase takes Merton's secondary school students attaining 5+GCSE's A\*-C grades to 77.8%, up from 69.2% last year and above the national average 2009 of 70%. This represents an improvement of 29.6% over a five-year period.

**2.27** In 2009, to meet the increased demand for school places, additional reception classes were created in schools across the borough, increasing in primary roll numbers.



**Picture 2.4 Number of pupils on the School Roll**

Source: London Borough Children, Schools and Families

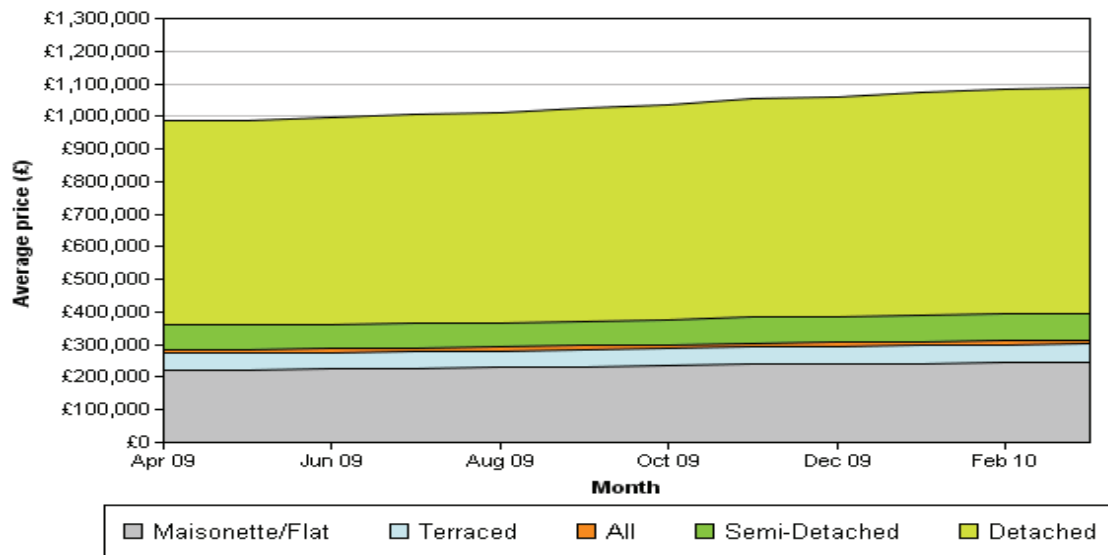
\*The figures do not include the 2 Academy Schools.

## Housing

**2.28** The average house price in Merton during 2009/10 was £445,361. Despite the current economic climate detached and semi detached homes still remain above the UK and London average. However, these borough wide figures hide a large contrast between house price in western wards and eastern wards where prices are significantly lower.

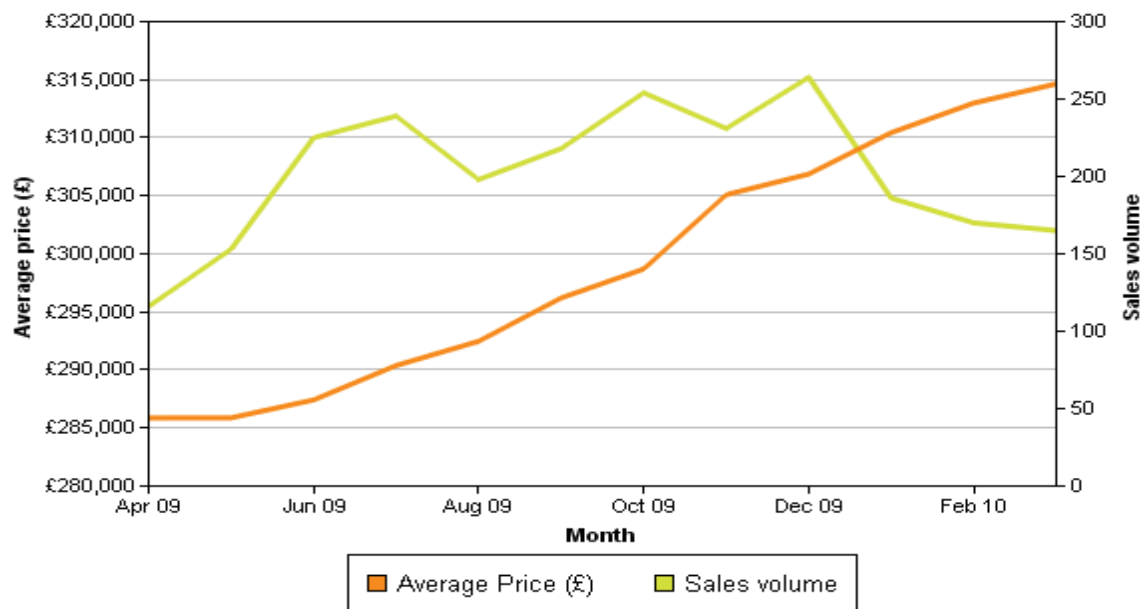
## 2 Borough Profile

Household type breakdown - Merton London borough



Picture 2.5 Housing type breakdown in Merton

House price and sales volume - Merton London borough



Picture 2.6 House price and sales volume in Merton 2009/10

## Crime

**2.29** In 2009/10 Merton rose from fourth to second safest borough in London after Richmond borough. Merton's policing is divided into three sectors covering Wimbledon, Mitcham and Morden. The latest crime figures from Metropolitan Police Service (MPS) show that crime in the borough has decrease by -3.3% down period to July 2010. Findings of the Annual Residents Survey 2008 found that 59% of Merton residents were very or fairly worried about crime overall. 63% member of the public think the local police provided a good service. Some of the key achievements during 2009/10 have been:

- A local anti-burglary operation is focusing intelligence-led patrols by extra uniformed and plain-clothed teams in burglary target areas. Working varying shifts to combat a small rise in burglary offences, the patrols have made a number of arrests
- Working in partnership with Morden Baptist Church, Merton's Community Safety Unit in opening a one-stop advice and support centre for people living with domestic violence. It is being supported by a borough-wide advertising campaign
- We have joined 'Stop Hate UK' to provide practical support for anyone who has experienced hate crime. 'Stop Hate UK' is an national independent charity that operates a 24-hour support line service

**2.30** Merton council place an emphasis on partnership working to ensure that together we are working hard to make Merton the safest borough in London.

Offences	12 months to July 2009		12 Months to July 2010	
	Merton	Met total	Merton	Met total
Total crime	15,149	842,812	14,645	827,645

**Table 2.1 Crime figures fro Merton 2009/10**

Source: Metropolitan Police Service 2010

# 3 Housing

## 3 Housing

### Housing background

**3.1** 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. The new PPS3 2010, makes changes to paragraphs 41, 47 and Annex B of the old PPS3 and adds private residential gardens to the exclusions from definition of previously developed land contained in Annex B, and removes 30 dwelling per hectare as the national indicative density for new developments.

**3.2** The Mayor's London Plan 2008 sets an annual strategic housing target for London of 30,500 new homes 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.

**3.3** The draft London Plan 2009 set out minimum targets for each London boroughs covering the plan period 2011-2031. In the summer of 2010 the draft London Plan is scheduled for a Examination in Public (EiP) to discuss selected subjects covered by the draft replacement Plan. Housing issues are scheduled for October 2010.

**3.4** The draft London Plan has set a target is 4800 (320 per year) additional homes over 15 years for Merton. This more realistic target is supported by the GLA Strategic Housing Land Availability Assessment 2009 (SHLAA). The SHLAA is a robust assessment of housing delivery for boroughs. It includes identification of additional homes from a variety of sources including windfall, large and small sites. The SHLAA is reflective of the unique London situation, of reliance of windfall site.

**3.5** In Merton's case, the Core Strategy 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.

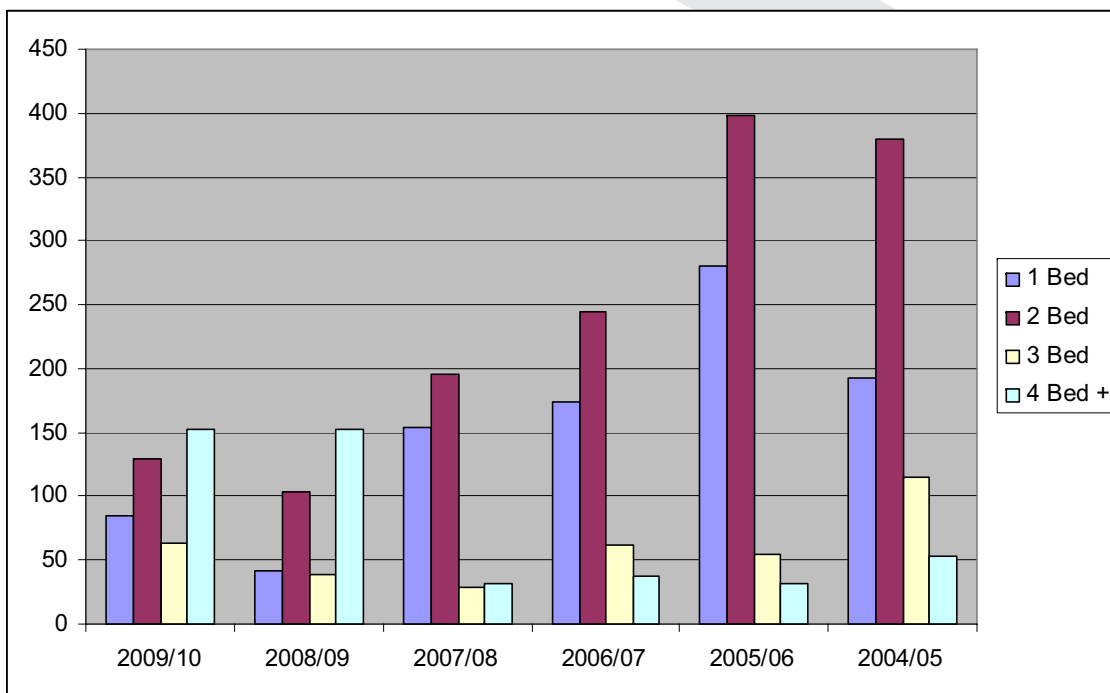
### Housing in Merton

**3.6** Merton's 2010 Strategic Housing Market Assessment Study (SHMA) which is in progress has identified that there is a need for more homes of all types and sizes throughout Merton. The SHMA enables us to understand the dynamics of housing markets across the borough.



**3.7** The role of the SHMA is to identify housing need and demand in term of affordability and marketing housing. It provides the evidence needed to guide investment in housing across all tenures. It provides a powerful evidence base from which we can plan and prioritise, and which we will build upon in future.

**3.8** The Study identified that nearly 50% of future housing delivery should take the form of 3 bedroom units and 47% either 1 or 2 bedroom units (*net change in required housing size mix by number of bedroom units for 2007-2021*). Assessment of historical provision to date in the borough indicates a disproportionately greater delivery of smaller housing units compared to the larger housing units with 84% of dwellings in the borough between 2004 and 2009 consisting of 1 or 2 bedroom units.



**Figure 3.1 Bedroom provision in Merton**

Source: London Development Database and Merton Residential Monitoring Database

### **Economic Downturn and the housing market**

**3.9** During 2008-2010, the UK has been emerging from recession. It is widely recognised that the inability to secure credit has had implications way beyond financial services industry. A report published in January 2009 by the Communities and Local

## 3 Housing

Government (Credit Crunch and Regeneration: impacts and implications) clearly demonstrates that, although all aspects of regeneration are suffering, developments in marginal areas, economically and geographically will be most affected.

**3.10** Engagement carried out for the 5 year delivery consultation identified that housing builders, developer and other stakeholders shows a mixed picture in Merton. The private housing providers have been worst hit during this current economic downturn. This effect of the downturn has recently affected the public sector that had recently enjoyed the bonus of the fall in price for land creating opportunities for provision of public sector housing and infrastructure.

**3.11** Although it is recognised that place-making is a long term process, the uncertainty caused by the recession in terms of available finance for development schemes is currently affecting when development schemes are being completed in their entirety.

### Merton Housing Target

**3.12** Core Indicator H1 requires boroughs to identify the required housing targets and the planned housing period for delivery.

Core Output Indicator H1	Start of plan	End of plan period	Total housing required	Source of plan target
	1st April 2007	31st March 2017	3,700 (370 annually)	London Plan Target
	1st April 2011	31st March 2031	3,200 (320 annually)	Draft London Plan Target

Table 3.1 Core Output Indicator H1 Plan period and housing target

### PPS3 Housing Trajectory

**3.13** 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 which is likely to deliver new homes as a result of the moreMorden regeneration plan. Whilst the trajectory does not specifically identify sites for years beyond 2019/20, Merton is confident that the target will be met for these years. In Merton the housing target has traditionally been met in large part via

windfall sites (approx 60%). There are fewer opportunities for large scale development, with the exception of Morden. Historically about 92% of applications completed in Merton are 10 units or less.

**3.14** 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).

**3.15** 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 2018/19. A detailed schedule of identified sites is provided at **Appendix 1** with forward phasing from 1 April 2009 - 31 March 2018.

**3.16** In summary the breakdown of sites within each grade is as follows:

- Grade A: Planning Permission in place and commenced as at March 31st 2010
- Grade B: Planning permission in place and not commenced as at March 31st 2010
- Grade C: Permission in place, however awaiting s.106 signing as at March 31st 2010
- Grade D: Outline permission only as at March 31st 2010
- Grade E: UDP proposal sites without planning permission as at March 31st 2010
- Grade F: 2004 Housing capacity Sites without planning permission as at March 31st 2010

# 3 Housing

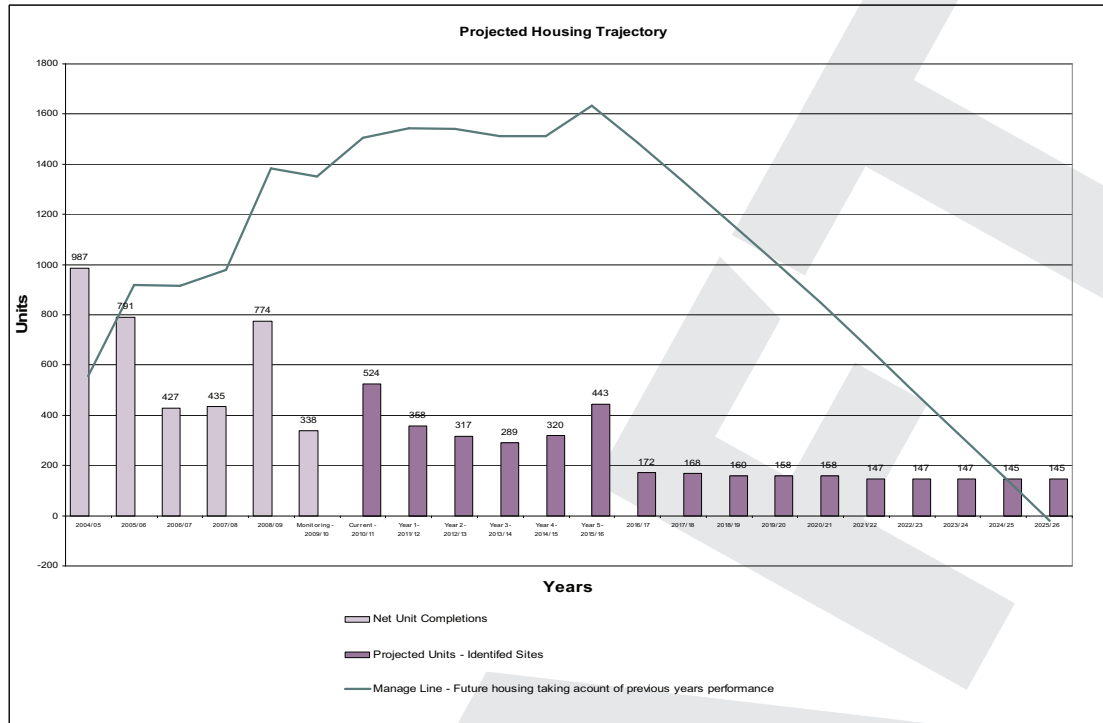


Figure 3.2 Merton's 15 year Housing Trajectory (including the first five years)

\*The 15 year housing trajectory includes Merton's 5-year Deliverable Housing.

**3.17** It should be noted that inclusion of sites in the latter years of the trajectory does not mean that planning permission will be automatically granted (where it has not been already). It means sites to the best of our knowledge are able to deliver housing subject to other factors such as funding, the release of Brownfield land and the infrastructure provision.

year	H2 (a) Net additional new homes in previous year	H2 (b) Net additional homes for the reporting year	H2(c) a) Net additional new homes	H2(c) a) Target	H2(d) Managed delivery target taking account of past/projected completions
04/05	987			420	
05/06	791			420	
06/07	427			370	

year		H2 (a) Net additional new homes in previous year	H2 (b) Net additional homes for the reporting year	H2(c) a) Net additional new homes	H2(c) a)Target	H2(d)Managed delivery target taking account of past/projected completions
07/08		435			370	
08/09		774			370	274
09/10	Monitoring year		338		370	244
10/11	Current year			524		239
11/12	1			358	320	220
12/13	2			317	320	210
13/14	3			289	320	201
14/15	4			320	320	194
15/16	5			443	320	183
16/17				172	320	157
17/18				168	320	155
18/19				160	320	153
19/20				158	320	152
20/21				158	320	152
21/22				147	320	150
22/23				147	320	151
23/24				147	320	152
24/25				145	320	155

# 3 Housing

year	H2 (a) Net additional new homes in previous year	H2 (b) Net additional homes for the reporting year	H2(c) a) Net additional new homes	H2(c) a)Target	H2(d)Managed delivery target taking account of past/projected completions
25/26			145	320	165

**Table 3.2 \*\*\***

**3.18** In accordance with Core Indicators H2 (a), H2 (b) and H2(c), Table 3.4 provides details of net additional dwellings within the borough for previous, current and future years. This meets PPS3 Housing's requirement that sites in the housing trajectory are available, suitable and achievable.

**3.19** Core Indicator H3 requires boroughs to identify the number of new dwellings being built upon previously developed land (PDL).

Core Output Indicator H3 New and converted dwellings on Previously developed land.	Total
Gross	338
% gross on Previously Developed Land	100%

**Table 3.3 Core Output Indicator H3 New and converted dwellings on Previously Developed Land.**

## Merton's 5-year Deliverable Housing

**3.20** In line with the Draft London Plan, Merton's Core Strategy proposes approximately 4800 dwelling over 5 years. The majority of these dwellings will come from known or allocated sites. This equates to 320 additional homes per financial year. Therefore, the target for the 5 year delivery planning period is 1600 additional homes. All sites which are considered for the 5-year deliver need to meet requirements in PPS3

- **Available-** the site is available now
- **Suitable-** the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities; and
- **Achievable-** there is a reasonable prospect that housing will be delivered on the site within five years.

**3.21** In identifying sites which meet this requirement the following have been included sites with planning permissions (up to 31st March 2010) and Housing Capacity Sites 2004

**3.22** To demonstrate that we have undertaken a realistic assessment of housing delivery in Merton, from November 2009 to July 2010, Merton Council contacted over 2000 housing providers (developers, applicants, architects, house builders, house providers and other key stake holders) and carried out site inspections of over 300 existing sites with planning permission for residential developments in the borough.

**3.23** The key purpose of this engagement was to assess and demonstrate whether a site is **available, suitable and achievable** for delivering additional housing. As sites included in delivering our target either have planning permission or have been identified as a UDP site proposal (with planning permission) or Housing Capacity site they are deemed **available** and **suitable**. The vital criteria is **achievable**, can a development be completed especially in the current economic climate.

### **Affordable Housing**

**3.24** The planning system helps to deliver affordable homes through application of an affordable housing target. However, the majority of affordable homes built in Merton have been delivered through other corporate strategies e.g. the Housing Strategy. It is also important to note that delivery of new homes largely depends on landowners, Registered Social Landlords (RSL's) and property developers completing the schemes for which they have planning permission. Contributions from other agencies, for example, the Homes and Communities Agency (HCA) may assist in the delivery of schemes.

**3.25** A large number of Merton's affordable housing provision has largely come from schemes built by RSL's. 100% RSL's affordable housing schemes accounted for 100% of all affordable housing built in Merton in 2009/10. Merton's SHMA has identified a need for both social rented and intermediate affordable housing.

**3.26** To address the need for more affordable housing, and in line with national and regional guidance, the Core Strategy has set affordable housing targets which are based on a realistic assessment of housing needs and supply and in line with Merton's visions, objectives and strategies to encourage mixed and balanced communities.

**3.27** The Core Output Indicator H5 aims to provide a snapshot of the gross number of affordable unit's completions for the borough. In 2009/10 Merton's planning records identify that a total of 49 affordable homes were completed. This figure represents

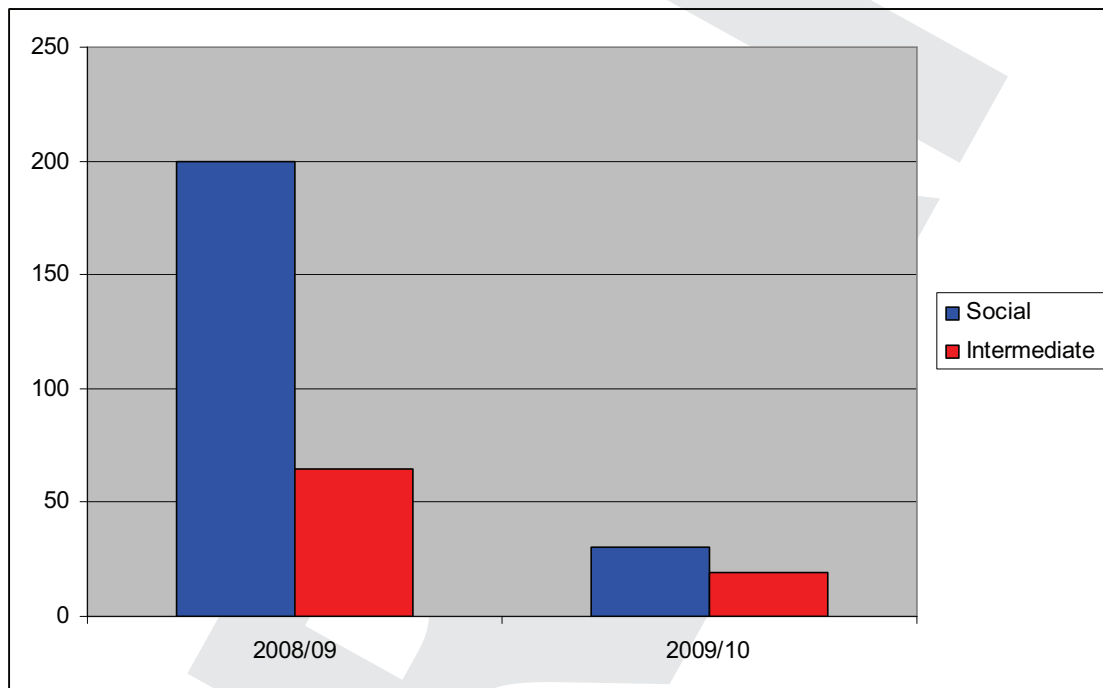
# 3 Housing

14% of the total housing completions for the monitoring year. When compared to 2008/09 the gain in affordable housing was higher due to large development at Plough Lane.

Core Output Indicator H5 Affordable housing completions (gross)	2009/10 Social rent homes provided	2009/10 Intermediate	Affordable Total
	30	19	49

**Table 3.4 Core Output Indicator H5: Affordable housing completions (gross)**

Source: London Development Database and Merton Residential Monitoring Database

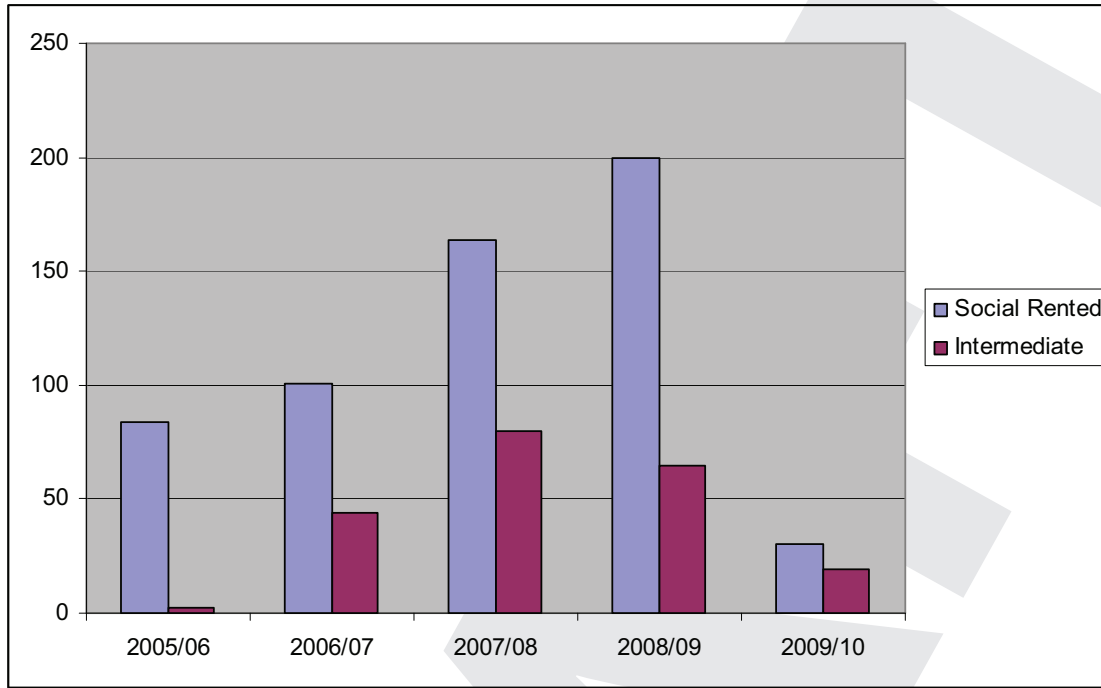


**Figure 3.3 Core Output Indicator H5: Affordable housing completions (gross) 2008/09- 2009/10**

source : London Development Database (LDD)

**3.28** Figure 3.4 below identifies Merton's delivered affordable housing from 2005/06 - 2009/10. During this period Merton has delivered 579 social rented and 210 intermediate homes.





**Figure 3.4 Affordable Housing Completions in Merton**

**3.29** Figure 3.5 below identifies from 2005/06 - 2009/10 Merton granted permission for 892 affordable housing units from 112 planning applications. During 2009/10 115 affordable units were granted permission down by -19.5% on 2008/09 with 143 affordable units approved.

## 3 Housing

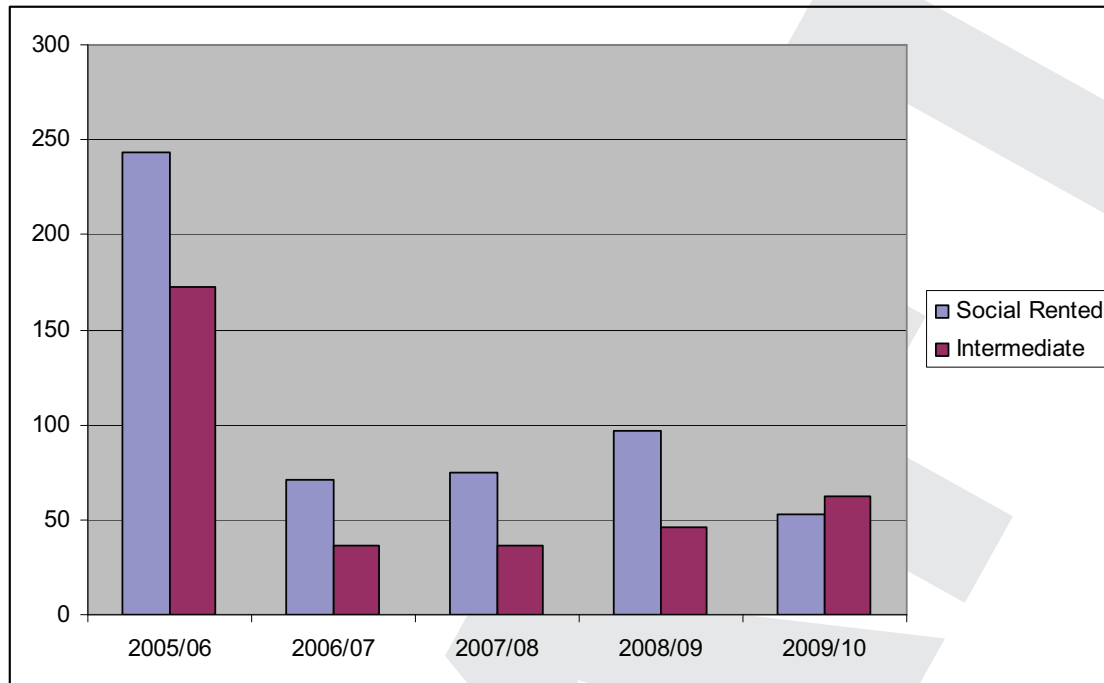


Figure 3.5 Affordable housing approvals in Merton

### Conversions

**3.30** The conversion of existing single dwelling stock into two or more smaller units typically involves intensification of the borough suburban housing stock, resulting in the loss of larger dwellings.

**3.31** In 2009/10 49 planning applications were determined involving housing conversions. The majority (%) were for conversions from a single dwelling to multiple dwellings. X% were conversion from multiple to single. Of these planning applications 23 (46.9%) were approved and 26 (53.1%) were refused.

**3.32** The trends in dwelling conversions in the borough generally follow the pattern of the underground, overland and tram lines, in locations where accessibility is highest. Although it is policy to direct denser development towards these areas, it is also policy to ensure that a balanced housing mix is maintained to achieve sustainable communities. Allowing an extensive number of dwelling conversions in these locations will not achieve this objective. To address this the Core Strategy will seek that applications for conversion of existing single dwelling into two or more smaller units must include the re-provision of at least one family dwelling.

## Gypsy and Travellers

**3.33** Guidance in Circular 01/2006 planning for Gypsy and Traveller Caravan Sites calls for a more positive approach to making adequate provision for Gypsies and Travellers. We have one existing authorised Gypsy and Traveller site in the borough. Any new Gypsy and Traveller sites should be adequate and appropriate to the needs of the Gypsy and Traveller communities, and integrated into adjoining communities. The Mayor is currently reviewing the Gypsy and Traveller Caravan Sites need for London.

**3.34** The Core Output Indicator H4 aims to show the number of Gypsy and Traveller pitches delivered

Core Output Indicator H4	Permanent	Transit	Total
	0	0	0

**Table 3.5 Core Output Indicator H4; Net additional pitches (Gypsy and Traveller)**

# 4 Built Environment and Design

# 4 Built Environment and Design

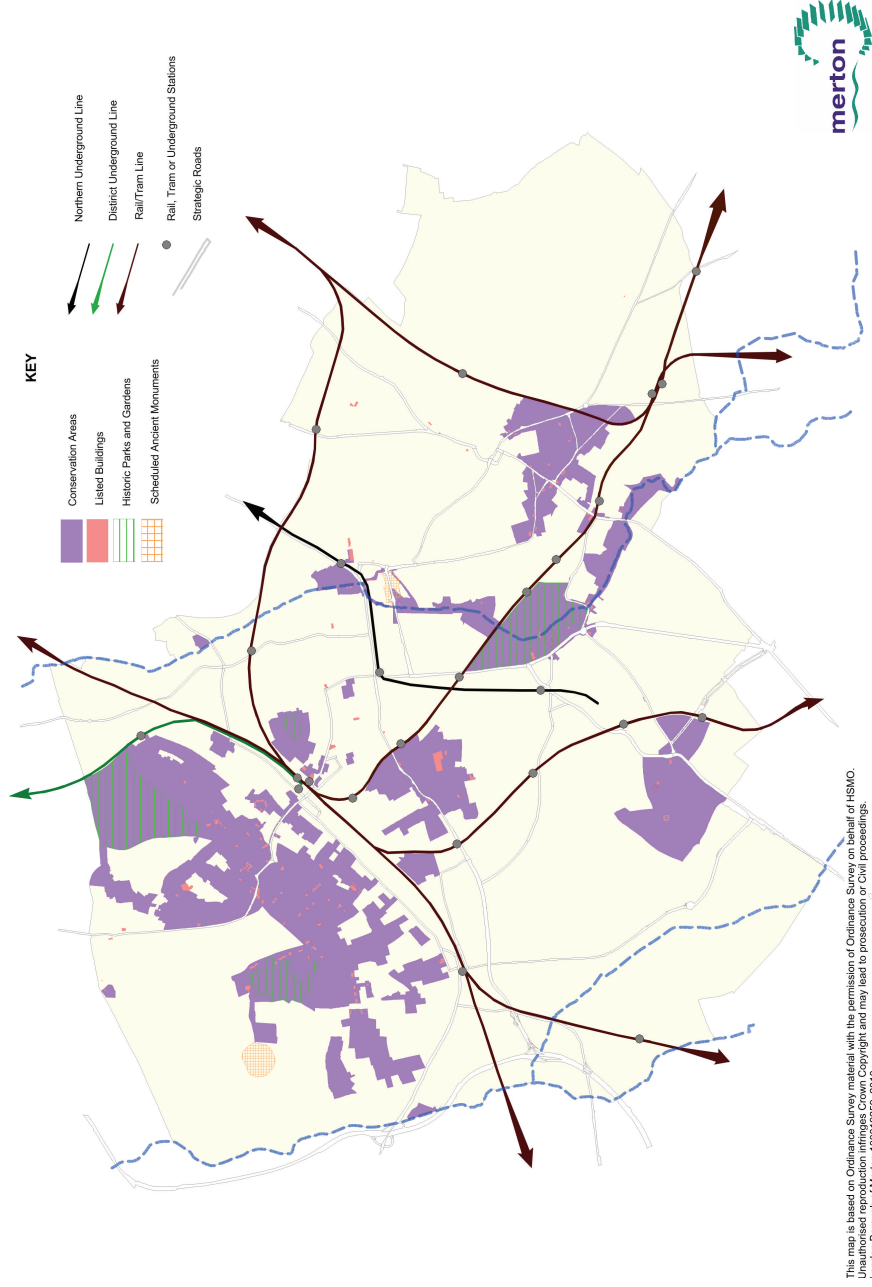


Figure 4.1 Merton's Historic Environment (excluding locally listed buildings)

**4.1** Merton's historic environment is an important element of the character, cultural heritage and identity of the borough. In order to protect this, Merton has designated 28 Conservation Areas, as well as protection to its existing open spaces and wildlife habitats. This is supplemented by a list of local buildings of historic, architectural or townscape value, a programme of character appraisals and management plans for the conservation areas. Statutorily listed buildings and other heritage sites, such as historic parks and gardens and scheduled ancient monuments help complete the key elements of the historic character of Merton.

**4.2** In line with PPS5, Merton's heritage assets should be used to make a positive contribution and inspire new development of imaginative and high quality design, forming a central part of future development and regeneration in the borough. This is particularly relevant for the regeneration of Mitcham and Morden where the significance of heritage assets such as Mitcham Cricket Green and Morden Hall Park will be used to inform new development or regeneration and contribute to the character and distinctiveness of each centre.

**4.3** The Core Strategy policies will seek that all developments need to be designed in order to respect, reinforce and enhance the local character of the area in which it is located and to contribute to Merton's sense of place and identity.

### Conservation Areas

**4.4** Conservation Areas are designed by the council as areas of special architectural or historic interest, the character or appearance of which should be persevered or enhanced. The conservation areas in Merton cover just under 602 square kilometres (617 Hectares), a little over 16% of the borough. Although there are a higher number of Conservation Areas in the western parts of the borough around Wimbledon, West Wimbledon and Wimbledon Village, there is a fairly even distribution of listed buildings and other heritage sites within the borough such as Mitcham Cricket Green and Morden Hall Park.

**4.5** The purpose of Conservation Area Character Assessments is to justify the conservation area designation and to define the features of interest that give each area a special character.

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

## 4 Built Environment and Design

Year	Character Appraisals Underway	Adopted Character Appraisals	Adopted Design Guides
2006/07	7	2	8
2007/08	6	5	1
2008/09	3	2	0
2009/10			
Total			

**Table 4.1**

**4.6** During 2009/10, (awaiting data) were all underway. The (awaiting data) and (awaiting data) Character Appraisals were adopted within this period. A total of (awaiting data) Character Appraisals have now been adopted, up to (awaiting data) from 20 in 2008/09

### Building for Life

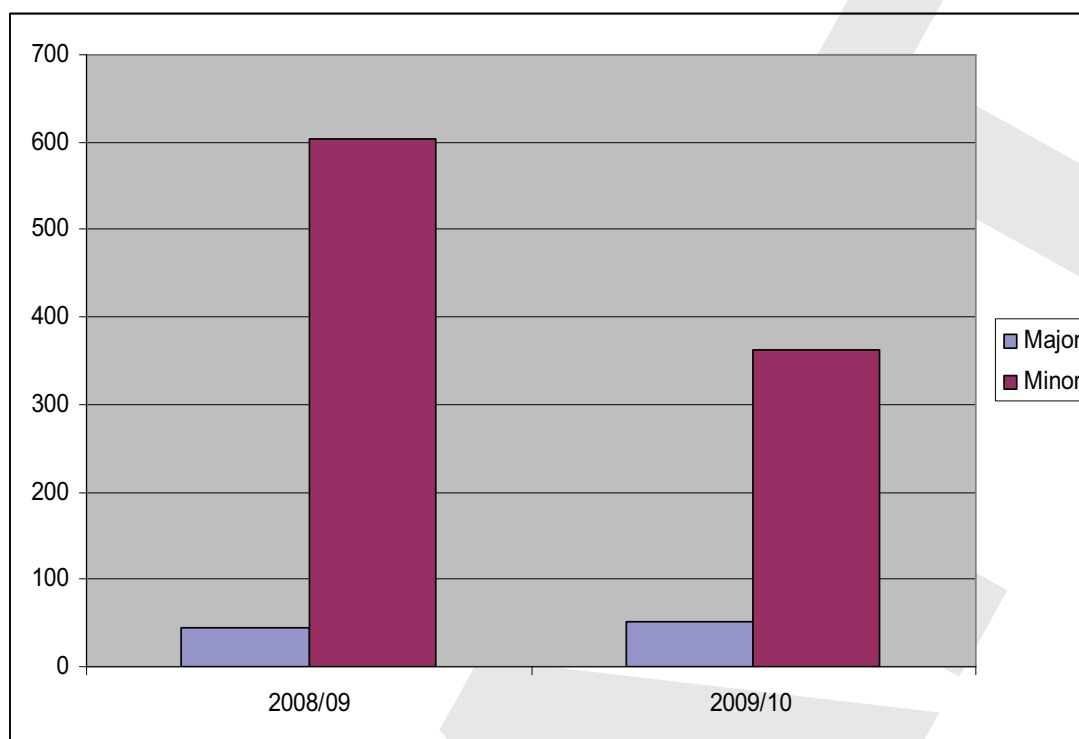
**4.7** CABE Building for Life is a national standard for well-designed homes and neighbourhoods. Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life promotes design excellence and celebrates best practice in the house building industry.

**4.8** There are 20 Building for Life criteria that new housing developments are scored against. These criteria assess the quality of their design. During 2009/10 two schemes were assessed under Building for Life Arrow Works, Elm Grove Wimbledon and Trafalgar Sea Cadets, Worple Road, Wimbledon

### Planning Applications in Merton 2009/10

**4.9** During 2009/10 a total of (awaiting data) planning applications were submitted to the council of which % were related to minor dwellings and household developments. % of all applications were major applications.

**4.10** Table 4.1 below identifies all of the application types that were submitted in 2009/10 monitoring period.



**Figure 4.2 Applications for planning permission 2009/10**

Source: London Borough of Merton, Development Control Department

**4.11** Comparing the two monitoring years, there have been fewer planning applications received by the council from 1765 applications in 2008/09, to (awaiting data) in 2009/10. There has also been a slight reduction in the number of these applications refused by the council from 22% in 2008/09 to % in 2009/10. The reduction in application numbers reflect a wider decline in property development which is related to the recent economic downturn.

# 5 Community and Social Infrastructure

## 5 Community and Social Infrastructure

**5.1** Community and social infrastructure covers a wide range of facilities from healthcare, children's play, services for the elderly and disabled, libraries and museums, public toilets and places of worship as defined in the London Plan. Location and layout of facilities is determined by the type and use of that facility, for example the local need of a fire station can be far wider than the locality of a primary school.

### **5.2 Awaiting research information**

**Health**

**Education**

**Social infrastructure**



## 6 Economic Development

**6.1** Merton's businesses generally perform better than London averages. However, there are significant disparities in employment rates and occupations evident between the east and the west of the borough. As detailed in the Economic Development Strategy 2010, a higher proportion of people in western wards are employed and are more likely to be working in higher skilled and, therefore, higher earning professions.

### The Economic Development Strategy

**6.2** Merton's Economic Development Strategy (EDS) adopted in March 2010 sets out a vision for the borough's economic future. It looks beyond the current recession and positions the borough to take full advantage of the opportunities that will arise when recovery begins.

**6.3** The Objectives of the EDS are:

- To improve the average levels of productivity, gross value added and hence pay for jobs in Merton
- To build on Merton's strengths in location, attractiveness, brand value and expertise to promote its economy
- To promote economic resilience in Merton through a diverse local economic base which does not rely too heavily on any one sector for its continued success
- To ensure that activity is delivered in a way that supports other values and objectives, notably addressing deprivation in the east of the borough and protecting built heritage and the environment.

### Employment floorspace

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

**6.5** In Merton during 2009/10 11,097m<sup>2</sup> gross employment floorspace was completed a decrease of 5,805m<sup>2</sup> compared to 2008/09.

BD1: Total amount of additional		B1a	B1b	B1c	B2	B8	Total
	Gross	5,188	0	0	0	5,292	11,097

## 6 Economic Development

employment floorspace by Type	Net	-970	0	0	-8,003	5,073	-3,464
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**Table 6.1 Core Output Indicator Business development and town centres: BD1, B2,B3**

Source: LDD London Development Database

In Merton during 2009/10 all of 11, 907m<sup>2</sup> gross employment space (COI BD2) was built on previously developed land.

BD2: Total amount of employment floorspace on previously developed land by type	Use Class	B1a	B1b	B1c	B2	B8
	Completed Gross	5,188	0	0	0	5,292
	Site coming forwarded on PDL	100%	N/a	N/a	100%	100%

**Table 6.2 Core Output Indicator BD2: Total amount of employment floorspace on previously developed land by type**

Source: LDD London Development Database

COI BD3 identified during 2009/10 that Merton has (awaiting data) hectares of designated employment land which are identified in development plans. During 2009/10 (awaiting data) hectares of land was completed for employment use which was situated outside Merton's scattered sites and identified sites. However, during 2009/10 (awaiting data) hectares of employment sites was lost to (awaiting data) Use Class compared to 1.34 hectares in 2008/09.

BD3: Employment land available by type	Use Class	B1	B1c	B2	B8	Total
	Hectares					

**Table 6.3 Core Output Indicator BD3: Employment land available by type**

# 7 Town Centres

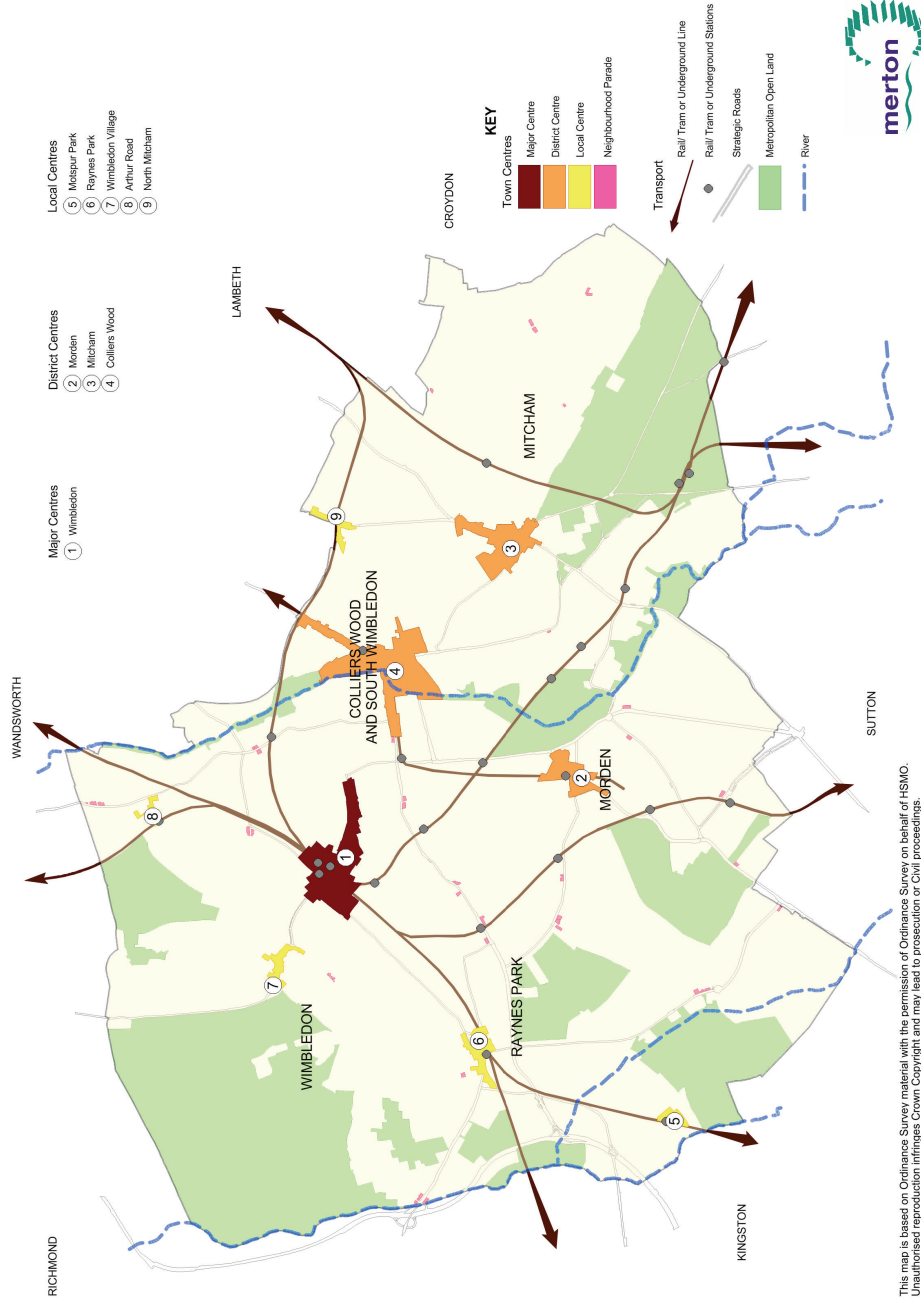


Figure 7.1 Centres in Merton

# 7 Town Centres

## Town Centres

### 7.1 Awaiting data from shopping survey

**7.2** The London Plan sets out the Strategic Town Centre Network in Merton with Wimbledon as the Major Centre and Morden and Mitcham as the District Centres.

**7.3** Merton's hierarchy of centres is established on the following basis:

LDF Designation	Town Centres in Merton
<b>Major Centre:</b> providing a range of facilities serving a wide catchment area	<ul style="list-style-type: none"> <li>Wimbledon</li> </ul>
<b>District:</b> providing shopping and services for the local neighbourhood, mainly for weekly convenience shopping	<ul style="list-style-type: none"> <li>Mitcham</li> <li>Morden</li> <li>Collier Woods (following re-designation)</li> </ul>
<b>Local Centre:</b> shops and service for day-to-day needs, limited office based and other small and medium business activities	<ul style="list-style-type: none"> <li>Arthur Road</li> <li>Motspur Park</li> <li>Raynes Park</li> <li>North Mitcham</li> <li>Raynes Park</li> <li>Wimbledon Village</li> </ul>
<b>Neighbourhood Parades:</b> convenience shopping and other service, mainly accessible to those walking or cycling, or with restricted mobility.	<ul style="list-style-type: none"> <li>Various locations around the borough.</li> </ul>

**Table 7.1 Merton's hierarchy of centres**

Core Output Indicator BD4 Total amount of floorspace for 'town centre uses'	Use Class	Gross floorspace completed	Net floorspace completed	Gross floorspace in Town Centre	Net floorspace in Town Centre
	A1 (Retail)	21,144	20,542	1,238	1,238
	A2 (Financial and professional services)	66	-196	0	0

	B1a (Office)	0	0	0	0
	D2 (Assembly and Leisure)	0	-275	0	0

**Table 7.2 Total amount of floorspace for 'town centre uses'**

Source: LDD: London Development Database

### Wimbledon

**7.4** The priority for Wimbledon Town Centre is to emphasise its position as one of London's Major Town Centres, by improving the transport interchange, supporting the provision of more office jobs and quality shops, balanced with community, leisure, arts, culture and associated facilities.

**7.5** In order to ensure that Wimbledon will capitalise on its status as a Major Centre in the London Plan retail hierarchy and as the principle shopping designation in Merton, the town centre will need to maintain and increase its competitiveness by decreasing the leakage of comparison expenditure to central London, other town centres in neighbouring boroughs' and Colliers Wood.

**7.6** The annual shopping survey 2010 identified that there are (awaiting data) retail units in Wimbledon Town Centre with % being shops (A1 Use Class) and (%) financial and business (A2 Use Class).

### Colliers Wood

**7.7** The town centre is situated along the river Wandle, linked by the Wandle Trail and is at the heart of the emerging Wandle Valley Regional Park. It has excellent public transport and road links. Even though it has good transport links it is not pedestrian friendly environment. Much of the area is dominated by out-of-centre retail type developments.

**7.8** Colliers Wood competes directly with Wimbledon Town Centre by attracting many high street and multiple retailers. By designating Colliers Wood as a District Centre, it is not the council's intention to increase the quantity of retail offer but to consolidate and complement the existing retail offer with the provision of banks, building societies and other professional services, restaurants and community uses.

**7.9** The Shopping Survey 2010 show that (awaiting data) retail units operating in Morden Town Centre of these units % is shops (A1 Use Class) and % financial and business (A2 Use Class).

## 7 Town Centres

### Mitcham

Mitcham is located to the east of the borough and is served and connected to rail, tram and bus links, however, the tram and train stations are situated a distance away from the town centre. Mitcham has a small proportion of multiple retailers and primarily serves the retail needs of the local residents. However, Mitcham Town Centre has been in decline the past decade with the increase of vacant units. This decline has led to the reduction in quality and quantity on offer to residents.

Therefore, the focus is for investment and regeneration in order to counter multiple deprivation and socio-economic exclusion that are found there. Although, it is intended for Mitcham to accommodate a significant increase in new homes throughout the duration of the Core Strategy plan period. We intend to maintain and increase the range and quality of services and facilities to meet the everyday needs of the local population.

The Shopping Survey 2010 shows that (awaiting data) retail units operating in Mitcham Town Centre of these units % are shops (A1 Use Class) and % financial and business (A2 Use Class).

### Morden

Morden is located in the centre of the borough and is well placed to provide services and support that responds to changes in the way people work, offering alternatives to central London commuting yet retaining easy access to the city.

The perception of Morden is of a place to pass through rather than a place to visit. The emerging Area Action Plan (moreMorden) will address this issue by reinforcing Morden's natural and built heritage, which will play its part alongside high quality contemporary design for new buildings and public spaces. The moreMorden aims to improve the number of people using the town centre.

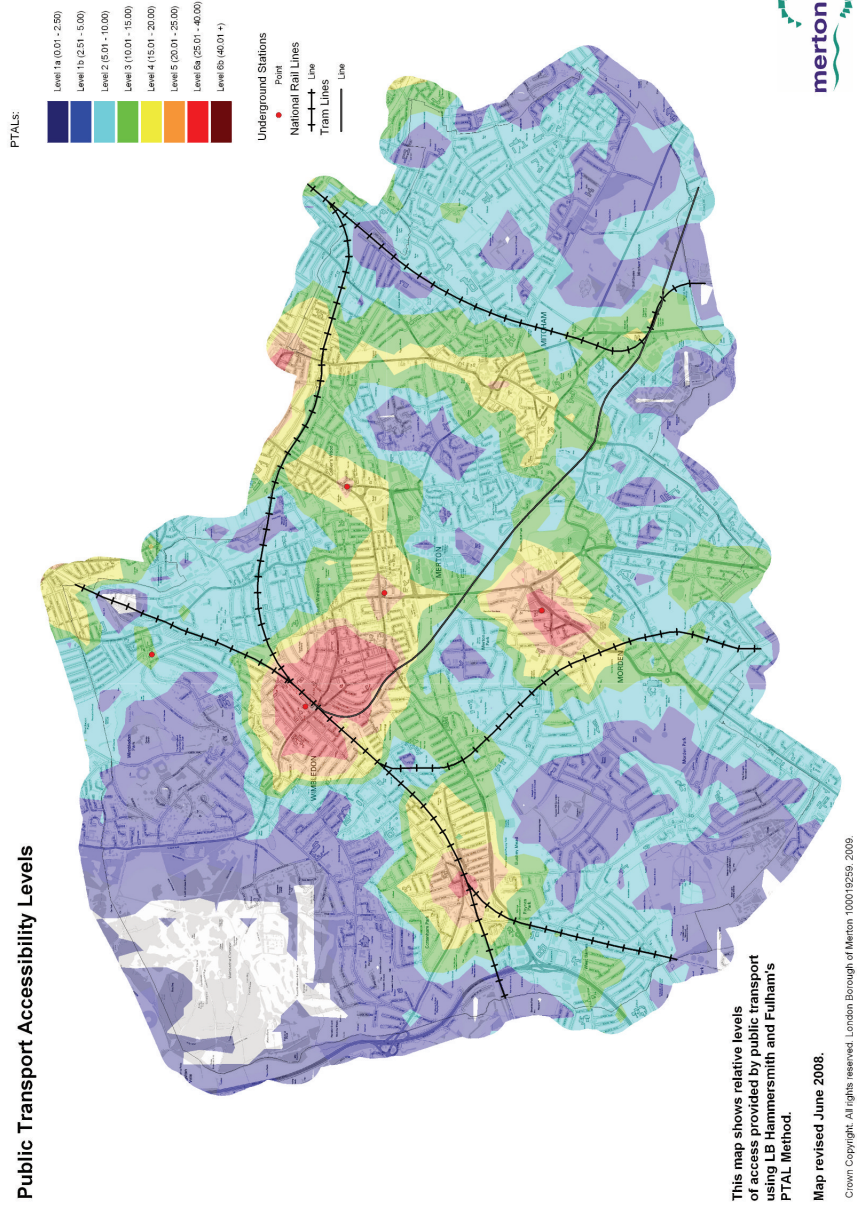
During 2009/10 the major increase/decrease can be seen in Use Class (awaiting data) of % when compared to 2008/09.

### Vacancies

**7.10** Wimbledon Town Centre, because of its proximity to high quality residential and leisure amenities, good transport links and clustering of similar services and the Wimbledon 'brand', is clearly preferred to the rest of Merton as a location for office-based businesses. Findings from the Merton Annual Shopping Survey 2010 show that there is (awaiting data) vacancies in the borough, which is an increase/decrease of % compared to 2009.

# 8 Transport

## Public Transport Accessibility Levels



**Figure 8.1**

## 8 Transport

### Active Transport

**8.1** All tiers of government recognise the importance of providing a transport network that can meet needs of growing population and increase demand for travel balancing this with environmental objectives of climate change objectives.

**8.2** The average commuter journey for Merton residents to central London is 45 minute. Although, there are differences in that journey time between the east and the west of the borough.

**8.3** The eastern wards continue to experience higher multiple deprivation and socio-economic exclusion issues. In Merton, 30% of households do not own a car (Merton Census, 2001). A higher percentage of those households are in the east of the borough. To help address this situation the council will continue to prioritise programmes that improve access to other modes of transport.

### Active Transport

**8.4** Promoting active transport encourages a healthier, economically beneficial travel alternative to a private vehicle. This includes the idea of combining daily commutes with exercise. Merton has prepared a Biking Borough cycle strategy with an action plan to improve both the physical environment and a smarter travel programme of training and marketing to work towards the Mayor of London's target for a 400% plus increase in the cycle mode share by 2026.

**8.5** In 2009/10 Merton implemented a European funded pilot scheme called Sustainable Mobility Involving Learning and Experiences (SMILES) based on active travel for health targeting retirement homes and surgeries. Doctors prescribe walking as a remedy. We provide the pedestrian training and volunteer buddy to encourage the patient to achieve their prescribed walking target.

### Public Transport

**8.6** A comprehensive, integrated public transport network supports our strategy to improve accessibility without major road building. It also supports the Mayor for London vision as outlined in the Mayor's Transport Strategy. Such a network should accommodate all modes of public and semi-public transport including bus, tram, underground, rail, taxi, car club and car share.

**8.7** Merton continues to work with public transport providers, TfL, Network Rail, Southern and Southwest Trains to improve the interchange and access to bus, tram, train and underground. Following on from the success of Mitcham Eastfields Station, Merton began two significant station access programmes in 2009/10:



- Mitcham Junction pedestrian ramp and forecourt improvements
- Wimbledon Station forecourt improvements to be delivered in time for the Olympics.

### Public Realm Improvements

**8.8** In 2009/10 Merton Council developed and began implementing the pedestrian guardrail removal framework as part of move towards street clutter removal. Pedestrian Wayfinding signage was introduced in all the town centres.

**8.9** Merton's first home zone was introduced in Laburnum Road Mitcham part of a complementary measures programme improving the links from Mitcham Eastfields station to the town centre.

**8.10** Merton council is preparing a new document to be known as LIP2. It will take the form of a sustainable transport strategy and local implementation plan to deliver both Merton's Core Strategy as well as the Mayor for London's Transport Strategy. The strategy is being developed to contribute to a vision for Merton that aims to improve the public realm. Improving the accessibility and use of sustainable modes of transport while at the same time reducing traffic congestion.

# 9 Open Space, Nature and Recreation

## 9 Open Space, Nature and Recreation

**9.1** Merton has 67 public parks, 4 parks are on the Register of Historical Parks and Gardens of Special Historic Interest. During 2009/10 there was no loss of designated open space due to development. The register is compiled and maintained by English Heritage. Entries are graded I, II\* (II star), or II. The four parks are:

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

**Table 9.1 Historical Parks and Gardens of Special Historic Interest in Merton**

Source: English Heritage

**9.2** Due to the large amount of green and open space in the borough, the emphasis is on protecting and long-term management of the existing space and opportunity spaces (such as along railway corridors and allotments) and encouraging access to privately owned open space.

**9.3** Merton's planning obligations set out the scale and form of any contribution required for development regarding the creation and enhancement of the open space network. Contributions are sought to improve facilities or create public access to private facilities in developments, especially in areas identified as deficient in publicly accessible open space, along the Wandle Valley and where play or sport/recreational facilities are needed as identified in the Council's Sports Health and Physical Activity Strategy annual delivery plans and Free Play Strategy.

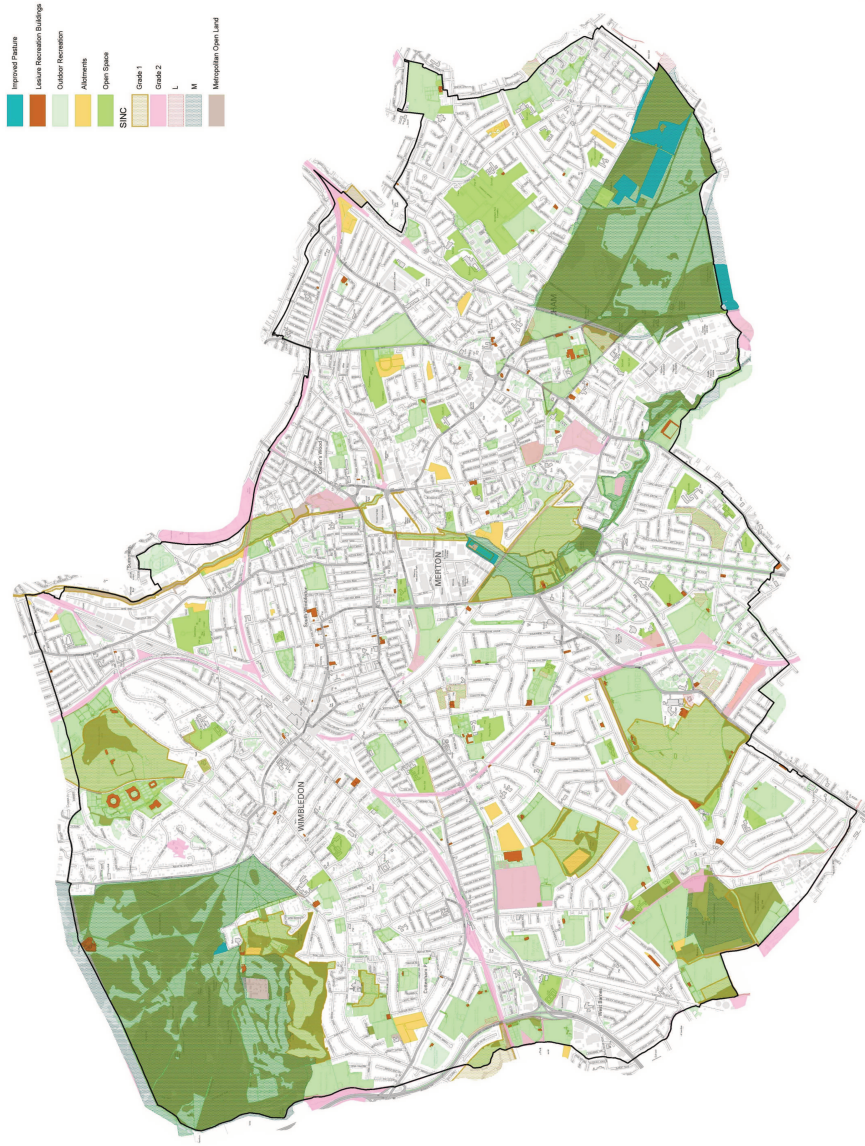


Figure 9.1 Open Space in Merton

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## 9 Open Space, Nature and Recreation

### Nature conservation

**9.4** Habitat improvements and creation are crucial to the aims of protecting and enhancing biodiversity. We will continue to protect and seek to enhance the borough's biodiversity through supporting measures, which meet the objectives of the London Plan targets for habitats and seek to improve access to nature.

**9.5** The Core Strategy will seek improvements to biodiversity that are not restricted to conventional habitats but extend to the increased use of green roofs and living walls; developments including these features will be encouraged where these are also in accordance with Core Strategy Design Policy C14.

Core Output Indicator E2: Changes in areas of Biodiversity importance	Loss	Addition	Total
	*0	*0	*0

**Table 9.2 Core Output Indicator Changes in areas of biodiversity importance**

Source: \* Provisional data

### Biodiversity

**9.6** The borough supports a good range of habitats from grassland and heathland to woodland and wetland areas that include ponds and river Wandle. Together with the cumulative effect of private gardens, these green spaces support biodiversity, which is improved further by the green chains and corridors allowing fauna and flora movement across the sub-region. In Merton there is a total of 57 Site of Nature Conservation Importance (SINC) and 14 Local Nature Reserves in Merton.

**9.7** Sites of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) are statutory designation. All of these sites are also SINC and included in the total of 57.

Designation	Number of sites designated	Change in number of designations	Total area (ha)
SSSI and SAC	1	0	360
Site of Metropolitan Importance	4	0	717
Borough Grade 1	11	0	196
Borough Grade 2	23	0	85

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

**Table 9.3 Areas in Merton for their environment value in 2010**

Source GLA Open Space Survey and Habitat Survey 2007, GLA 2007 Review of Sites of Metropolitan Importance for Nature Conservation in London

**9.8** Tables 8.4 and 8.5, illustrate the changes that have occurred in the priority habitats and species across the borough. This information has been collected in partnership with Merton Tree Wardens, National Trust, Groundwork London, Wimbledon Common and Mitcham Common Conservators; and London Wildlife Trust.

Habitat Activity	Extent (ha)	Improvement of decline	Level of Importance
Mitcham Common - acid grassland restoration	0.1	Improvement	National
Morden Park Meadow	7.0	Improvement	Local
Ravensbury Park- backwater channels	100 linear	Improvement	Local
River Wandle	0.1	Improvement	Regional
Wimbledon Common	0.05	Improvement	Regional
Wimbledon Common heathland	0.05	Improvement	National

**Table 9.4 Changes in priority in habitats 2009/10**

Source: London Borough of Merton Biodiversity Group

**9.9** During 2009/10 there was a total of 7.30ha of additional Priority Habitat created or restored in Merton

Species	Size	Improvement of decline	Level of importance
Mitcham Common- fungal survey	N/A	N/A	Regional

## 9 Open Space, Nature and Recreation

Species	Size	Improvement of decline	Level of importance
Prince George's Playing Field - notable plant survey	N/A	N/A	Regional
Mitcham Common Golf Course - Notable plant survey	N/A	N/A	Regional

**Table 9.5 Changes in Priority Habitats in Merton and actions**

Source: London Borough of Merton Biodiversity Group

**9.10** During 2009/10 as result of the survey referred to above, additional data regarding the distribution and extent of a number of regionally important species has been gathered.

### Culture and leisure

**9.11** Merton is an Olympic borough and we have the opportunity to showcase the culture and facilities we have to offer, not just during the Games themselves but also in the run up and beyond. We will support the Mayor in the planning of the Games and use the opportunity to promote our culture and heritage of our towns and cities.

**9.12** Merton residents are generally satisfied with parks and open space in the borough, with 49% fairly satisfied, 30% of residents very satisfied and a further 30% of residents satisfied (net 715 satisfied)

## 10 Climate Change

**10.1** Combating climate change is a priority for Merton. Merton's Core Strategy will address the impacts of climate change and accommodate new development sustainably. Climate change has social and economic impacts worldwide; Merton's residents and workers are affected by higher energy bills, food supply and more extreme weather events.

**10.2** We are recognised as a leader in policy formation related to CO<sub>2</sub> minimisation having developed the first UK prescriptive planning policy requiring all new non-residential developments of over 1,000 square metres to incorporate renewable energy production equipment to provide at least 10% of predicted energy requirements, where this was viable.

**10.3** By this measure, we have played a key role in ensuring that renewable energy policies became embedded into the mainstream. Over a hundred local authorities across the UK followed Merton's approach; this was instrumental in persuading the UK Government to include an addition in its national planning policy guidance (PPS22) confirming the legality of such policies. Since then PPS1 supplement, "Planning and Climate Change" encourages all local authorities to design policies that promote, and not restrict, low carbon energy production and supporting infrastructure.

**10.4** At present, we have the second lowest CO<sub>2</sub> emission per head in London and the fourth lowest in the UK. Nonetheless nearly five tonnes of CO<sub>2</sub> comes from building: 45% from homes with another 28% from offices and industries. The remaining 27% comes from transport.

Core Output Indicator E3	Wind onshore	Solar photovoltaics	Hydro	Total

**Table 10.1 Core Output Indicator E3: Renewable energy generation**

Core Output Indicator E3	Biomass						Total
	Landfill	Sewage sludge digestion	Municipal (and industrial solid waste combustion)	Co-firing of biomass with	Animal biomass	Plant biomass	

# 10 Climate Change

				fossil fuels			

**Table 10.2 Core Output Indicator E3: Renewable energy generation**

## Low Carbon Zone

**10.5** In 2010, Merton was selected by the Mayor of London to create one of 10 Low Carbon Zones across London. This means Merton has agreed to cut CO2 emissions, reduce energy bills and provide local people with skills training by 2012. Merton's first Low Carbon Zone is located in a small part of the Phipps Bridge and Cherry Tree Estate area. Called the Wandle Valley Low Carbon Zone, this small community includes 12 streets (1,000 properties), three schools, six businesses and a number of community groups.



## 11 Waste Management

**11.1** Merton is moving towards more environmentally friendly waste management method, in line with national and European policy. Measures being pursued include encouraging more residents to recycle and to expand the number of items the council collects for recycling, and longer-term initiatives such as providing more scope for non-landfill local waste management.

**11.2** The national and regional guidance seeks recycling rates and requires Merton to have enough facilities to deal with more of our own waste:

- By 2015 we should recycle and compost more than 45% of municipal waste
- By 2020 we should have enough capacity to deal with at least 85% of our own waste (from all sources), recycle and compost 70% of our commercial and industrial waste and reuse and recycle 95% of construction waste

**11.3** To achieve this we are working with four partner boroughs across south London to prepare a Joint Waste DPD, also known as the South London Waste Plan (SLWP). The South London Waste Plan will identify the necessary capacity within the plan area to maximise self-sufficiency and meet the combined apportionment tonnage required by London Plan.

**11.4** The SLWP will define the strategic approach to waste management and set out planning policies to encourage waste minimisation, safeguard existing waste management site and identify proposed new sites, as well as detailed criteria that any development proposal for waste management will need to satisfy, in line with locational criteria set out in PPS10 and the London Plan. Prior to the SLWP being adopted in 2011/12, these criteria will be used in considering planning applications for new waste management facilities.

**11.5** Between February - March 2010, a six week consultation was held giving residents an opportunity to comment on the suitability of eight sites for waste management purpose. These eight sites were 'additional sites' that were put forward by residents, land owners and waste operators during a previous stage of consultations which took place in 2009.

# 12 Flood Risk Management

## 12 Flood Risk Management

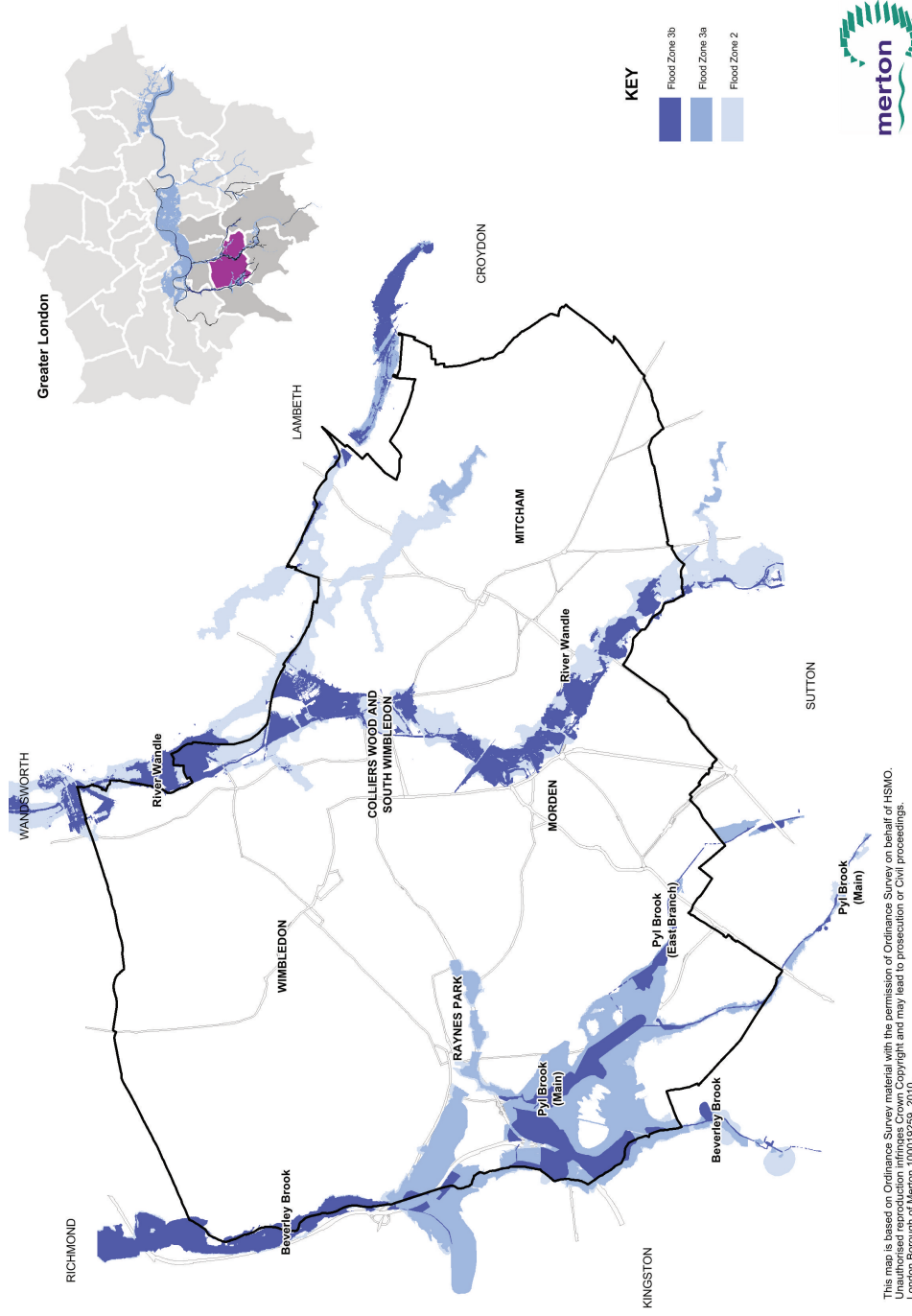


Figure 12.1

**12.1** The Strategic Flood Risk Assessment 2008 identified areas at risk of flooding along the Wandle, including around Colliers Wood Town Centre, the Pyl Brook (feeding into the Beverly Brook), Plough Lane and the Wandsworth border, and to the west of the borough around Shannon Corner.

**12.2** Merton is also at risk of flooding directly from the river Thames. The Environment Agency is working with councils directly bordering the length of the river Thames to minimise the risk associated with major flooding event. Merton is also involved in the Catchment flood Management Plans of the river Thames, and its tributaries (such as the Wandle).

**12.3** The European Union Water Framework Directive (2003) requires us to manage water resources sustainably and to protect water quality through River Basin Management Plans. We will require the implementation of sustainable drainage systems (SUDs) in new developments. These systems mimic the natural movement of water from a development, reducing flood risk, improving water quality and often providing attractive features. SUDs offer an integrated approach that could play a key part in delivering the Directive's requirements. The surface water run-off should be managed as close to the source as possible and in line with the London Plan SUDs drainage hierarchy.

**12.4** Flooding can also occur away from the flood plain as a result of development where off-site infrastructure is not in place ahead of development, for example flooding from sewers and non-permeable surfaces. Development will be expected to plan infrastructure need ahead and we will encourage the use of permeable surfaces, to reduce flood risk from surface water run off.

# 13 Planning Obligations

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**13.1** The Council's Supplementary Planning Document – Planning Obligations SPD (July 2006) is the detailed framework which sets out the types of planning obligations that the Council may seek from certain developments and methods for calculating financial contributions.

### Planning obligation monitoring information 2008/09

**13.2** During the year under review, 55 planning permissions were granted which required a S.106 Agreement and financial contributions to the value of £1,684,154 were agreed. During this period the council received £1,007,288 in financial contributions and £1,719,695 was spent. Whilst in previous years more was collected than was spent, infrastructure projects are usually not delivered within the same financial year. It is plausible that some years will have a higher spend than collection – as was the case in 2008/09 – particularly when larger infrastructure schemes are delivered. The tables below provide more detail regarding S.106 agreements during the financial year.

Head of Term	08/09	09/10
Education	1,522,004	746,082
Open Space/Leisure	349,534	217,987
Transport and Highways	398,266	567,837
Regeneration and the Economy	490,000	142,248
Security	60,000	10,000
<b>Total</b>	<b>2,819,804</b>	<b>1,684,154</b>

**Table 13.1 Monetary S106 agreed by Category 2008/09 and 2009/10**

Address	Description
<p>Land at Former Thames Water Site, 21-31 Coombe Lane and 22 West Barnes Lane, SW20</p> <p>Date: 30/10/2009</p>	<p>Enter into a contract to transfer or let the Affordable Housing Units, namely 29 (comprising 3 x 1 bed and 18 x 2 and 8 x 3 bed units) of the total number residential units to a Registered Social Landlord. Affordable housing units to be built to Housing Corporation Design and Quality Standards 2007 and in accordance with the Code for Sustainable Homes Level 3 unless otherwise agreed.</p>
<p>LESSA Sports Ground, Grand Drive, Raynes Park SW20 9EB</p> <p>Date: 22/06/2009</p>	<p>Enter into a binding agreement to lease (or transfer) the Affordable Housing Units to a Registered Social Landlord. Affordable Housing units to include 3 x 1-bed units, 6 x 2-bed units 3 x 3-bed units as Social Rented Units namely let to an occupier pursuant to an assured tenancy on a Housing and Communities Agency target rent or equivalent; and 4 x 2-bed apartments as Shared Ownership Units namely leased to an occupier who owns a predetermined minimum level of equity ownership, is liable to pay service charges and entitled to Staircase to full ownership. Occupants of Affordable Housing units to have a SW Connection and meet the Affordable Housing Criteria for eligibility.</p>
<p>Roan Industrial Estate, Mortimer Road, Mitcham CR4 3HS</p> <p>Date: 10/08/2009</p>	<p>50% of the total habitable rooms comprising of at least 1 x 5 bed houses and 2 x 3 bed flats for social rent, and 8 x 3 bed flats as Intermediate Units (to be agreed with the council prior to occupation between: Shared Ownership Units; Discount Market Rented Units; Rent to HomeBuy Units, or any other tenure of housing which provides a mix of shared equity as may be approved from time to time by the HCA). Affordable Housing Units to be built so as to meet HCA Design and Quality Standards and Code for Sustainable Homes Level 3 as a minimum.</p>
Total Social/RSL rented	15
Total RSL Shared equity	0
Total Shared ownership	4

## 13 Planning Obligations

Address	Description
Total low cost home ownership	0
Intermediate (undefined)	8
RSL (undefined)	29
<b>Total affordable housing commitments 2009/10 (units)</b>	<b>56</b>

**Table 13.2 Affordable housing commitment through planning obligations (non-financial)**

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

Address	Category	Description
Land at Former Thames Water Site, 21-31 Coombe Lane and 22 West Barnes Lane, SW20  Date: 01/05/2009	Recycling	Developer grants requisite rights of access to the recycling Facilities at no cost to the council
Land at Former Thames Water Site, 21-31 Coombe Lane and 22 West Barnes Lane, SW20  Date: 01/05/2009	Car Club	Developer to ensure that all marketing material published by the developer shall notify potential purchases or tenants of the Car Club Scheme
Land at Former Thames Water Site, 21-31 Coombe Lane and 22 West Barnes Lane, SW20  Date: 01/05/2009	Travel Plan	Submit the Travel Plan for approval. Upon approval implement Travel Plan as approved. (See agreement for details)
Land at Former Thames Water Site, 21-31 Coombe Lane and 22 West Barnes Lane, SW20  Date: 01/05/2009	Dedication Deed	To dedicate a footway on West Barnes Lane Frontage as Highways Land, The developer to enter into Dedication Deed (S38 Agreement with the council)
King's College School Sport Ground Kingsway, New Malden SW20	Management Plan	Means a plan for the management of the land including, but not limited to the operation and management of the Pavilion building (the new part one, part two storey sports pavilion building to be constructed on the land in accordance with the Planning

## 13 Planning Obligations

Address	Category	Description
Date: 11/06/2009		Permission) to secure its use by the local community.
King's College School Sport Ground Kingsway, New Malden SW20 Date: 11/06/2009	Travel Plan	Means a travel plan the objective of which is to manage the demand of transport to and from the land and to deliver a modal shift away from the use of the private car in favour of public transport and other means of travel including cycling and walking.
King's College School Sport Ground Kingsway, New Malden SW20 Date: 11/06/2009	Employment and Training Strategy	Means a plan to promote and provide employment and training opportunities for local residents during the construction of the development.
LESSA Sport Ground, Grand Drive, Raynes Park SW20 9EB Date:22/06/2009	Sport Field	Restrictions on the use and provision fro granting a lease on the tennis court land
LESSA Sport Ground, Grand Drive, Raynes Park SW20 9EB Date:22/06/2009	Tennis Court	Restrictions on the use and provision for granting a lease on the tennis court land



Address	Category	Description
LESSA Sport Ground, Grand Drive, Raynes Park  SW20 9EB  Date:22/06/2009	Children's Play Area	Provision of children's play area
LESSA Sport Ground, Grand Drive, Raynes Park  SW20 9EB  Date:22/06/2009	Footpath/Cycle way	Provision of footpath/cycle way works
LESSA Sport Ground, Grand Drive, Raynes Park  SW20 9EB  Date:22/06/2009	Highways	Entering into a highways agreement in relation to specified
LESSA Sport Ground, Grand Drive, Raynes Park  SW20 9EB  Date:22/06/2009	Travel Plan	Travel plans for the sports playing field land, tennis courts land and the residential land
SEGAS Site, 49 Western Road Mitcham	Dedication Deed	Dedicate to the use of the public as highway the Portland Road Dedication Land as defined in the Unilateral Undertaking (UU). Do not

## 13 Planning Obligations

Address	Category	Description
Date: 30/096/2009		use the Western Road Dedication Land as defined in the UU other than as public highway (for which purposes this covenant shall constitute dedication)
Land at 52 Ridgeway Place Wimbledon SW19 4SW Date: 16/07/2009	Dedication Deed	Dedicate to the use of the public as highway the two parcels of land indicated on the plan in the Third Schedule and to enter into an agreement in order that the same may be maintained as public highway.
Roan Industrial Estate, Mortimer Road Mitcham CR4 3HS Date: 10/08/2009	Health Centre	Developer shall offer to the Health Provider the lease of the Health Centre on site.
Land at Former Thames Water Site, 21-31 Coombe Lane and 22 West Barnes Lane, SW20 Date: 30/10/2009	Highways Agreement	To submit for approval, agree and implement a Highways Agreement (S.278) for highways works to be performed by the developer

**Table 13.3 Planning Obligations signed - benefits in kind 2009/10**

Head of Term	02/03	03/04	04/05	05/06	06/07	07/08	08/09/10
Affordable Housing	76.4%	33.4%	-	-	-	-	-
Economy/Regeneration/ Security	-	-	-	-	-	-	-
Education	-	-	-	13%		30%	8 33%
Transport related	-	31.7%	19.2%		37%	%4 1	34%
Open Space/Leisure	4.5%	-	19%	44%	13%	13%	%4 5 32%
Health	-	-	-	-	-	-	- 1%
<b>Total Received each financial year</b>	<b>5,000,000</b>	<b>747,742</b>	<b>594,046</b>	<b>3,467,286</b>	<b>570,519</b>	<b>878,126</b>	<b>5,007,288</b>

**Table 13.4 Received Planning Obligation (monetary) received each financial year 2020/03-2009/10**

Component	Total Spend 2009/10	%
Affordable Housing	705,000.00	41%
Economic Development/Regeneration/ Security	186,075.00	11%
Education	4,791.00	1%
Leisure	199,693.72	12%
Transport	624,135.11	36%
<b>Total</b>	<b>1,719,694.83</b>	<b>100%</b>

**Table 13.5 Spent Planning Obligation (monetary) during financial year 2009/10**

**13.3** 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 financial contributions secured via signed planning agreements will ultimately be received by the council. For example the landowner/developer may choose not to progress development or where another application and agreement may supersede that already signed.

## 13 Planning Obligations

**13.4** In addition, financial contributions received within a financial year may date from previous years. Depending on the agreement, developers can be required to meet their planning obligations 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

**13.5** The Planning Bill (November 2007) built on the proposals set out in the Planning White Paper and introduced 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 called the Community Infrastructure Levy (CIL) the details for which would be set out in Regulations.

**13.6** On the 6th April 2010 the Community Infrastructure Levy Regulations 2010 (Statutory Instrument 2010 no.948) came into force. These regulations contain the detailed framework which enables local authorities and the Mayor of London to introduce a CIL.

**13.7** Under the CIL Regulations paying CIL would be mandatory on developers – i.e. not for negotiation – but only once or if a local authority or the Mayor of London has prepared and adopted a “CIL Charging Schedule” effecting their proposal. CIL revenues, unlike S.106 funding, don’t have to be spent upon measures with a direct relationship to the specific developments that pay the monies, only on the provision of local/regional infrastructure identified in the local CIL Charging Schedule.

**13.8** It would be necessary for Charging Authorities when looking to adopt a CIL to demonstrate that their list of CIL infrastructure is required to address needs generated by expected growth in the borough. The scope of developments from which CIL can be charged is far greater than the scope of developments that can be charged S.106. This expanded scope has the potential to facilitate a steadier and reliable funding stream but also an increase in the costs for administering its collection. It is currently difficult to predict whether the overall quantum of financial contributions would increase with the introduction of a CIL (especially considering the likely option of a CIL by the Mayor).

**13.9** The CIL Regulations also contain new statutory restrictions upon the use of planning obligations to ensure that the two mechanisms – Planning Obligations and CIL – can work effectively and complement each other.

**13.10** *From 6 April 2014 further restrictions come into effect which counsel has advised would deem our SPD – as far as it enables the council to secure contributions to a funding pool as above – redundant. These further restrictions are contained*

*within Regulation 123 and basically provide a transitional period of 4 years for local authorities to introduce a CIL Charge as a viable replacement to existing pooling and tariff regimes operated under S.106.*

**13.11** *(Note: this may change due to government review in Dec 2010)*

# 14 Progress towards the LDF

## 14 Progress towards the LDF

**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 resolved that the LDS v5 shall come into effect
June 2009	Revised LDS v6 submitted to Secretary of State
March 2010	Secretary of State approve LDS v6
July 2010	Merton Council to 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 accurately and realistically to represent Merton Council's progress on the LDF and will keep Merton's communities informed of the next stages, including when community consultation will take place. Reasons for the revisions between LDS Version 1 and Version 4 are set out in Merton's earlier AMR's.

**14.3** 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.

The reasons for revising V5 were recommendations and comments to Merton Council to have extra consultation on before submitting Merton's Core Strategy by GOL (Government Office for London). Therefore, in June 2009 Merton Council submitted a revised LDS v6 timetable to the Secretary of State and adopted by Merton council in July 2010.

To this effect the following changes were made to the Core Strategy Milestones:

- Approval by Councillors (Cabinet 21 June 2010; Council 14 July 2010)
- Pre-submission publication - Reg 27 (August-September 2010)
- Submission to Secretary of State - Reg 30 \*(October-November 2010)
- Examination in Public (dates set by the Inspector) - early 2011

\* denotes estimated timings – actual timetable

### Development Plan documents (DPD's)

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 and Site Allocations DPD's. Development Plan Documents are subject to a statutory adoption process. In the period to 2012, the council will produce the following DPD's which will replace policies in the existing UDP.

- Core Strategy
- Development Management Policies
- Proposal Maps
- moreMorden Area Action Plan
- South London Waste Plan (the Joint Waste DPD)

**14.4** For the purpose of this AMR, which monitors the period 1st April 2009 - 31st March 2010 the timetable will be monitored against those set out in Merton's LDS v6 The figure 13.1 show that, while Merton Council was not able to meet all milestones set out in v5 , Merton is on course to meet the v6 milestones.

# 15 Appendix 1: Housing Trajectory

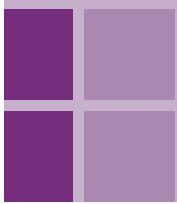
## 15 Appendix 1: Housing Trajectory

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## 16 Appendix 2: Sustainability Appraisal Indicators

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# 17 Appendix 3: Sources

## 17 Appendix 3: Sources

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