



2023/24 Authority Monitoring Report

Publication date: February 2025



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1. INTRODUCTION

- 1.1. Every local planning authority is required to publish an Authority Monitoring Report (AMR) each year containing information on the implementation of the Local Development Scheme (LDS), and the extent to which the planning policies set out in the Local Plan documents are being achieved including the five-year supply of housing developments.
- 1.2. This monitoring report covers the financial year 2023/24 (1st April 2023 to 31st March 2024) Events that take place outside this time period may be referred to but will be monitored in previous or subsequent reports.
- 1.3. This report is produced with regard to the following legislation:
 - National Planning Policy Framework (NPPF)
 - National Planning Practice Guidance (regularly updated and web-based)
 - Localism Act 2011 and Part 6, section 113 amended the Planning and Compulsory Purchase Act 2004 in respect of the requirements for producing Annual Monitoring Reports and;
 - Part 8 of the Town and Country Planning Regulations 2012.
- 1.4. To collate information covering the range of topics in Merton's Local Plan the monitoring report relies on a variety of data sources. Some of them are listed below (please note this is not an exhaustive list):
 - Merton's Monitoring Datastore (including housing monitoring database, commercial monitoring database, conversions monitoring database, appeals database);
 - Planning London Datahub;
 - Office for National Statistics (ONS);
 - Merton reports and strategies/plans from other departments (Joint Strategic Needs Assessment - JSNA, draft Schools Places Strategy, Housing Strategy);
 - NOMIS - official census and labour market statistics (ONS)
 - Housing Register and;
 - Department for Levelling Up, Housing and Communities Statistics.

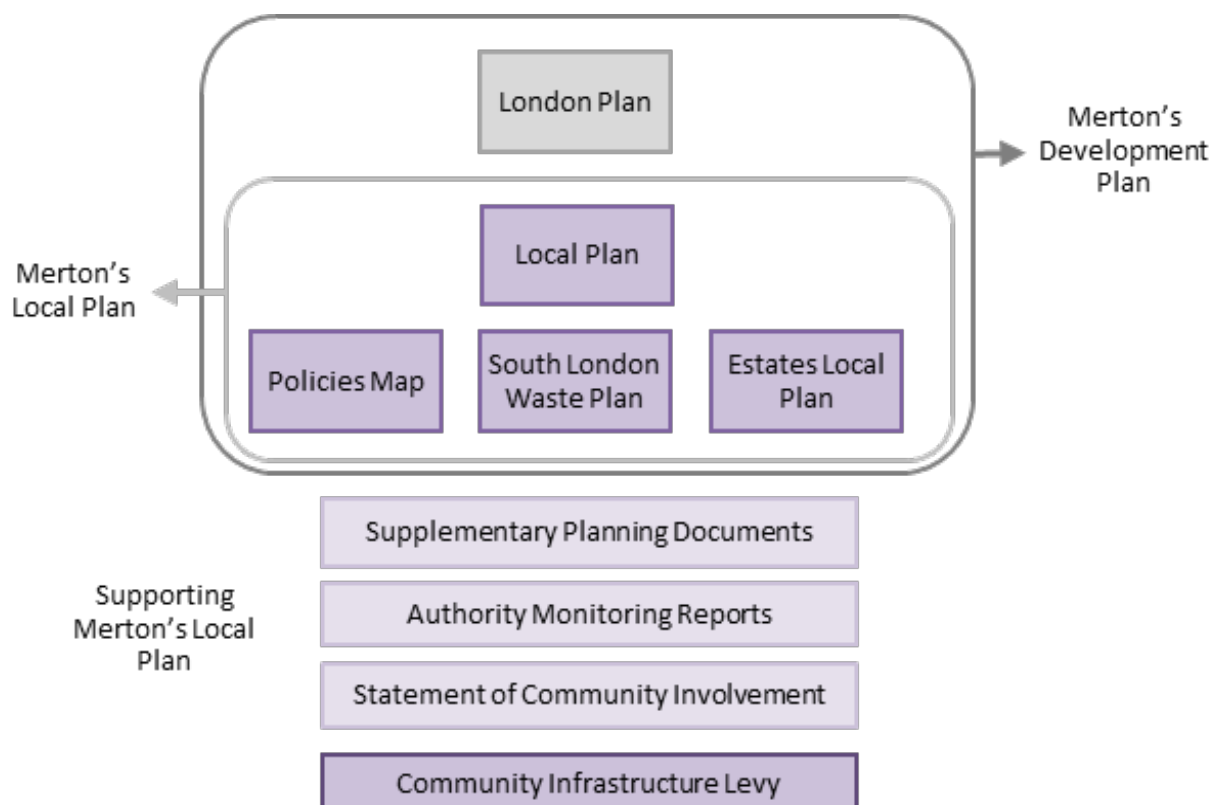
2. PLANNING POLICY UPDATES AND LOCAL DEVELOPMENT SCHEME

Headlines

- Merton's new Local Plan was adopted in November 2024
- The South London Waste Plan was adopted in December 2022
- Morden town centre regeneration: the council and Transport for London (TfL) are working together to bring forward the regeneration of Morden town centre

- 2.1. This section presents the progress towards the timetables and milestones of Merton's statutory Development Plan and other planning policy documents and reports. The **Figure 2.1** presents the relationships between all the planning frameworks.
- 2.2. [Local Development Scheme](#) is the project plan that sets out what documents are going to be produced in the Local Plan, when they are going to be produced - including the stages of community consultation - and some information on what they are likely to contain.
- 2.3. [Statement of Community Involvement SCI](#): sets out how the council will involve communities, businesses, and stakeholders in the preparation of development planning documents such as the Local Plans and planning applications. In December 2024 the council carried out a review of the SCI and found it would need to be updated due to changes in national planning policy and the newly adopted Merton Local Plan.
- 2.4. [Estates Local Plan](#): The outline planning applications for Merton's Estate Regeneration Projects for High Path, Eastfields and Ravensbury Estates were granted permission with s106 signed and completed in April 2019.
- 2.5. A new revised Outline Planning Permission for High Path Estate Regeneration relevant only to Phases 4 – 7B was granted in July 2024 subject to deed of variation to the s106 legal agreement (application reference [22/P3686](#)). This scheme will result in a net uplift of up to 568 homes above the extant permission, meaning the overall masterplan will deliver 1,664 additional homes following replacement of the existing 608 homes on the estate leading to a further uplift of 227 new affordable homes.
- 2.6. The reserved matters application for High Path Estate Regeneration Phase 2 was granted permission at Planning Applications Committee in September 2019, comprising of 113 new homes, of which 93 units would be affordable homes and 20 market units.
- 2.7. The reserved Matters Applications for Eastfields Estate Regeneration for Phases 1A, 1B, 1C, 1D & 1E was submitted in January 2022 following Outline Planning Permission [17/P1717](#) (and as amended by Section 73 application reference [21/P4078](#)). The reserved matters application was approved in September 2022, which will provide 201 new units across all of Phase 1, of which 143 will be affordable homes and 58 will be market homes.
- 2.8. The reserved matters application for Ravensbury Estate Regeneration Phases 2 – 4 was also granted permission at Planning Applications Committee in November 2019. Phase 1 of High Path and Ravensbury was completed in 2020/21 and existing residents have already moved in and occupied their new homes. Phase 2 of Ravensbury Estate has already commenced but a completion date has not been confirmed.
- 2.9. Further phased applications for High Path and Eastfields Estate will be submitted once detailed designs have been progressed and discussed at pre-planning application meetings with the Local Planning Department and independent design experts (Design Review Panel).

- 2.10. [Community Infrastructure Levy](#) charges '£ per sqm' for new residential and retail warehouse/superstore floorspace. It is a levy on development that local councils across the country including Merton, and the Mayor of London are implementing to help pay for infrastructure. Merton's CIL Charge applies to new development granted permission from 1 April 2014, in addition to the Mayor of London's CIL which has been applicable to new development since April 2012.
- 2.11. [South London Waste Plan](#) sets out the issues and objectives to be met in waste management for the next ten years. It is a joint DPD and covers the geographical area comprising the London Borough of Croydon, the Royal Borough of Kingston upon Thames, the London Borough of Merton and the London Borough of Sutton. It contains policies to guide the determination of planning applications for waste facilities and identifies existing waste sites to be safeguarded and areas where waste facility development may be suitable. The South London Waste Plan was adopted on 14 December 2022.
- 2.12. [Supplementary planning documents](#) (SPDs) add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular planning issues, such as design, shop fronts and basement development. SPDs do not create new policies but provide additional guidance on adopted policies. SPDs are a material planning consideration when determining submitted planning applications.
- 2.13. [Authority Monitoring Reports](#): monitors the performance of Merton's planning policies and the extent to which the council meets targets set out in the Local Development Scheme. Visit the website for the most recent updates.
- 2.14. [Morden town centre regeneration](#): Morden town centre regeneration is one of the key priorities for the borough, with the provision of a revitalised town centre, new housing and significant public realm improvements. Morden has been identified by both the council and Transport for London (TfL) as a strategic priority and will meet a number of objectives in the London Plan, Merton's Local Plan and the Mayor's Transport Strategy. The council and TfL are working together to bring forward the regeneration of Morden.
- 2.15. [Local Plan 2024](#): We have created a new Local Plan to provide a sound basis for planning decisions. The Local Plan seeks to ensure that Merton's future growth is planned in a sustainable way in accordance with the London Plan Good Growth principles. This includes maintaining a good balance between economic, social and environmental objectives, creating liveable attractive places for people to live, study, work and visit, as well as delivering our ambition of becoming a net-zero carbon borough by 2050, and creating resilient and adaptive environments, in response to the Climate Emergency for the benefit of all in Merton. The new Local Plan was adopted on 20 November 2024 and replaces the Sites and Policies Plan (2014) and the Core Strategy (2011).

Figure 2.1 Merton's Planning Policy Framework (December 2024)

3. MERTON IN NUMBERS

- 3.1. This chapter presents some key data that enhance the readers' understanding of the borough. For more data on Merton, please visit the [Merton Data Hub](#).

Population

- 3.2. Merton's population at the 2021 census was 215,187 persons, an increase of 7.8% from the 2011 census. The 2021 census population figure is higher than the 2020-based housing-led population projections produced by GLA demography. The GLA projection estimated there would be 204,399 persons living in Merton in 2021. In January 2023 the GLA released new population projections using the 2021 mid-year estimate, the first using the 2021 census. The housing-led population projection using the 2017 Strategic Housing and Land Availability Assessment (SHLAA) projects a population increase of 22,785 persons between 2021 and 2041 in Merton. Below is a summary of the 2021 census for Merton:

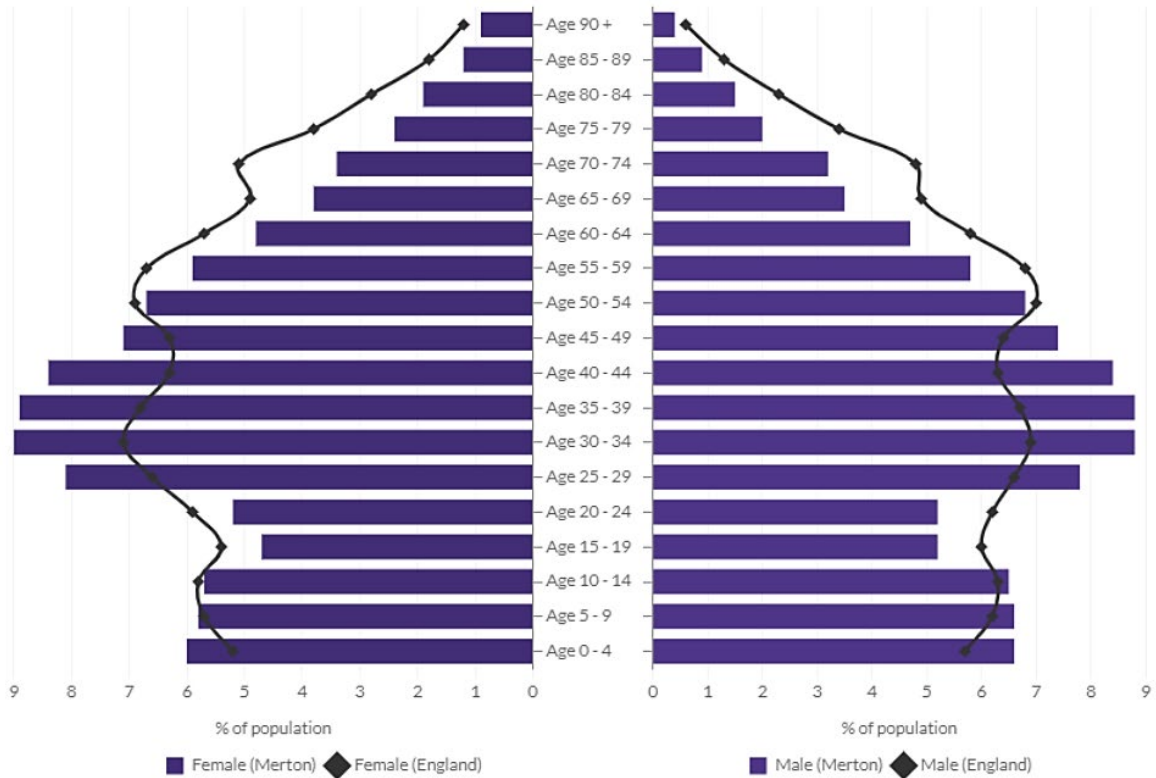
Population by sex for Merton (2021)



Population by broad age group for Merton (2021)

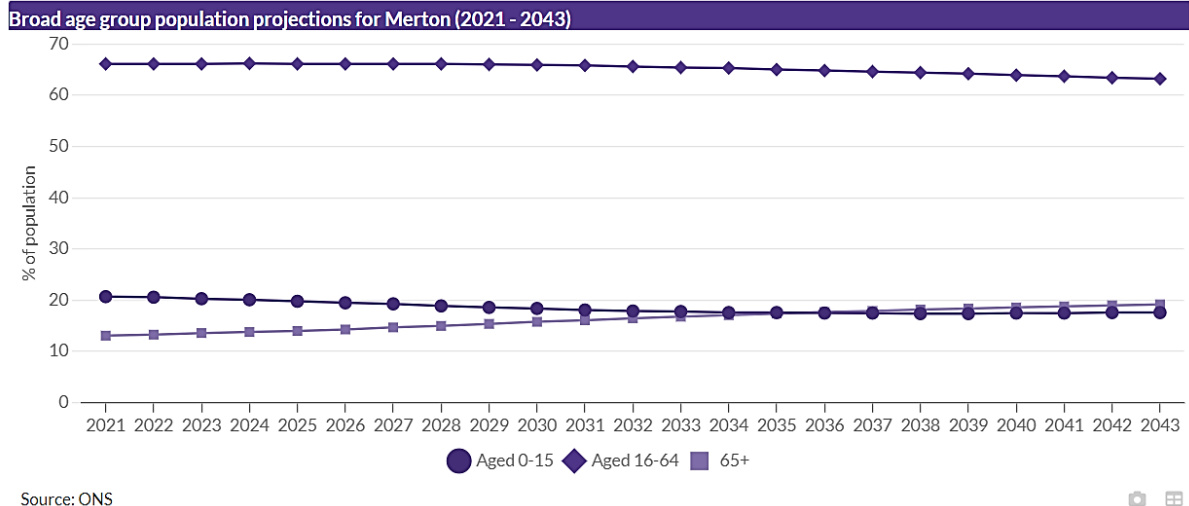


Percentage of population by 5-year age groups (2021)

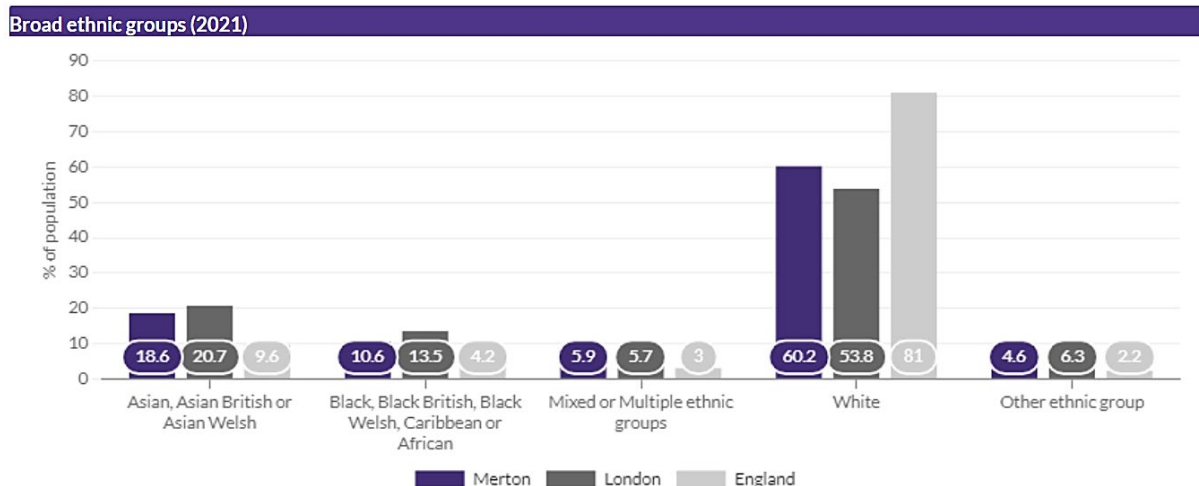


Source: ONS, Census 2021





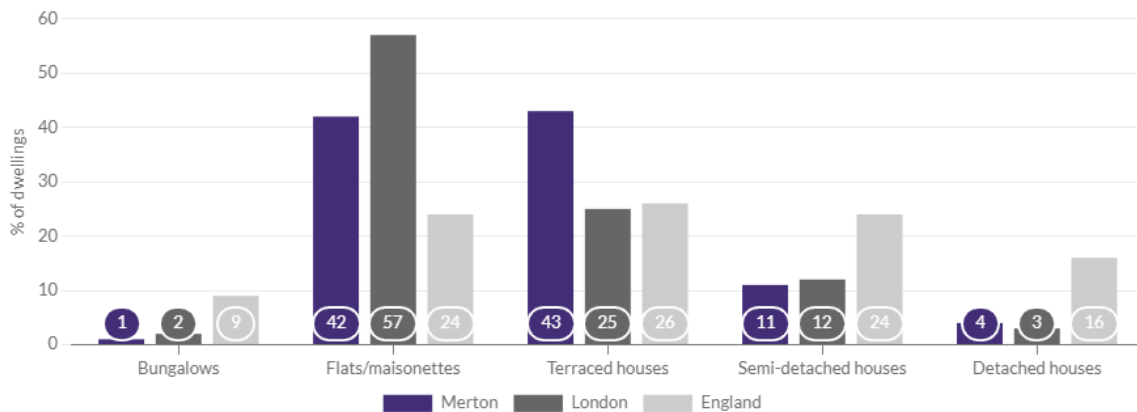
3.3. Merton has a rich mix of ethnicity, culture, and languages. The 2021 census records Merton’s Black, Asian and other Minority Ethnic population as 85,570, which is 39.7% of the population.



Housing

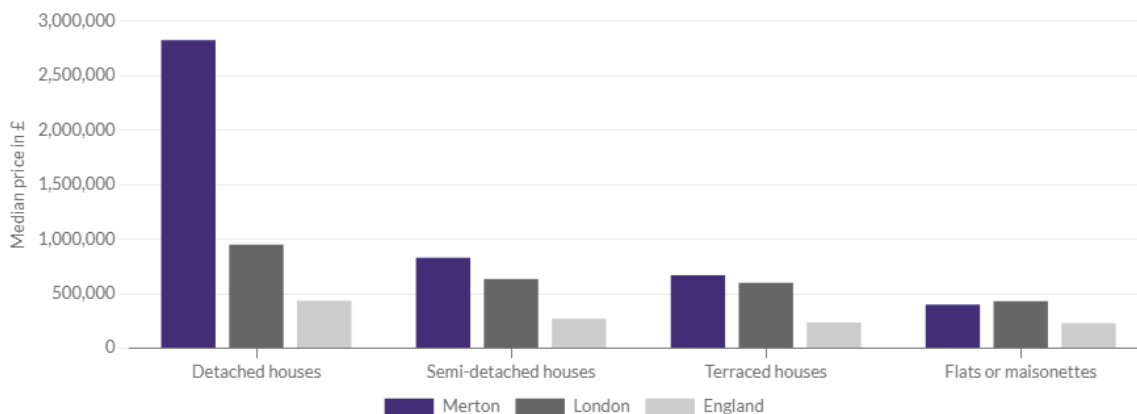
3.4. In 2024, there were 87,540 households in Merton. The median house price in Merton in 2022 is £560,000, for London it is £530,000. 1% of properties in Merton are bungalows, 41% are flats/maisonettes, 43% are terraced houses, 11% are semi-detached houses and 4% are detached houses.

Dwelling counts by type (2024)



Source: Valuation Office Agency

Median property price by type (Jan 2022 - Dec 2022)



Source: ONS

Ownership and tenancy by type (2021)

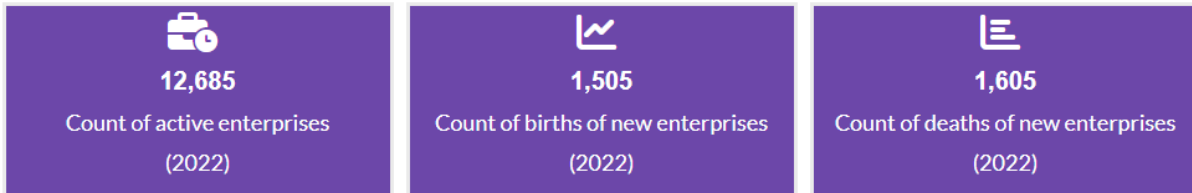


Source: ONS

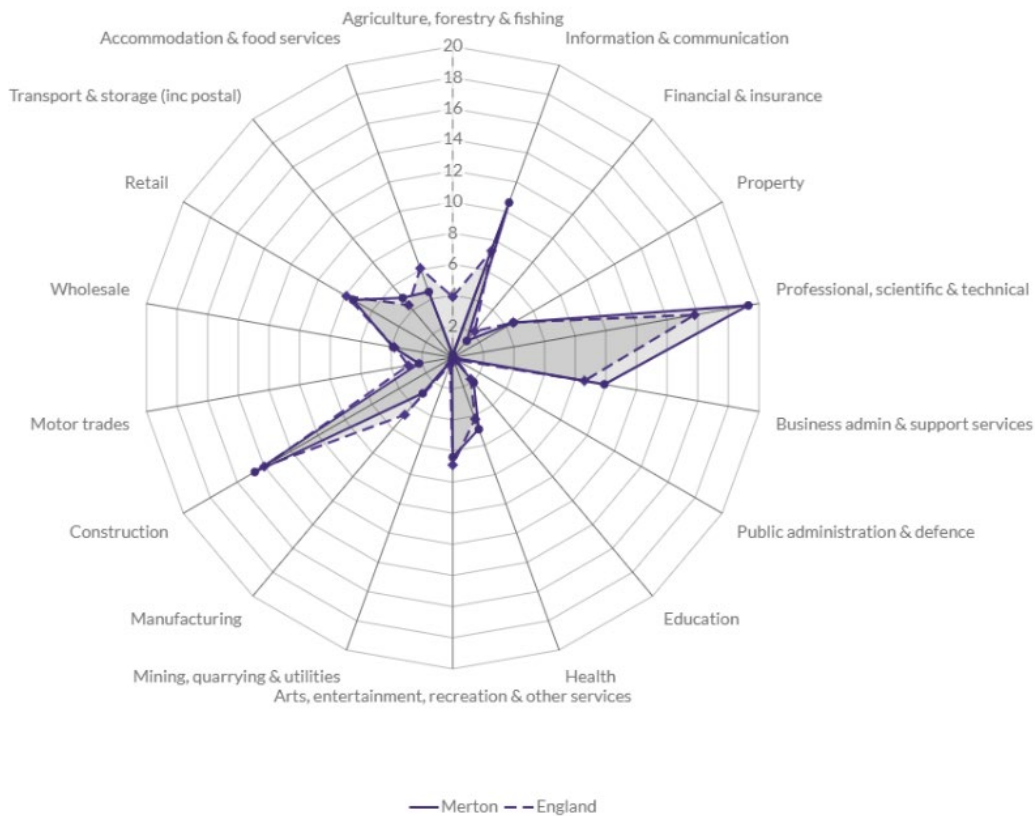
3.5. 55.6% of households in the borough are owner occupied, either owned outright or with a mortgage. This is higher than the London average of 45.2%. In Merton 1.1% of residents are living in shared ownership properties, and 29% are privately rented through a private landlord or letting agency. In Merton 14.2% of households are social rented, with 2.9% rented from the council.

Economy

3.6. Served by 12,770 (2021) active businesses, the borough’s main commercial centres are Mitcham, Morden and Wimbledon, of which Wimbledon is the largest. Other smaller centres include Raynes Park, Colliers Wood, South Wimbledon, Wimbledon Park and Pollards Hill, each with well-developed characters of their own. The borough is predominantly suburban in character, with high levels of commuter flows in and out of central London.



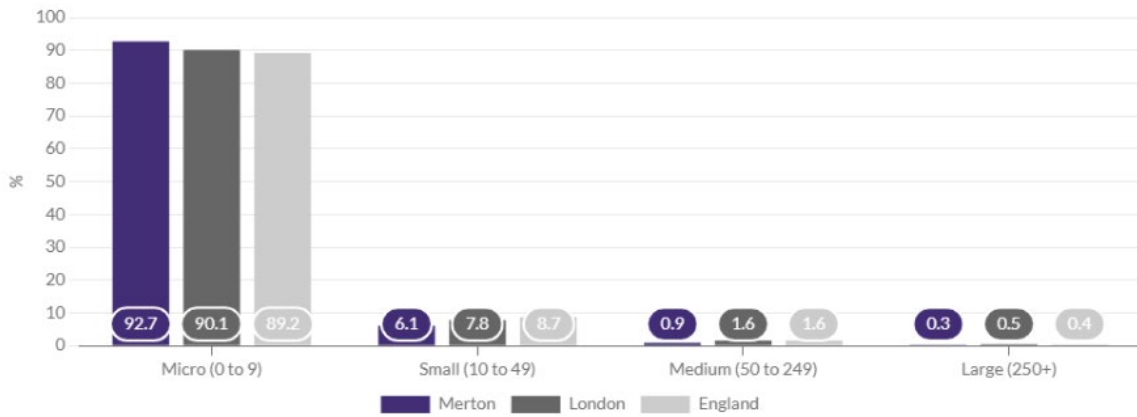
Percentage of enterprises by industry (2024)



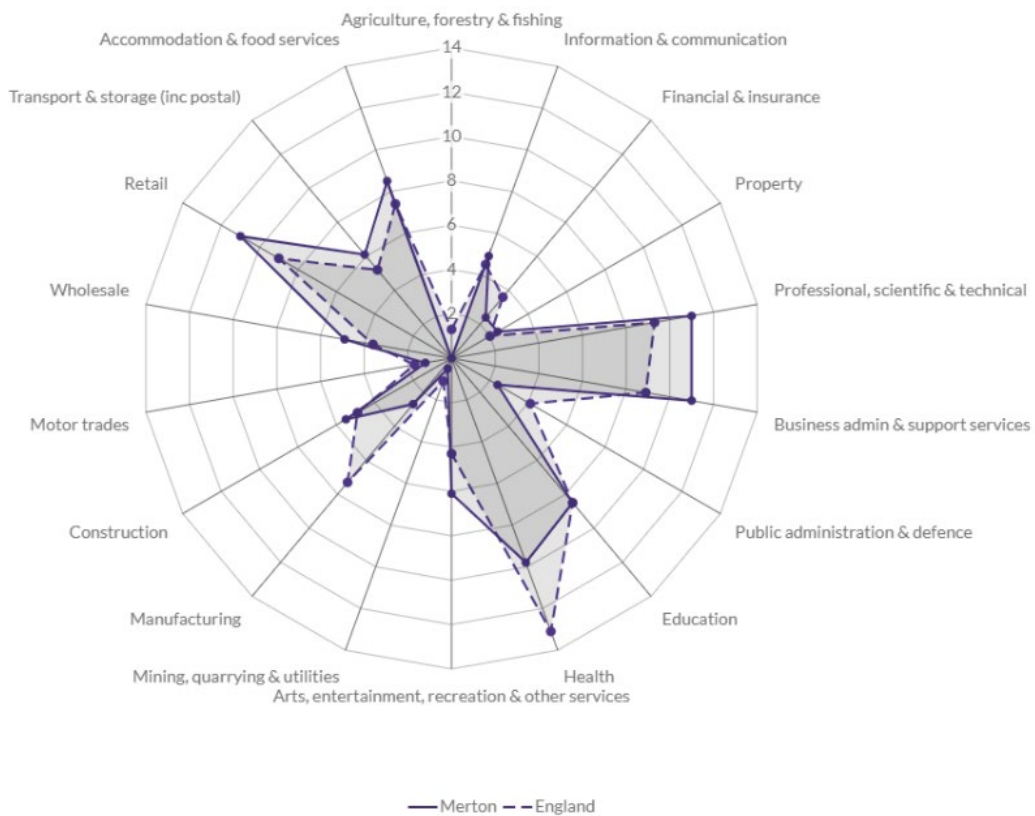
Source: IDBR



Enterprises by employment size band (2024)



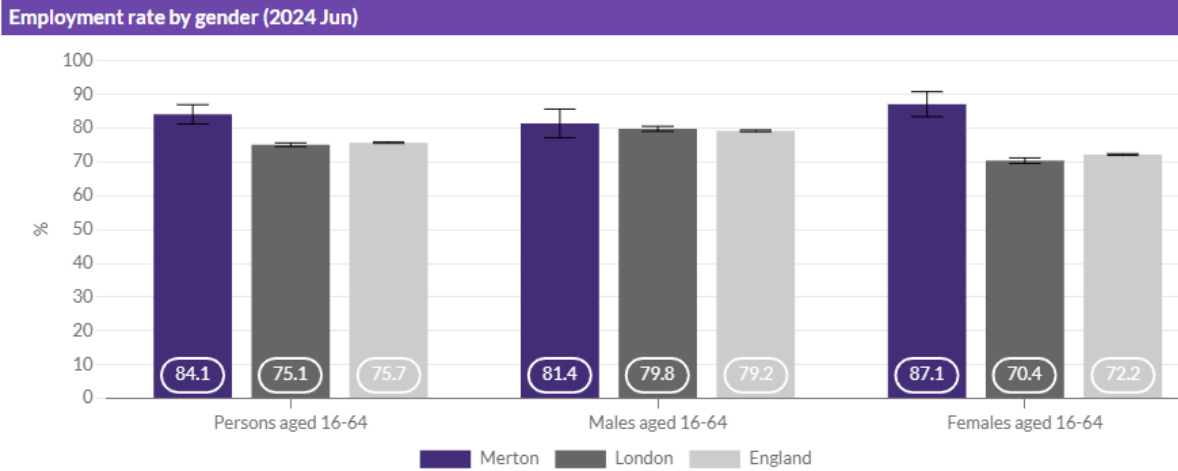
Employment rate by industry for Merton (2021)



Source: IDBR



3.7. The employment rate as at June 2024 is 84.1%, higher than the London average of 75.1%. Unemployment in the borough was 3.2% between April 2022 and March 2023, below the London average of 4.3%. The median gross annual pay for male full-time workers in Merton as at 2023 is £42,015, above the England average of £37,743. For female full-time workers in Merton it is £37,366, above the England average of £31,605 (ASHE data).



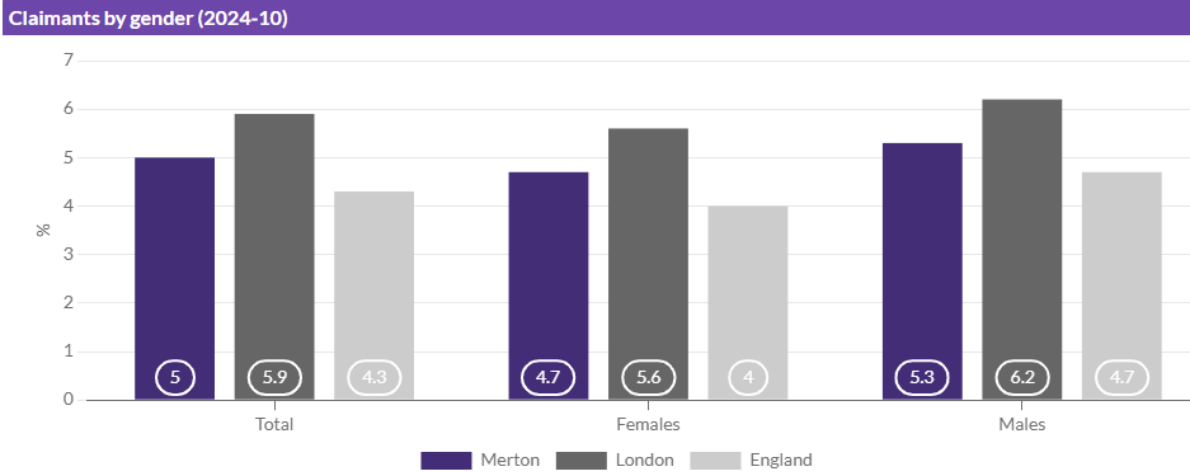
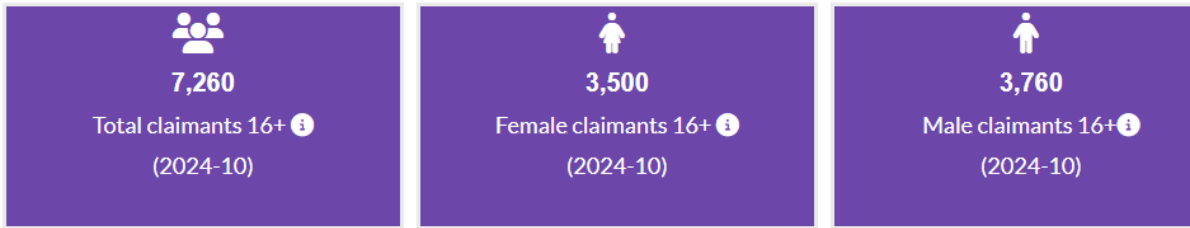
Source: APS

3.8. The percentage of persons in full time employment in Merton is 78%. Amongst men the rate is 84.4% (London average 87.7%) and amongst women it is 70.2% (71.4% London average). Merton has more residents who are self-employed (15.4%) compared to the London average of 10.9% in June 2024. The occupation type of Merton residents is shown below for June 2024. The greatest proportion is 34.1% professional occupations.



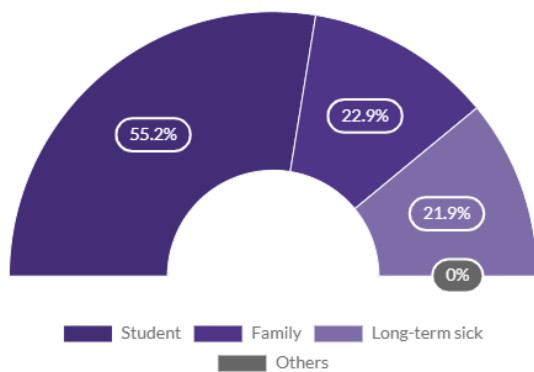
Source: APS

3.9. As at October 2024, the total claimants aged over 16 years was 7,260 persons. The claimant rate in Merton was 5, lower than the London rate of 5.9.



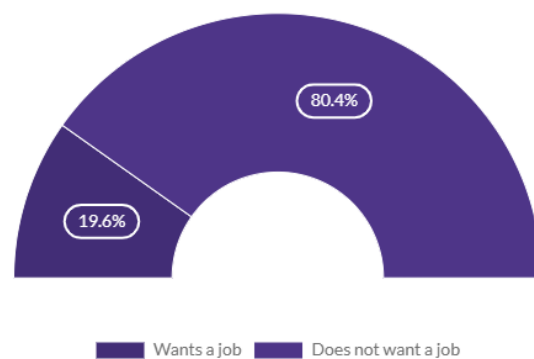
Source: ONS

Reason for economic inactivity for Merton (2024 Jun)



Source: APS

Economically inactive who want a job for Merton (2024 Jun)



Source: APS

Deprivation

3.10. The Index of Multiple Deprivation (IMD) 2019 is the official measure of deprivation for small areas (or neighbourhoods) in England. The IMD ranks every small area (Lower Super Output Area) in England from 1 (most deprived) to 32,844 (least deprived). It is typical an areas of minimum population size of 1,000 persons (1,500 average)

The IMD combines information from the seven domains to produce an overall relative measure of deprivation. The domains are combined using the following weights:

- Income Deprivation (22.5%)

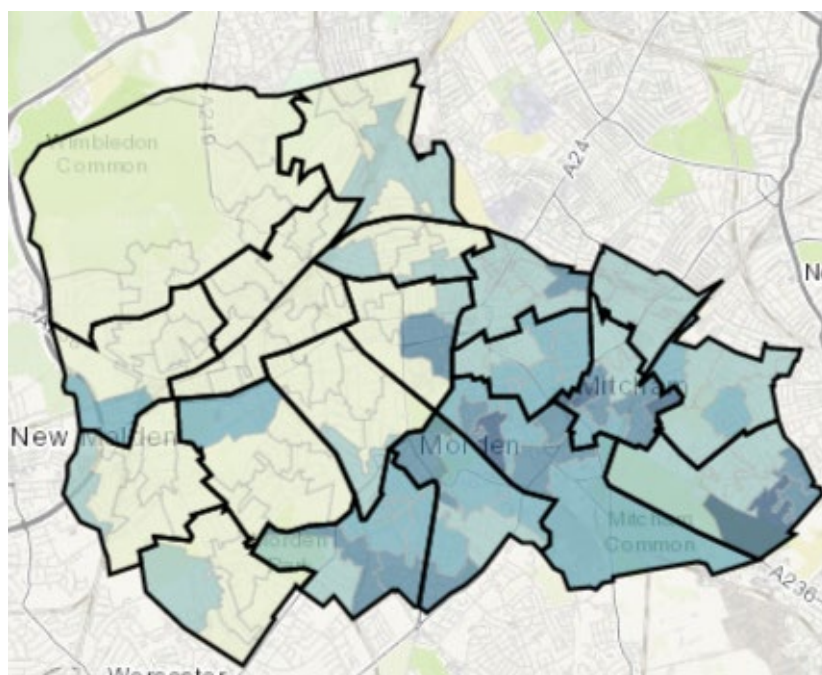
- Employment Deprivation (22.5%)
- Education, Skills and Training Deprivation (13.5%)
- Health Deprivation and Disability (13.5%) Crime (9.3%)
- Barriers to Housing and Services (9.3%)
- Living Environment Deprivation (9.3%)

3.11. Deprivation deciles are based on IMD, which is the official measure of relative deprivation. Decile 1 represents the most deprived 10% of LSOAs in England while decile 10 shows the least deprived 10% of LSOAs.

3.12. Merton ranks as ‘very low’ in terms of overall social deprivation compared to other London boroughs and nationally in the UK. It is the sixth least deprived of the 33 London boroughs and ranks 114th out of 326 authorities (where 1 is the most deprived) in England. However, if we look closer, we can see the rankings hide a number of inequalities in the borough.

3.13. The extremes differences in the borough between deprived wards in the east of the borough that are some of the top 15% most income-deprived in the country, and the more affluent wards in the west that are amongst the top 5% most affluent. Three wards are ‘more deprived’ than the average for London: Cricket Green, Figge’s Marsh and Pollards Hill.

3.14. The pandemic has widen the gap between east and west of the borough seeing an increase of children living in poverty, more older people living in fuel and food poverty.



Index of Multiple Deprivation score 2019







Legend

Ward



LSOA

Index of Multiple Deprivation

-  > 33 – 40
-  > 25.7 – 33
-  > 18.3 – 25.7
-  > 11 – 18.3
-  3.7 – 11
-  Other

4. HOUSING

Headlines

- 502 additional new homes were built
- 6 new affordable homes delivered on site
- Affordable housing was 2% of total housing delivery
- 713 additional new homes were approved, of which 213 are affordable

Starts, completions, five-year supply and trajectory

Core Strategy: Strategic Objective 3	To provide new homes and infrastructure within Merton's town centres and residential areas, through physical regeneration and effective use of space.		
Core Strategy Policies	CS8, CS9		
Sites and Policies Plan Policies	DM H1, DM H2, DM H3, DM H5		
Indicator	Borough Target	Progress	Source of Information
NET ADDITIONAL HOUSING	For the 10-year period 2019/20-2028/29 Merton's minimum housing target (London Plan 2021) is 9,180 new homes	Merton's housing trajectory for the period 2019/20-2028/29 has a provision of 7,597 (delivered and projected), 83% of the London Plan 2021 target.	Merton's Monitoring Datastore
PRIOR APPROVALS		In 2023/24 20 new homes were the result of Prior Approvals from Office, Retail, Storage and Class E uses to Residential.	Merton's Monitoring Datastore
SELF-BUILD AND CUSTOM HOUSE BUILDING ACT 2015		During the financial year 2023/24 the following number of individuals and groups joined Merton's register: Self-Build Register Part 1 (meets Local Connection criteria): 1 individual and 2 groups 14 homes were granted self-build exemption from Community Infrastructure Levy	Merton's Monitoring Datastore

		(CIL) in the financial year 2023/24.	
BROWNFIELD LAND REGISTER	<p>The Act places a duty on certain public authorities to keep a register of individuals and associations who wish to acquire serviced plots of land for self-build and custom housebuilding projects. The Act also places duty on certain public authorities to have regard to those registers in carrying out planning and other functions.</p> <p>Brownfield land registers will provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.</p>	<p>118 sites have been added to Merton's Brownfield Land Register. These include sites larger than 0.25 hectares or capable of supporting more than 5 homes, with valid planning permission and allocations in Merton's Local Plan 2024.</p> <p>The Brownfield Land Register can be found at https://www.merton.gov.uk/planning-and-buildings/planning/brownfield-land-register</p>	Merton's Monitoring Datastore

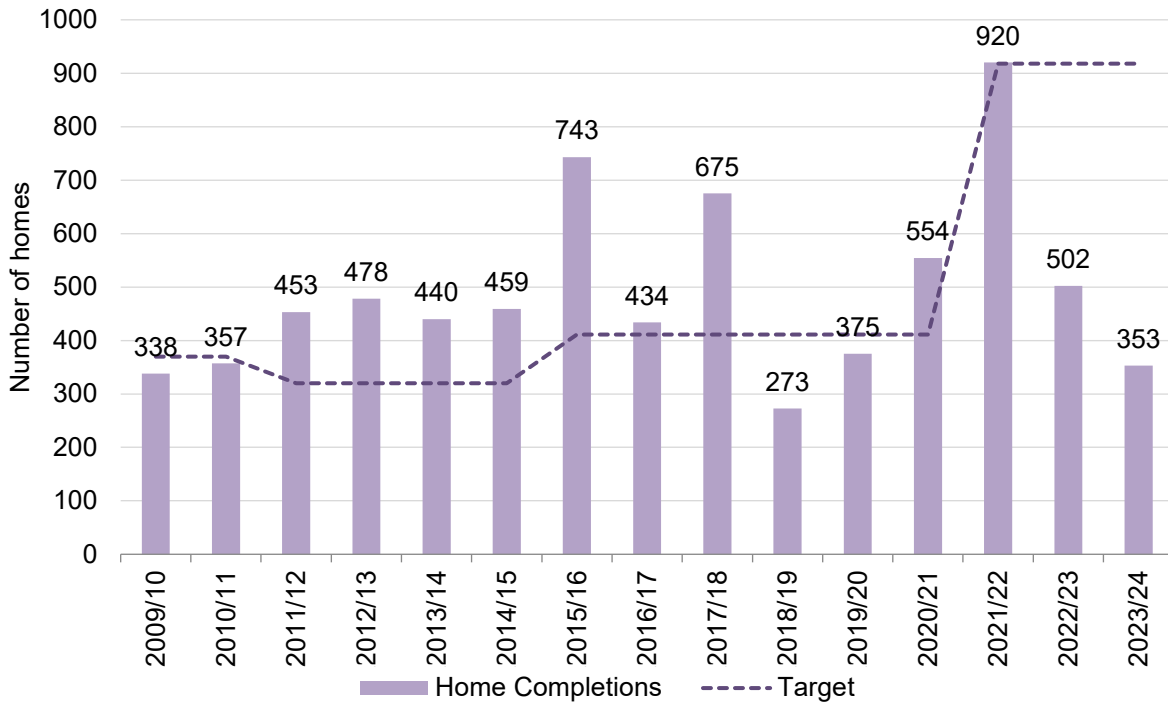
Table 4.1 – Home Completions 2011/12 – 2023/24

Financial Year	No. of homes	Target (London Plan)	% of target achieved
2011/12	453	320	142%
2012/13	478	320	149%
2013/14	440	320	138%
2014/15	459	320	143%
2015/16	743	411	181%
2016/17	434	411	106%
2017/18	675	411	164%
2018/19	273	411	66%
2019/20	375	411	91%
2020/21	554	411	135%
2021/22	920	918	100%
2022/23	502	918	55%
2023/24	353	918	38%
Total	6,659	6,500	102%

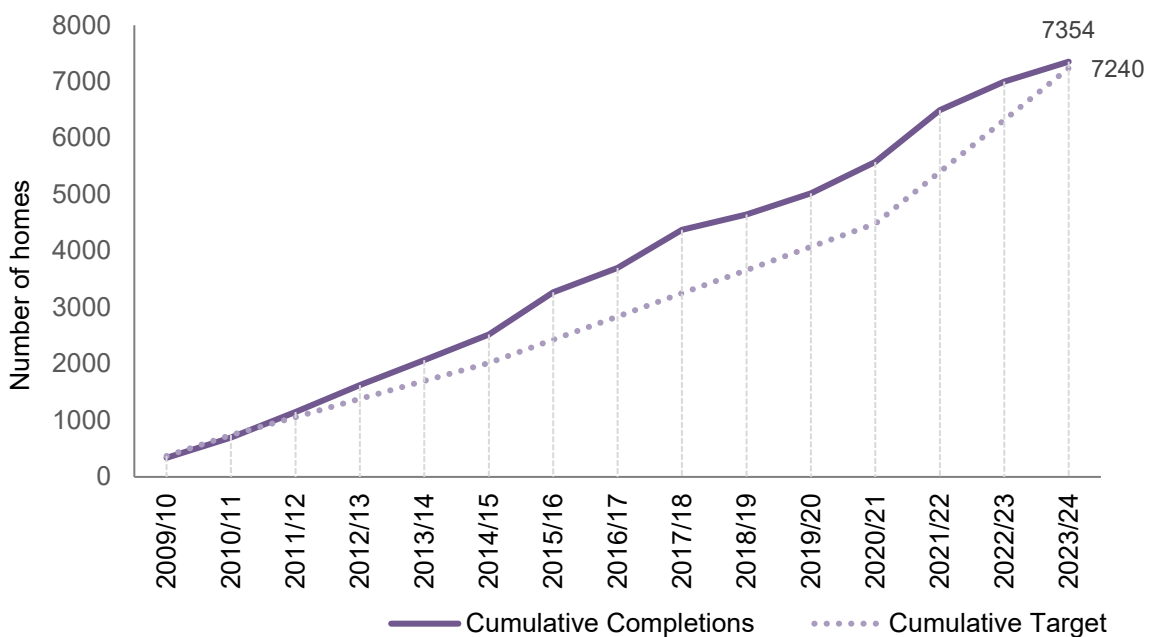
- 4.1. Merton's current housing target to meet its housing need is set by the adopted London Plan (2021) which identifies Merton's housing target of 918 homes per annum.

4.2. During the monitoring year 102 schemes have been completed resulting in 353 new homes (**Graph 4.1**). 103 schemes were started during the monitoring year, which will deliver a net gain of 525 new homes. **Graph 4.2** shows the cumulative delivery of net additional homes in Merton against the London Plan housing targets over the past 15 years. Moreover 140 schemes that will provide 700 new homes have been approved during 2023/24 (**Graph 4.3**). 213 new affordable homes were approved in 2023/24, subject to S106 agreements.

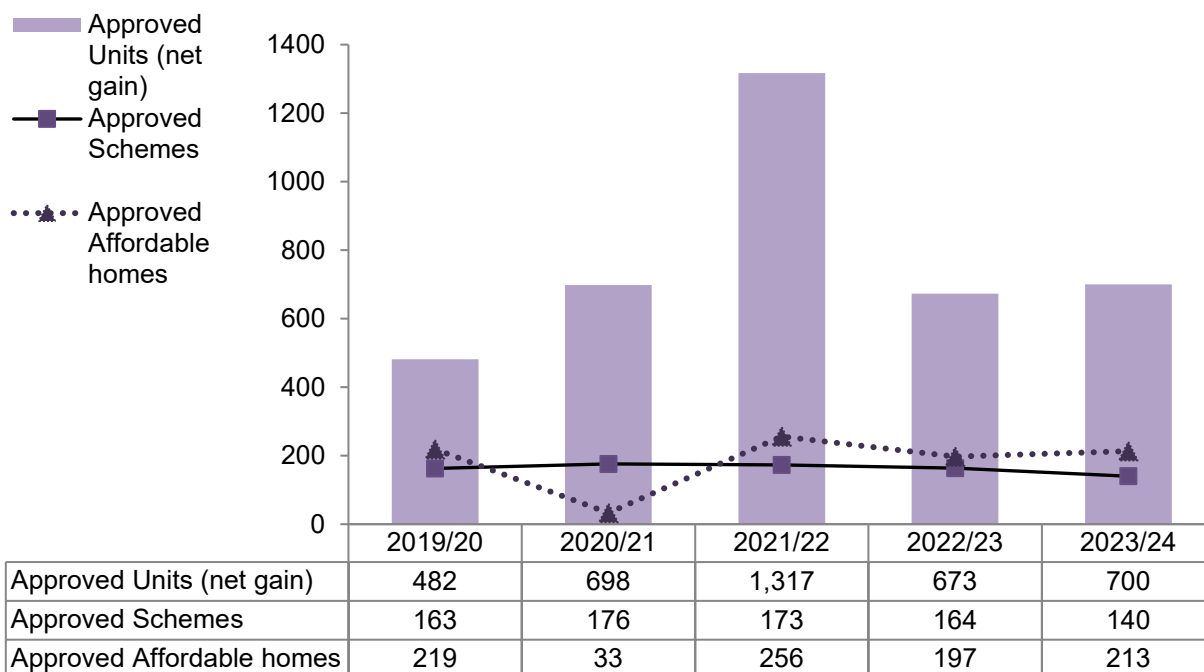
Graph 4.1 Home Completions 2009 - 2024



Graph 4.2 Cumulative over-delivery against Merton's housing target 2009-2024

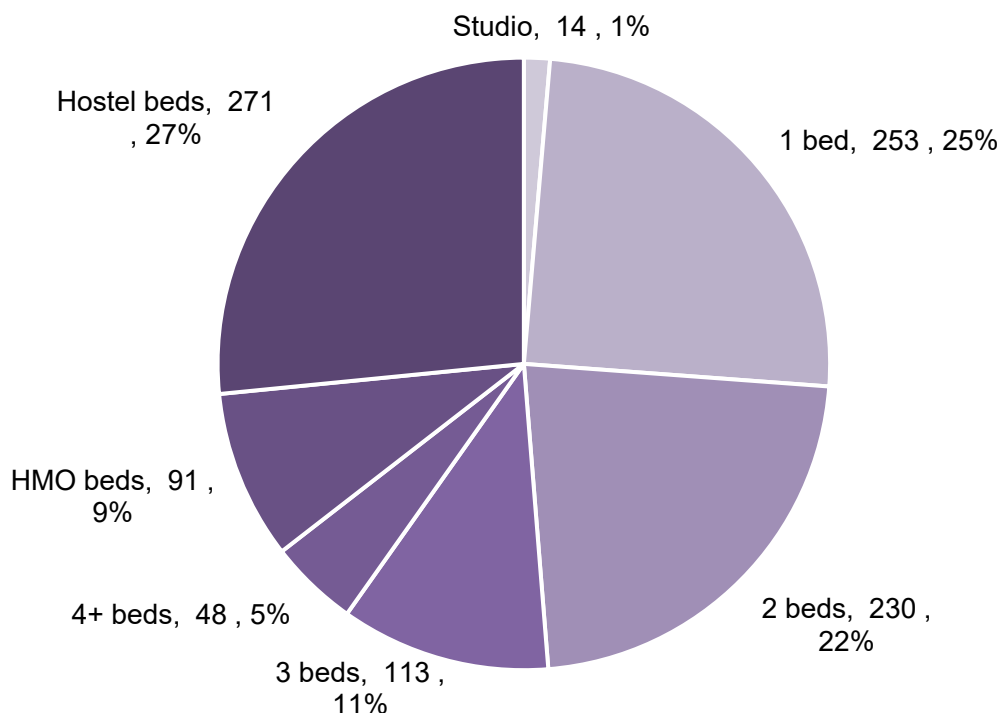


Graph 4.3. Merton approved schemes and total homes, of which were affordable homes 2019/20-2023/24



4.3. Policy DM H2 Housing Mix indicates the proportion of different sized homes required in the borough as follows: 1-bed 33%, 2-bed 32% and 3-bed 35%. Of the homes delivered in 2023/24, 16% were family sized (3+ beds), 22% were 2-bed properties, 25% were 1-bed properties and 9% were rooms in houses in multiple occupation (HMOs). 271 new hostel rooms were completed at the YMCA in Wimbledon. The data is shown below in **Graph 4.4.**

Graph 4.4 - Size of new homes built in 2023/24



4.4. A detailed housing sites list of completions in 2023/24 is presented in **Appendix A**

Housing Delivery Test

- 4.5. In February 2017 the Government published the Housing White Paper “Fixing our broken housing market”, which proposed a new initiative to measure the performance of local authorities via a Housing Delivery Test. This has been taken forward as part of the revised National Planning Policy Framework (NPPF) that was published in July 2018.
- 4.6. Full details of the method for calculating the HDT are specified within the “Housing Delivery Test Rule Book” and Planning Practice Guidance. The data used to assess delivery is Department for Levelling Up, Housing and Communities (DLUHC) statistics for the total net housing completions in a local planning authority area over a rolling three-year period. This includes student accommodation and other communal accommodation, using a ratio to adjust for occupancy.
- 4.7. The HDT measurement for 2019/20 and 2020/21 was adjusted to take into account the impact of Covid-19 on housing delivery. For 2019/20 8 months of the 411 London Plan housing target applies. For 2020/21 8 months of the 918 London Plan housing target applies.
- 4.8. The Government published the [Housing Delivery Test \(HDT\) measurement 2022](#) on 19th December 2023 for the period 2019/20, 2020/21 and 2021/22. However, the reported figure for new homes delivered in Merton in 2021/22 was incorrect by over 400 homes. This error resulted in a measurement of 71%, the consequence of which placed Merton in presumption in favour of sustainable development in accordance with the NPPF.
- 4.9. On 21st December 2023 the London Borough of Merton requested Government correct the data and received a response from the Department for Levelling Up, Housing and Communities (DLUHC) 5 March 2024, which is was published on the [website](#). The updated measurement for Merton’s Housing Delivery Test 2022 is 91%. According to the NPPF this means Merton should produce a Housing Delivery Action Plan, which was published on the council’s [website](#) in January 2024.
- 4.10. **Table 4.5: Housing Delivery Test measurement 2022 (Published December 2023)**

	2019/20	2020/21	2021/22	Total	Result
Target	526	611	918	2,055	
Delivery	346	604	920	1,870	91% Action Plan

Merton's Annual Position Statement

Merton's Housing Requirement

- 4.11. The National Planning Policy Framework requires Councils to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition.
- 4.12. All of the sites included in Merton's five-year land supply are considered to be deliverable under the NPPF definition:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 4.13. Merton's housing target, which is set out in the London Plan 2021, is 9,180 homes for the ten-year period 2019/20 to 2028/29 or 918 homes per annum. This is based on a detailed analysis of land availability and capacity across London that Merton worked with the GLA and all other London boroughs. The London Plan expects 261 homes of the 918 homes per annum to come forward on Small Sites.
- 4.14. In recognition of the significant increase in housing delivery required by these targets, the London Plan states at paragraph 4.1.10, that these may be achieved gradually and encourages boroughs to set a realistic and where appropriate, stepped housing delivery target over a ten-year period. London Plan paragraph 4.1.11 states that if a target is needed beyond the 10-year period (2019/20 to 2028/29), boroughs should draw on the 2017 SHLAA findings which cover the period to 2041 and any local evidence of identified capacity, in consultation with the GLA, and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements, and roll forward the housing capacity assumptions applied in the London Plan for small sites.
- 4.15. In November 2024 Merton adopted a new [Local Plan](#) which sets out a stepped housing delivery target for the period 2021/22-2037/38. A stepped housing delivery target is appropriate in Merton as there is a significant uplift in the housing target, demolitions as part of the estates regeneration and phasing of several large sites.

Merton's Housing Trajectory

- 4.16. The Methodology and phasing assumptions made in the trajectory are based on evidence gathered during site visits and assumptions of completion timescales based on the size of each site, and the estimated start and completion dates on each planning application. For all sites their history from case officers and evidence from site visits precedes all assumptions.

The development plan sites, (those identified in the local plan but without a planning application), have been phased according to the knowledge of case officers, developers, planning agents and the phasing of schemes of a similar size. The estates that are part of the Estates Regeneration follow phasing plans submitted by Clarion Housing Group.

4.17. To calculate the five-year supply of homes in Merton, the following sources of land supply have been included:

Large identified sites (>0.25ha)

- Sites with planning permission;
- Sites where the principle of residential use is established through previous planning permissions or refusals that have registered new applications or lodged an appeal;
- Suitable sites undergoing pre-application discussion and there is clear evidence that housing completions will begin on site within five years;
- Council-owned sites with redevelopment potential within five years.

Small identified sites (<0.25ha)

- Sites with planning permission;
- Sites where the principle of residential use is established through previous planning permissions or refusals that have registered new applications or lodged an appeal;
- Suitable sites undergoing pre-application discussion and there is clear evidence that housing completions will begin on site within five years;
- Council-owned sites with redevelopment potential within five years.

4.18. A modelled small site assumption of 261 new homes per year has been added to the identified sites in Merton's Housing Trajectory from 2027/2028 in accordance with the implementation of the new London Plan target. Sites with permission where the site area is <0.25ha have been removed from the 261 annual assumption to avoid double counting.

4.19. Merton's 15-year Housing Trajectory is made up of a huge range of different types of development on brownfield land. The larger sites include:

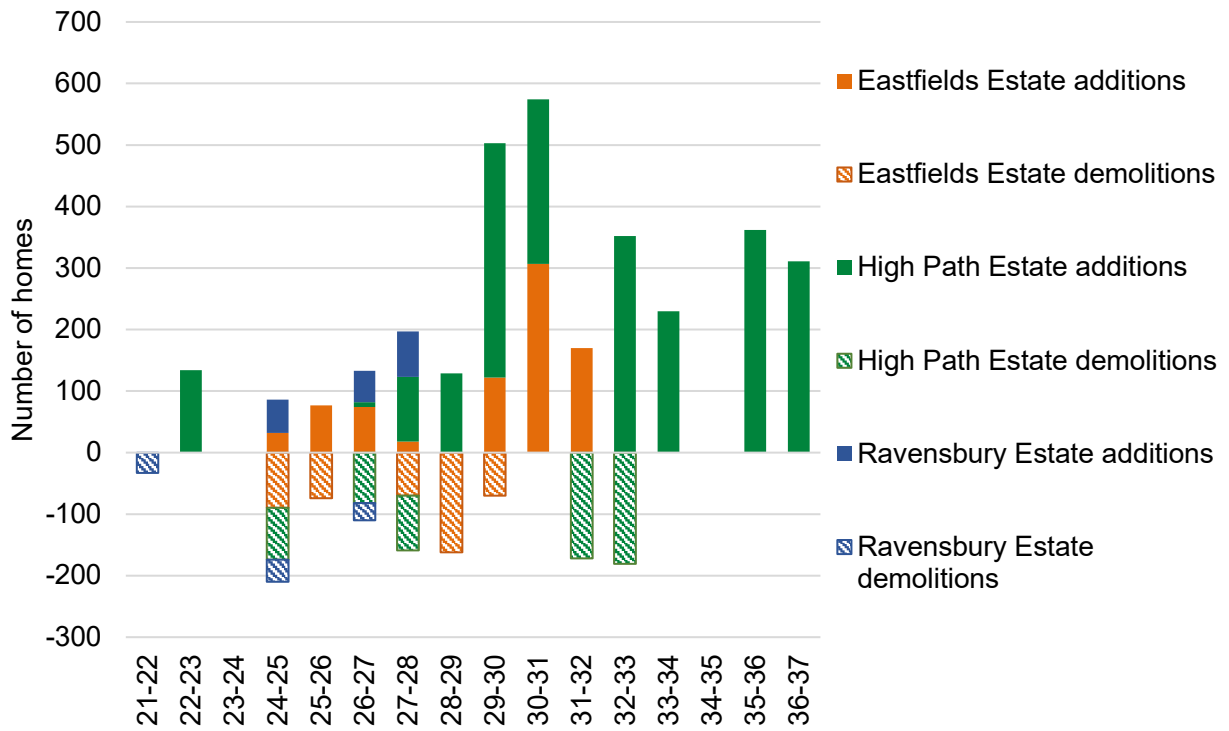
- Morden town centre regeneration, where over 1,800 new homes will be built in the area in addition to the public realm improvements and TfL's plan for new bus standing facilities in Morden;
- The Estates Regeneration of Eastfields, High Path and Ravensbury, which will result in an uplift of over 2,000 new homes;
- The redevelopment of Mitcham Gasworks (579 new homes) and part of the Tesco car park on Burlington Road (456 new homes).

4.20. **Graph 4.9** shows Merton's 15-year Housing Trajectory. A detailed list of housing sites for the 15-year housing trajectory is presented in **B**. The list includes all the sites that currently informed the Merton's housing pipeline and the number of homes in the five-year supply.

4.21. There are circa 500 sites in Merton's housing trajectory which will deliver circa 11,200 new homes in the next 15 years (2024/25 to 2038/39), this exceeds the London SHLAA (2017) requirement of 9,700 homes.

4.22. **Graph 4.6** shows the phasing of the Clarion Estates Regeneration as at August 2023. The demolitions in the earlier years of the schemes are reflected in the lower stepped target from 2024/25-2028/29 in the housing trajectory (**Graph 4.9**).

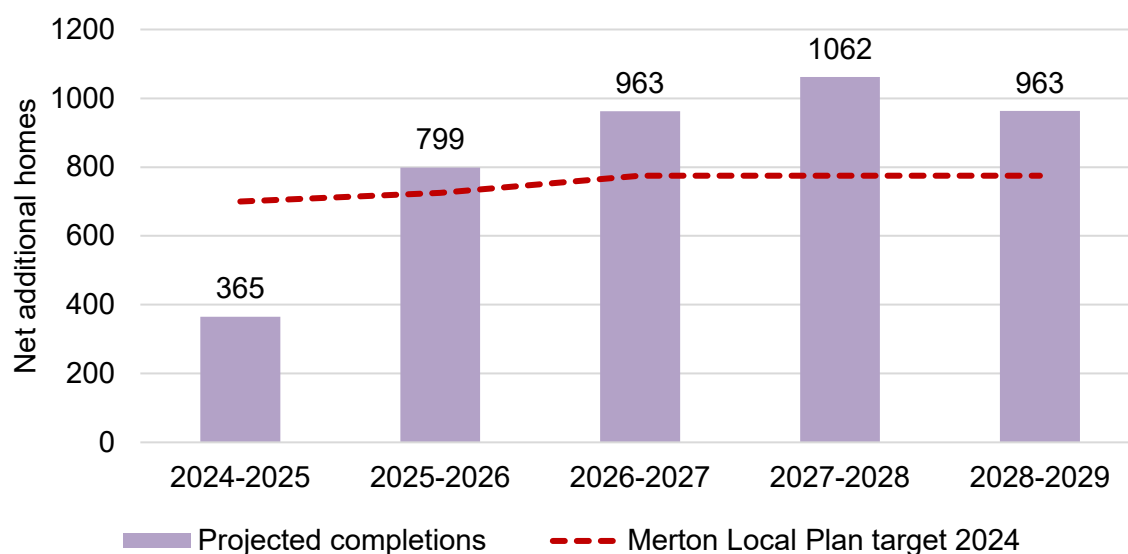
Graph 4.6: Clarion Estate Regeneration phasing (updated August 2023)



Merton’s Five-year Supply

4.23. The **five-year supply** covers the period from the financial years **2024/25 to 2028/29**. The Local Plan 2024 target for the total number of new homes over this period is **3,750 homes**. Merton can demonstrate a supply of **4,152 new homes** that will be built within the next five years. Therefore, Merton has **111% supply**. This is shown in **Graph 4.7**.

Graph 4.7: Five-year supply 2024/25-2028/29



4.24. A summary of the types of sites and the proposed net gain of new homes in Merton’s five-year supply is shown in **Table 4.8** below. This states that:

- 76% of the supply is on permissioned sites;
- 2% on sites which have been through the pre-application process and are now submitted;
- 4% on sites currently going through the pre-application process and with evidence they will complete within the five-year period;
- 5% on sites that are site allocations that are part of Merton Council’s disposal strategy or where there have been early discussions with landowners soon to start the pre-application process;
- 0.1% on sites that are allocated for housing development in the SHLAA;
- 13% remaining small sites windfall.

Table 4.8: Sources of Merton’s five-year supply

Site status	Net gain new homes	% of supply
Permissioned and Completed	62	1%
Permissioned and Started	1,170	28%

Permissioned and Not Started	1,940	47%
Submitted	100	2%
Pre-application	160	4%
Site allocation	192	5%
SHLAA site	6	0.1%
Small Sites assumption	522	13%
Total	4,314	100%

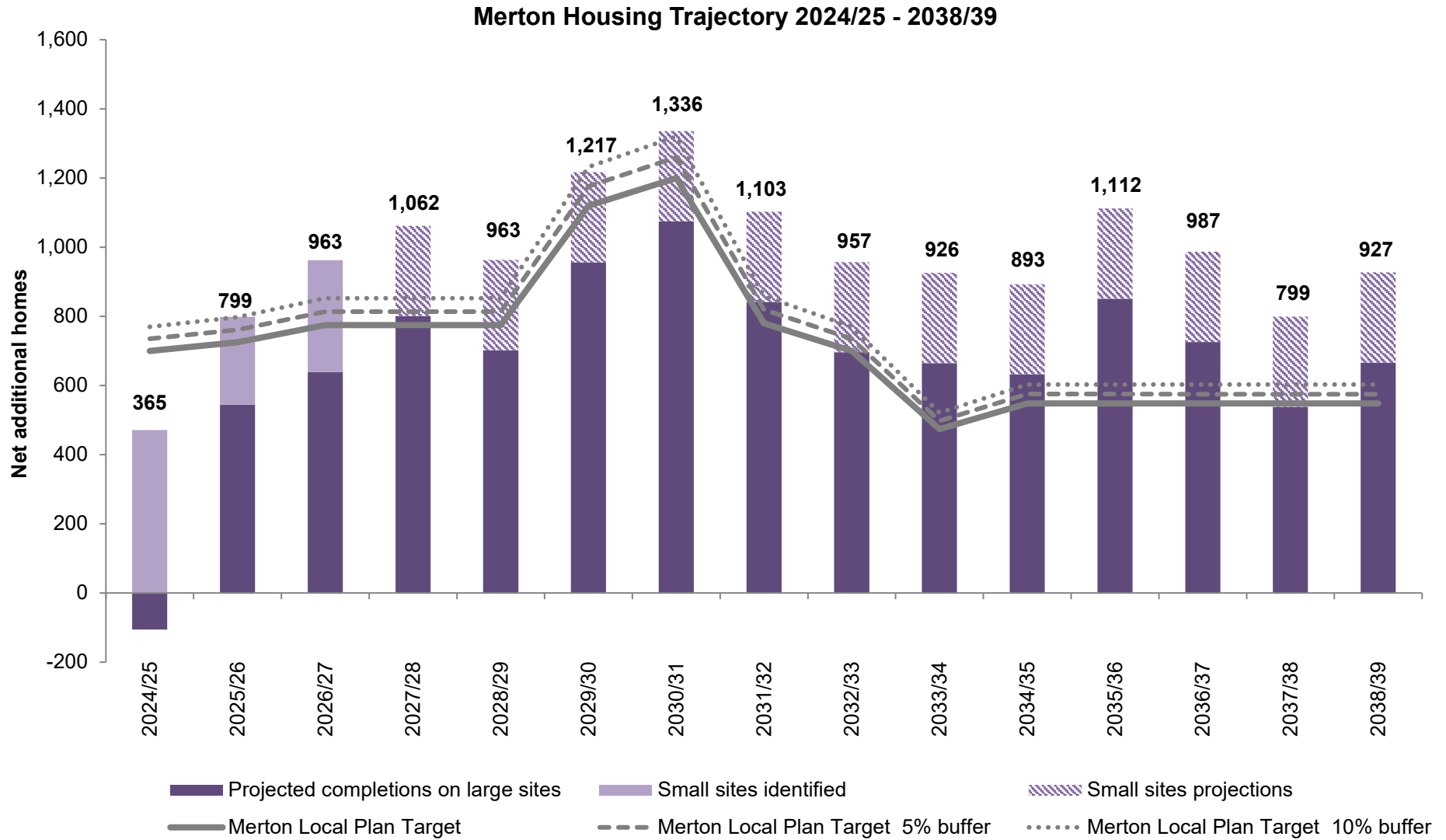
Delivering new homes in Merton

- 4.25. Merton is a pro-growth borough and has substantial experience in delivering small sites over a long timeframe and throughout different economic and political cycles. Every year, between 85%-95% of Merton's planning applications for new homes are for small sites (sites of 10 homes or less). However, as each small site delivers fewer than 10 homes, small sites contribute about 50% of the overall number of homes built each year in Merton, with large sites (which make up usually less than 10% of the planning applications received) contributing the other 50% of homes built.
- 4.26. Merton's housing trajectory is supported by Merton's [Housing Delivery Test Action Plan](#) which includes details on the actions the council can take to increase the rate and number of homes built in Merton. The delivery of sites will be monitored in Merton's Authority Monitoring Report (AMR) and Merton's Housing Delivery Test Action Plan.
- 4.27. The London Plan envisages that key town centres in the borough – Wimbledon, Mitcham, Morden and Colliers Wood – offer 'high' potential for residential growth (Table A1.1), with Wimbledon, Colliers Wood and South Wimbledon identified as an Opportunity Area which indicatively is expected to contribute 5,000 new homes and 6,000 jobs. The Opportunity Area homes figure is based on the 2017 SHLAA capacity from 2019 to 2041.
- 4.28. Merton's Local Plan and accompanying proactive strategies that support future housing delivery, such as [Merton's Character Study and Small Sites Toolkit](#), are pro-growth and geared towards optimising the provision of good quality and design-led housing to meet this ambition. For a decade Merton have been allocating sites of any size i.e. no minimum small sites threshold and has taken forward initiatives including town centre regeneration, estate regeneration and modular construction of affordable homes. Merton will continue to bring forward and support these initiatives.
- 4.29. Merton's Character Study SPD (2021) identifies appropriate areas where there is potential for a range of sensitive and extensive character-led growth. At the heart of the study is to ensure that future shaping of the borough is informed by Merton's existing and unique character.
- 4.30. The Small Sites Toolkit SPD (2021) is designed to give designers and developers a clearer picture of what would be considered acceptable development on sites up to 0.25 hectares in the Borough. The toolkit will comprise of guidance notes, case studies and a design and

access statement template. The guidance in the toolkit builds on the findings of the Character Study in providing contextual advice to applicants and their design teams. The guidance aims to encourage more development by giving a greater certainty of approval in addition to improving overall design quality.

- 4.31. There are a number of factors outside of local planning authority control that influence housing delivery including macroeconomics, economic effects of Covid-19, inflation and increased borrowing costs, house prices, land values, investment confidence and finance availability, and unsecured funding for Crossrail 2. However, it is considered that the council's proactive strategies will contribute to support future housing delivery despite these factors.
- 4.32. We will encourage housing in sustainable brownfield locations. The London Plan need for 12,084 additional homes for the period 2021/22 – 2037/38 will come forward in Merton by:
- Bringing forward new housing through regeneration, including Morden town centre and the Merton Opportunity Area
 - Prioritising the development of previously developed land and ensuring it is used efficiently
 - Development of sites identified in Merton's Housing Trajectory
 - Development of windfall sites
 - Intensification of housing as part of estate regeneration proposals
 - Enabling mixed use development within the town centres
 - Bringing vacant properties back into use through the council's empty homes strategy
 - Resisting the loss of housing to other uses
 - Preparing masterplans, development briefs and design guidance for larger housing sites
 - Demonstrating a continuous delivery of housing for at least 15 years as the Housing Trajectory sets out below
 - Setting out a 5-year supply of identified sites as shown in the Authority Monitoring Report and Annual Position Statement
 - Monitoring housing provision levels through the Housing Trajectory within the Authority Monitoring Report.

Graph 4.9: Merton 15-year housing trajectory

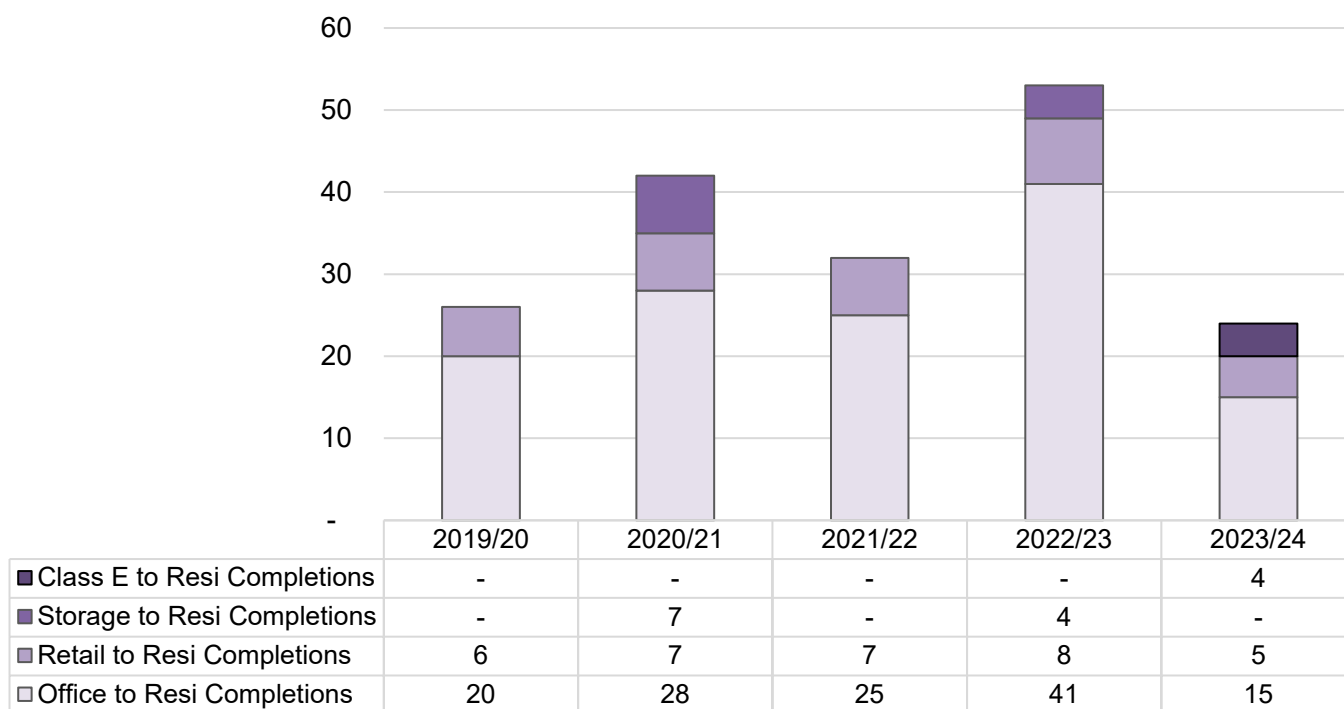


Prior approvals for change of use from commercial premises to homes

4.33. In May 2013 amendments to the Town and Country Planning Act 1995 allowed change of use from office to residential via a process known as “prior approval”. This means that since May 2013 offices (use class B1a) can change to residential use (use class C3) without seeking planning permission. Permitted development rights were also temporarily applied to B8 premises under 500sqm where the prior approval was permitted before 10th June 2019. In April 2021, the Government amended Permitted Development Rights to add a new category: change of use from Class E “business, commercial and service use” to residential (Class C3). Class E includes shops, restaurants, estate agents, offices, museums and indoor sports facilities.

4.34. **Graph 4.10** summarises the number of new homes completed in 2023/24 by type of prior approval permission. It shows that the majority of new homes were completed under prior approval for office to residential conversion (15 new homes). The total number of new homes completed under prior approval applications has fallen greatly over recent years, from its peak of 276 new homes in 2015/16.

Graph 4.10 Completed new homes by type of prior approval application 2019/20 - 2023/24



4.35. The number of permissioned homes through prior approval continues to remain much lower than the peak in 2016/17 of 183 homes. In 2023/24 38 new homes were approved under prior approval applications. **Graph 4.11** shows all approved prior approval applications between 2019/20-2023/24.

Graph 4.11 Approved new homes by type of prior approval application 2019/20 - 2023/24



Affordable housing

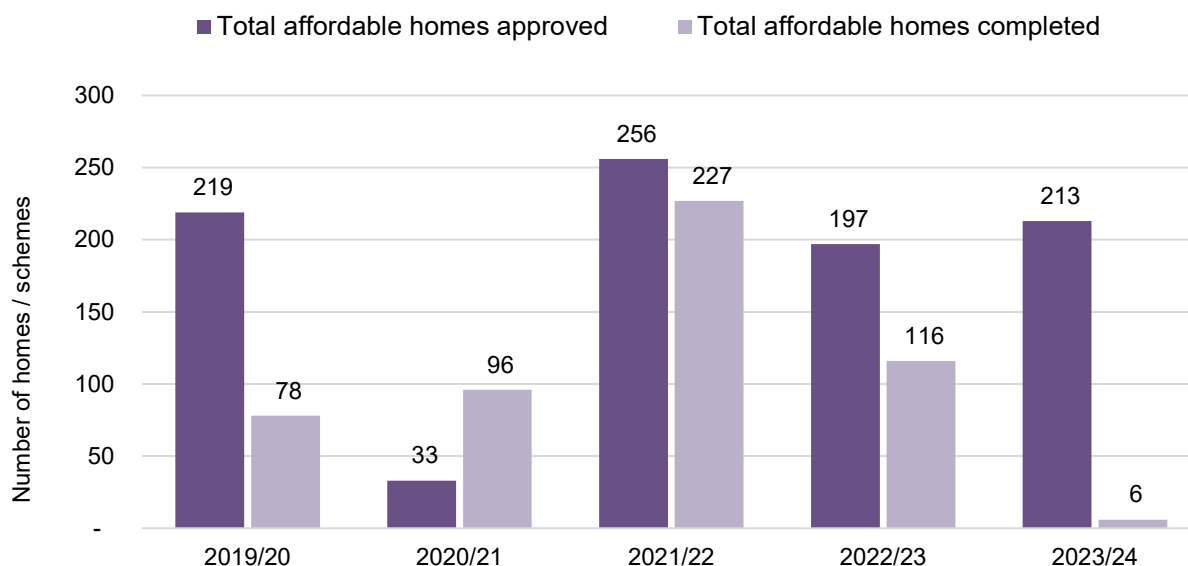
Indicator	Borough Target	Progress	Source of Information
NUMBER AND PROMOTION OF NEW DWELLINGS THAT ARE AFFORDABLE ON SITES WITH A THRESHOLD OF 10 HOMES OR MORE	Aim for the borough-wide affordable housing target of 40%	<ul style="list-style-type: none"> 1 scheme completed in 2023/24 that provided 6 new affordable homes on site. This is equivalent to 2% of completions 	Merton's Monitoring Datastore, LB Merton Housing Department
PROPORTION OF AFFORDABLE DWELLINGS: SOCIAL RENTED AND INTERMEDIATE.	<p>New affordable dwellings to consist of:</p> <p>60% social/affordable rented</p> <p>40% of intermediate provision.</p>	<ul style="list-style-type: none"> 83% Affordable rented 7% Intermediate 	LDD and LB Merton Housing Department
PROVISION OF AFFORDABLE HOUSING REQUIRED ON SITE; WHERE THIS IS NOT POSSIBLE A FINANCIAL CONTRIBUTION IN LIEU MUST BE MADE.	Development Plan policy requires the provision of affordable housing on-site as part of housing development schemes. In exceptional circumstances where it is not possible to secure on-site homes, payment of a financial contribution in-lieu of onsite provision for the provision of off-site affordable housing is made.	<ul style="list-style-type: none"> £319,969.90 in Affordable housing financial contributions was received in 2023/24. £22,000 in Affordable housing contributions was secured from schemes approved in 2023/24. 	Merton's S106 Monitoring Datastore

4.36. **Table 4.12** shows that in this monitoring year 6 affordable homes were completed and a contribution of £67,000 was received. In addition, 213 new affordable homes were approved in 2023/24, subject to S106 agreements.

Table 4.12 – Affordable Home Completions 2023/24

Application Number	Site	Total Homes	Total Affordable Homes	% Affordable Homes	S106 Contribution
19/P4266	Abbey Wall Works, Colliers Wood	66	6	9%	-
20/P1060	159 Commonsides East, Mitcham	24	-	-	£67,000
Total		90	6		£67,000

4.37. Current planning policy in Merton, like most of the country, seeks a percentage of new homes from large sites as affordable homes. Merton's Core Planning Strategy 2011 sets a borough wide housing target of 40% of new homes. **Graph 4.13** below summarises the number of affordable homes approved and completed in the past 5 years.

Graph 4.13 Affordable homes approved and completed 2019/20-2023/24

4.38. A list of the planning obligations secured through S106 for the provision of affordable housing and off-site contributions is shown in **Table 4.14** below.

Table 4.14: Affordable Housing onsite planning obligations secured for 2023/24.

Site	Planning Application	Affordable Dwellings	Affordable Housing (%)	Viability Review
2A Trinity Road, Wimbledon SW19 8RL	21/P3215	2 x Social Rented Housing Units	11%	Early Stage and Late Stage Viability Reviews

The White Hart, 144 Kingston Road, Wimbledon SW19 1LY	23/P0329	96 Affordable Student Rent Units	35%	Not applicable.
Land at the Former Lessa Sports Ground, Meadowview Road, Raynes Park SW20 9EB	22/P2351	27 Social Rental Housing Units 17 Shared Ownership Units	41%	Early Stage Viability Review
TOTAL		142	35%	

Conversions and appeals

Core Strategy: Strategic Objective 8	To promote a high quality urban and suburban environment in Merton where development is well designed and contributes to the function and character of the borough
Core Strategy Policies	CS14
Sites and Policies Plan Policies	DM D1 – DM D7

Conversions

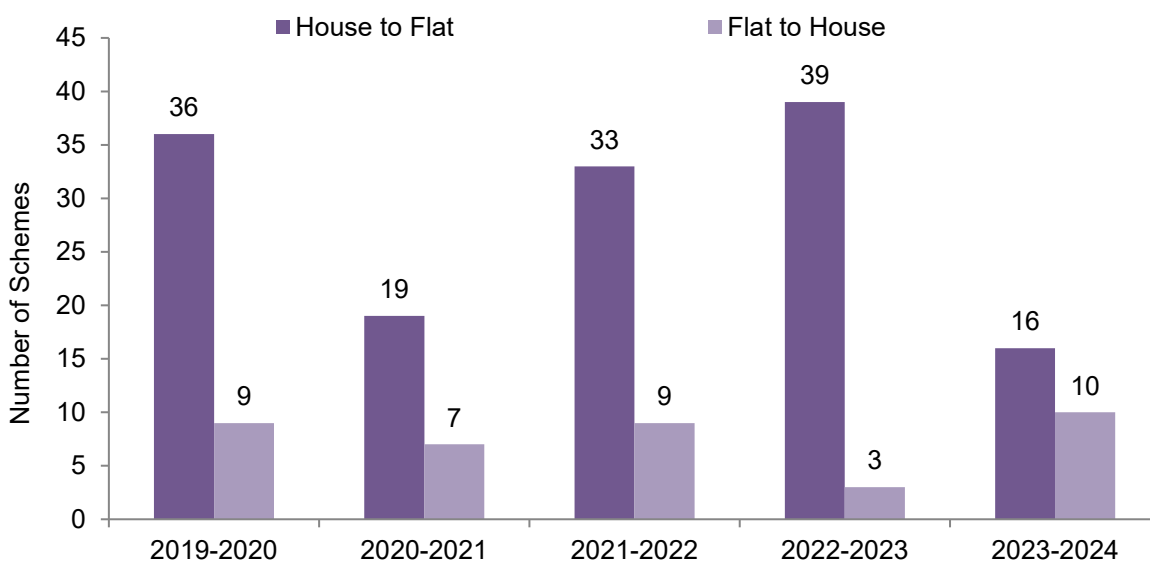
Indicator	Borough Target	Progress	Source of Information
PROTECTION OF FAMILY SIZED HOMES IN DWELLING CONVERSIONS.	All conversions of existing family sized single dwellings into two or more smaller homes to include the re-provision of at least one family sized home.	15 scheme conversions completed that resulted in 26 new homes total net gain, and a net gain of 1 family home. 28 scheme conversions were approved this year that will result in a net gain of 9 new homes and the gain of 3 family homes.	Merton's Monitoring Datastore

- 4.39. Over the past 5 years an average of 29 schemes have been approved for the conversion of family homes to smaller sized homes. An average of 8 schemes have been approved for the conversion of flats to houses during the same period.
- 4.40. 14 schemes with houses converted to flats were completed in the monitoring year. This resulted in a net gain of 27 new homes including a net gain of 3 family homes. Of the 2 schemes that resulted in a loss of a family sized unit, both were Lawfulness applications.

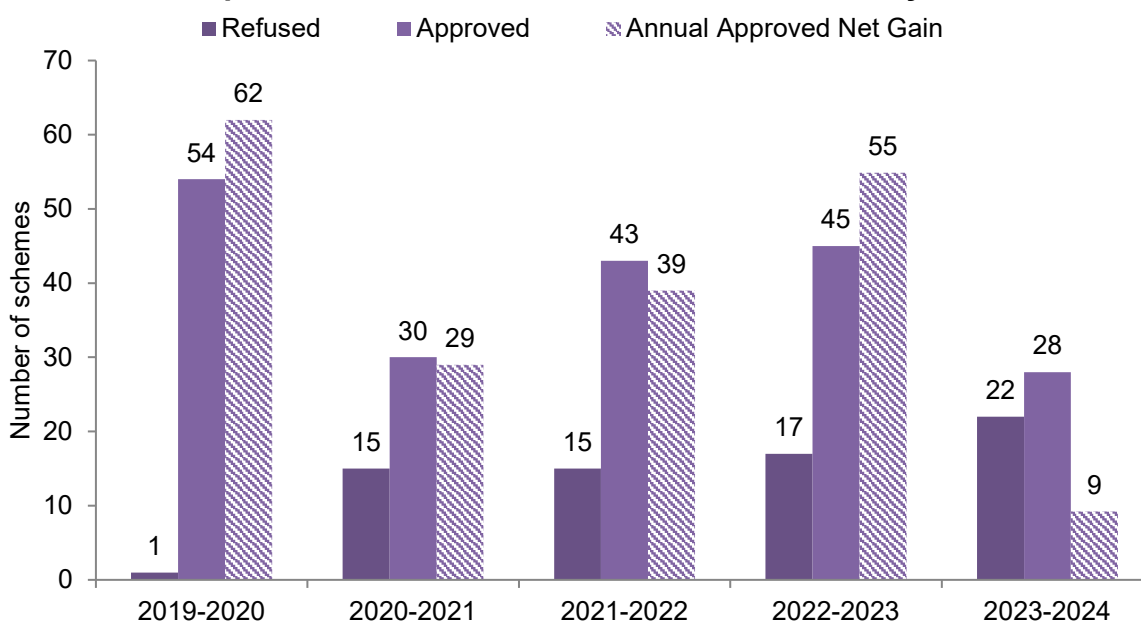
4.41. 16 schemes were approved in the monitoring year for conversions of houses to flats that would result in a net gain of 18 new homes, and the gain of 3 additional family sized homes. 10 schemes were approved for the conversion of flats to houses that would result in a net loss of 15 homes and overall net gain of 6 family sized homes.

4.42. **Graphs 4.15** shows that the majority of conversions approved in the last five years have been from houses to flats. **Graph 4.16** shows that as a result there has been an annual approved net gain in homes. Of these, there have been more schemes that retain family sized homes than do not (**Graph 4.17**).

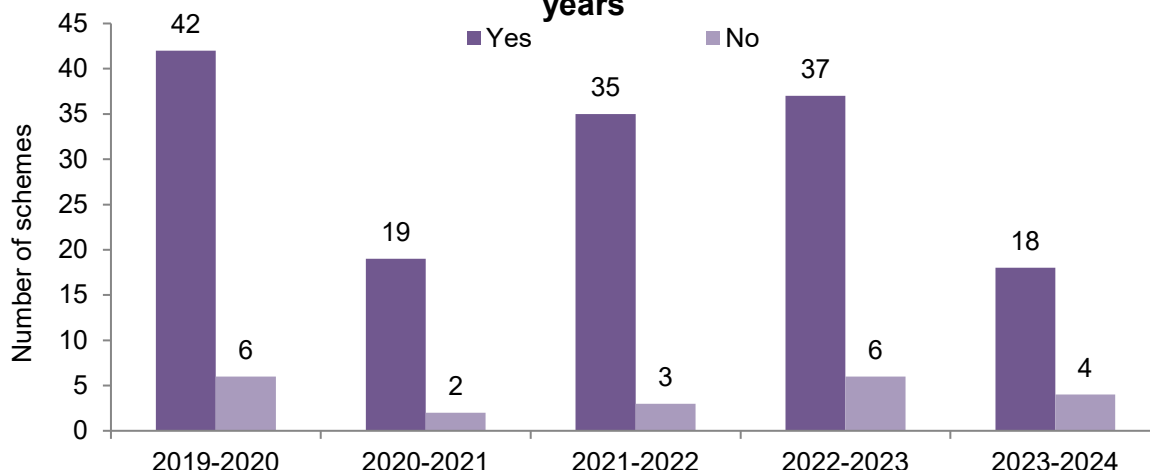
Graph 4.15 Conversions approved in the last five years



Graph 4.16 Conversion decisions in the last five years



Graph 4.17 Approvals that maintain family units in the last five years

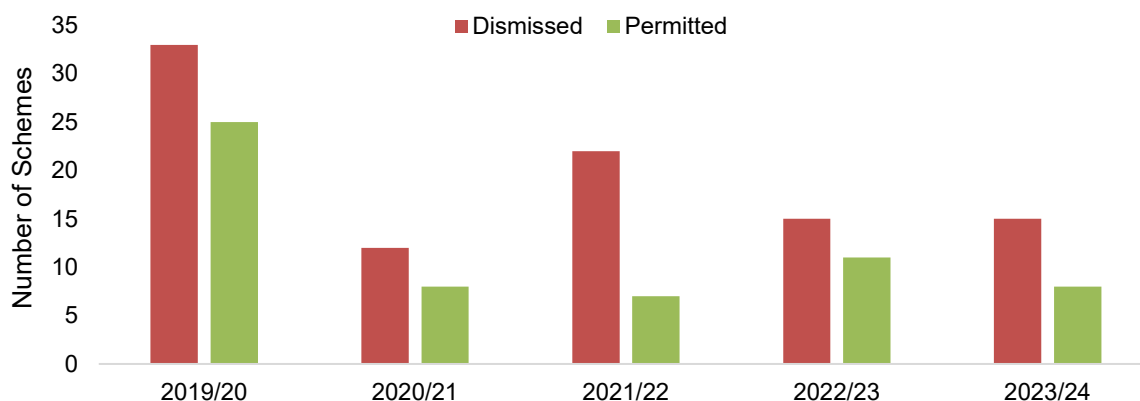


Appeals

Indicator	Borough Target	Progress	Source of Information
THE NUMBER OF PLANNING APPEALS DISMISSED PER TOTAL NUMBER OF APPEALS CITING DESIGN POLICIES	Increase in the % of appeals dismissed per total number of appeals citing design policies.	<ul style="list-style-type: none"> 23 appeals were decided in 2023/24 8 appeals were permitted in 2023/24 35% of appeals were permitted 15 appeals (65%) were dismissed 	Merton's Monitoring Datastore

4.43. **Graph 4.18** shows the number of appeals permitted and dismissed over the past five years. The number dismissed has always been greater than the number permitted, and the majority of those permitted cite design policies. The percentage of appeals dismissed is 7% higher this financial year than the last financial year.

Graph 4.18 Appeal decisions in the past five years



5. LOCAL ECONOMY

Headlines

- All the town centres shop vacancy rates are below the national and London's average.
- All Merton's town centres perform well as they meet the targets of both core strategy and sites and policies plan.

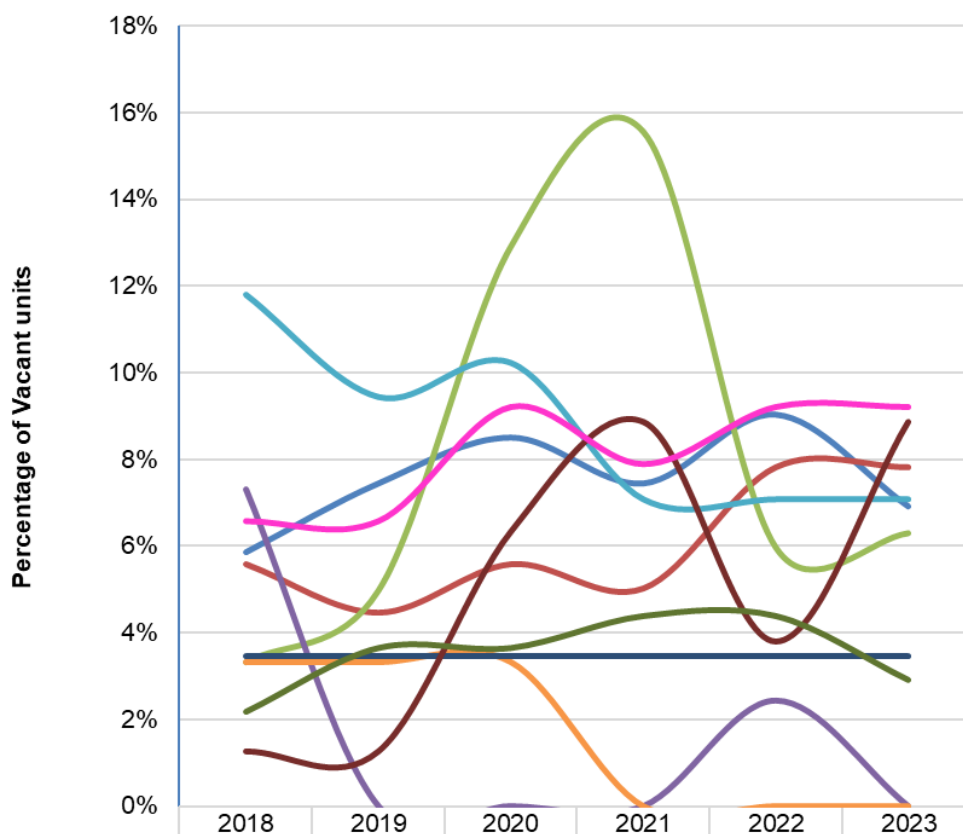
Retail vacancy rate, town centres and industrial areas

Core Strategy: Strategic Objective 4	To make Merton more prosperous with strong and diverse long term economic growth.
Core Strategy Policies	CS1, CS2, CS3, CS7, CS12
Sites and Policies Plan Policies	DM R1 – DM R7, DM E1 – DM E4

Indicator	Borough Target	Progress	Source of Information
RETAIL VACANCY RATE IN TOWN CENTRES.	Maintain the retail vacancy rate below the national average for the monitoring period.	<ul style="list-style-type: none"> ■ National vacancy rate for Town Centres in Great Britain: 14.0% (Local Data Company Q2 2023) ■ Mitcham: 6.9% ■ Morden: 7.8% ■ Wimbledon: 6.3% 	Merton's Monitoring Datastore 2024. Local Data Company 2023
RETAIL VACANCY RATE IN LOCAL CENTRES, NEIGHBOURHOOD PARADES AND COLLIERS WOOD.	Maintain the retail vacancy rate below the national average for the monitoring period.	<ul style="list-style-type: none"> ■ Arthur Road: 0% ■ Colliers Wood 7.1% ■ Motspur Park: 0% ■ North Mitcham: 3.5% ■ Raynes Park: 8.9% ■ Wimbledon Village: 2.9% ■ South Wimbledon: 9.2% ■ All of the neighbourhood parades: 4.9% 	Merton's Monitoring Datastore – Retail Survey 2023
AMOUNT OF RETAIL DEVELOPMENT FOUND IN TOWN CENTRES.	Percentage of retail use (A1 Use class) in Core shopping frontages: Approximately 50% of units should remain in retail use (A1 Use Class).	Total A1 Uses in Core shopping frontages: <ul style="list-style-type: none"> ■ Wimbledon: 43.0% (central frontage) and 50% (core frontage) ■ Mitcham: 57.1% ■ Morden: 50.7% 	Merton's Monitoring Datastore – Retail Survey 2023

	<p>Secondary shopping frontages: Approximately 50% of units should remain in commercial use (A1,A2,A3, A4 and A5 classes)</p> <p>Neighbourhood Parades: a minimum of 30% of units should remain in retail use (A1 Use Class).</p>	<ul style="list-style-type: none"> ▪ Arthur Road: 60.9% ▪ Raynes Park: 52.2% ▪ Wimbledon Village: 59.2% ▪ Motspur Park: 58.8% ▪ North Mitcham: 66.7% <p>Total commercial uses in Secondary shopping frontages:</p> <ul style="list-style-type: none"> ▪ Wimbledon: 77.7% ▪ Mitcham: 91.2% ▪ Morden: 81.5% ▪ Arthur Road: 88.9% ▪ Raynes Park: 75% ▪ Wimbledon Village: 73.3% ▪ Motspur Park: 78.6% ▪ North Mitcham: 88.2% <p>All Neighbourhood Parades are above the minimum 30% A1 use class target.</p>	
<p>RETENTION OF EXISTING EMPLOYMENT FACILITIES OR REFURBISHMENT TO PROVIDE ATTRACTIVE BUSINESS SPACE.</p>	<p>No net loss of employment land for which there is a demand. As measured each year in AMR. Target to be considered on 5-year basis.</p>	<ul style="list-style-type: none"> ▪ Loss of 12 commercial premises caused by Prior approval from office to residential permitted development rights resulting in the creation of 25 new homes. 	<p>Merton's Monitoring Datastore</p>

5.1. The vacancy rate figures are below the national vacancy, thus Merton's town centres and neighbourhood parades are healthy. The shopping survey shows that all the policy requirements regarding the protection of certain type of commercial uses in designated shopping frontages are met.

Graph 5.1 Vacancy rates in Merton's Town Centres and Local Centres

	2018	2019	2020	2021	2022	2023
Mitcham Town Centre	5.85%	7.45%	8.51%	7.45%	9.04%	6.91%
Morden Town Centre	5.59%	4.47%	5.59%	5.03%	7.82%	7.82%
Wimbledon Town Centre	3.31%	4.97%	12.91%	15.56%	5.96%	6.29%
Arthur Road Local Centre	7.32%	0.00%	0.00%	0.00%	2.44%	0.00%
Colliers Wood Urban Centre	11.81%	9.45%	10.24%	7.09%	7.09%	7.09%
Motspur Park Local Centre	3.33%	3.33%	3.33%	0.00%	0.00%	0.00%
North Mitcham Local Centre	3.45%	3.45%	3.45%	3.45%	3.45%	3.45%
Raynes Park Local Centre	1.27%	1.27%	6.33%	8.86%	3.80%	8.86%
South Wimbledon Local Centre	6.58%	6.58%	9.21%	7.89%	9.21%	9.21%
Wimbledon Village Local Centre	2.19%	3.65%	3.65%	4.38%	4.38%	2.92%

Industrial market in Merton

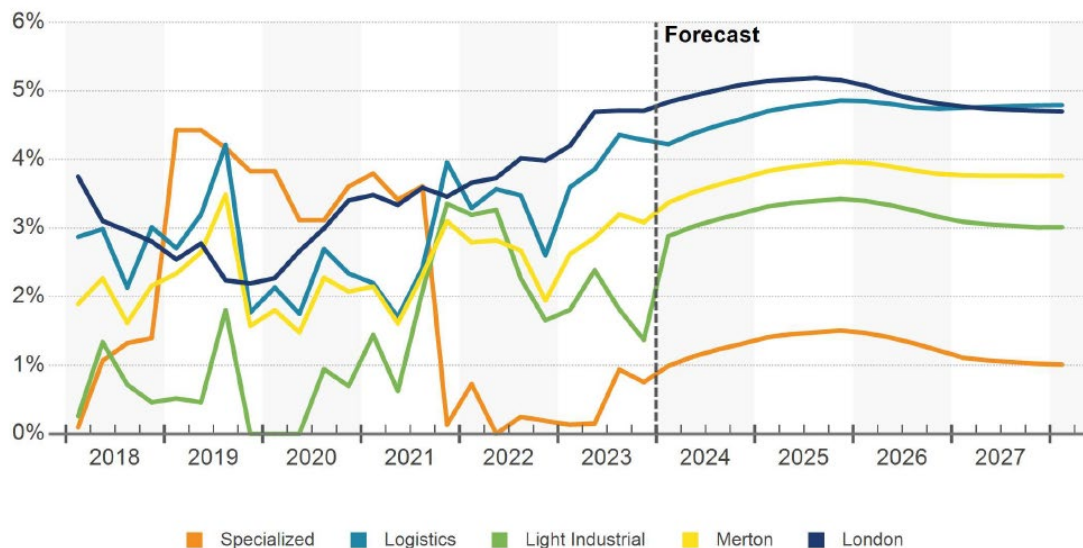
- 5.2. Merton is an affluent south London borough containing around 7 million SF of industrial space across more than 300 buildings, although only a handful are larger than 100,000 SF. The A3, A23 and A24 trunk roads provide good access to central London to the north and the M25 motorway to the south. The area has lost space on a net basis in recent years through conversions to other uses, especially residential.
- 5.3. Although persistently weak demand has seen Merton's industrial vacancy rate edge upwards in recent years, from below 2% in 2020 to 3.1% today, it remains comfortably below the London average. Rents have expanded accordingly. While annual rent growth has decelerated since reaching record heights in 2022, a pattern that could continue as business costs increase and economic conditions remain weak, industrial rents should continue to far outpace office and retail rents in this part of London. An ongoing lack of construction will

support rental growth.

- 5.4. Leasing activity has slowed since the likes of Jiffy Grocery, FMG Repair Services and Event Hire Professionals took circa 15,000-SF units and Epsom & St Helier University Hospital leased 34,000 SF at Valor Park towards the end of the pandemic. Smaller deals have driven activity in recent quarters. Graphitcuture's 9,000-SF letting of a warehouse on Endeavour Road in September 2023 was one of few deals over the past year. The firm agreed a 10-year lease at £11.50/SF.
- 5.5. Investment activity has slowed markedly over the past 18 months, with rising interest rates cooling investor demand for industrial property in Merton and across London. This followed a busy period in the previous 18 months, when volumes soared to record heights. Among the few deals in recent months saw Scott Fleary Productions sell a unit on Chancerygate Business Centre for £6.8 million in December 2023, with the price reflecting 357/SF.

Industrial vacancy rate in Merton by type

VACANCY RATE

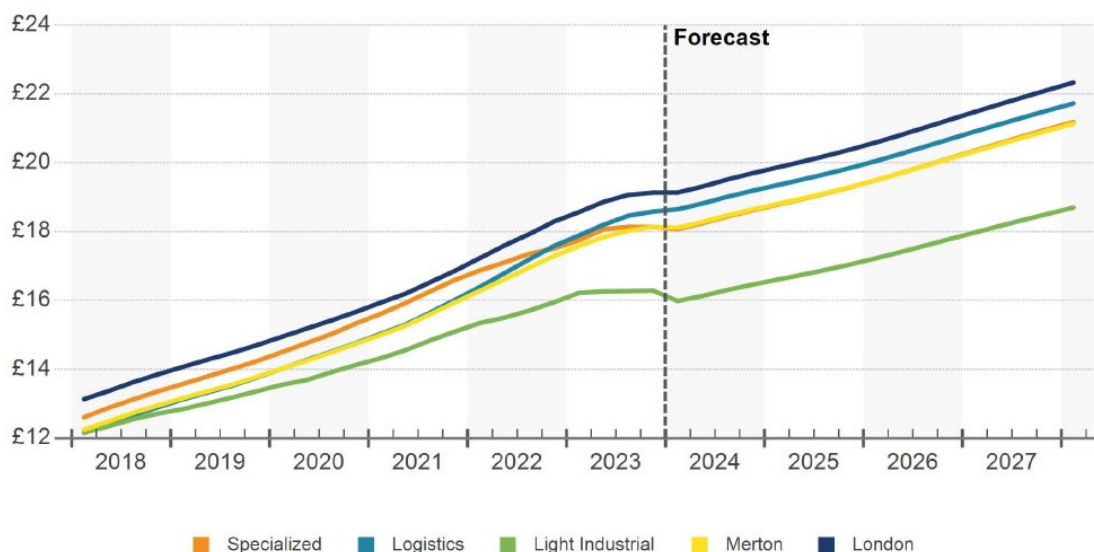


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- 5.6. Rents in the submarket grew by 3.4% year over year as of 2024Q1, and though positive, it fell well short of the 7.3% annual average over the past three years. Over a longer horizon, Merton has enjoyed a remarkable stretch of rent growth. Industrial rents today are 107.7% higher than they were 10 years ago. That is ahead of the long-term performance in the broader London (GBR) market, where rents cumulatively increased by 101.2% over the past decade.

Merton industrial market rent per square feet

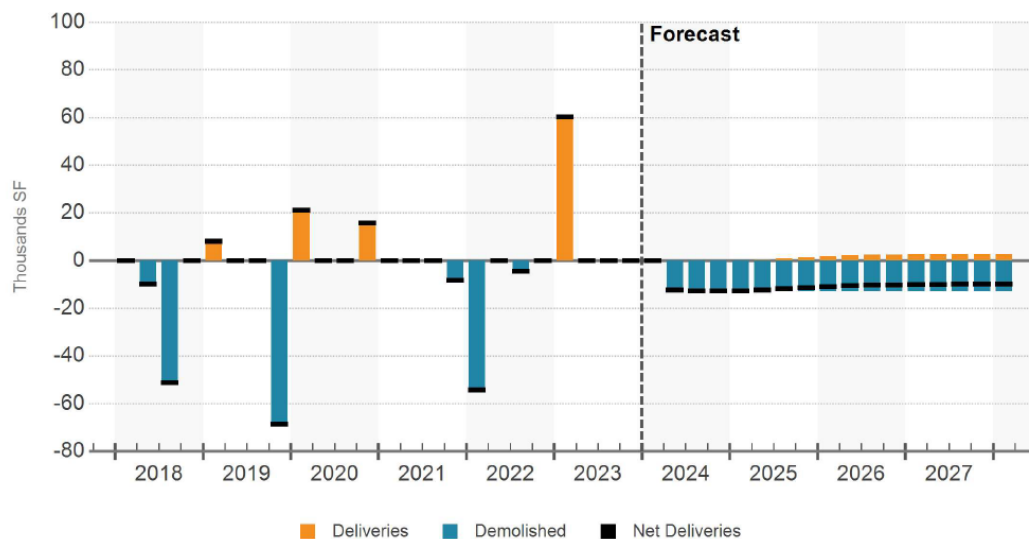
MARKET ASKING RENT PER SQUARE FEET



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Construction of industrial space

DELIVERIES & DEMOLITIONS

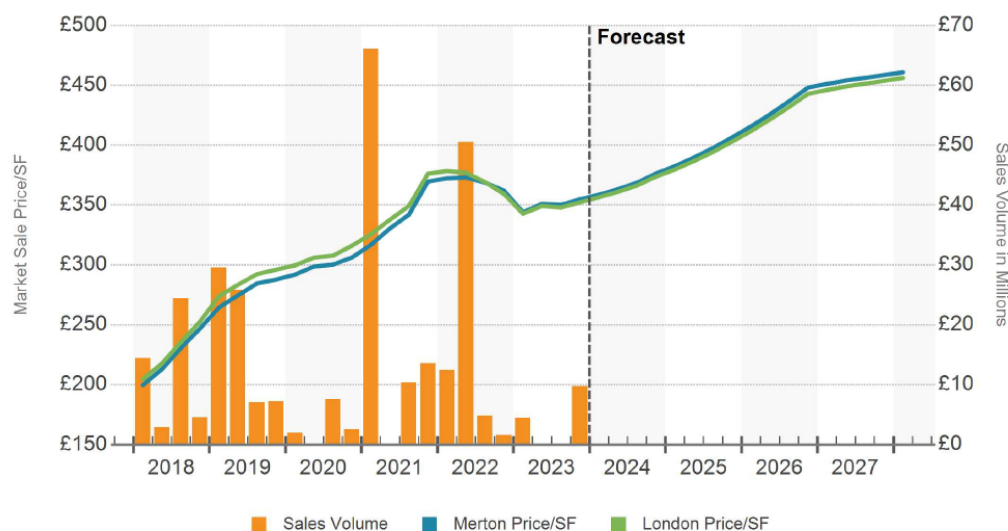


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Mitcham was the focus of investment prior to the market downturn. A key deal saw Valor Real Estate Partners acquire Mitcham Industrial Estate for £38.5 million. The estate totals 100,000 SF with units let to various tenants including Selco and Floorsave. Valor’s strategy was to drive up rents on the estate through active asset management. The largest deal of the pandemic saw Patrizia and Kingston Estates acquire a 100,000-SF warehouse let to Byrne Group (plus a development site) for £61 million in a sale-and-leaseback transaction, with the price reflecting a sub-2% yield. This deal also occurred in Mitcham. Pricing has since softened as interest rates have risen.

Merton industrial sales volume and market sale price per square foot

SALES VOLUME & MARKET SALE PRICE PER SF



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Office market in Merton

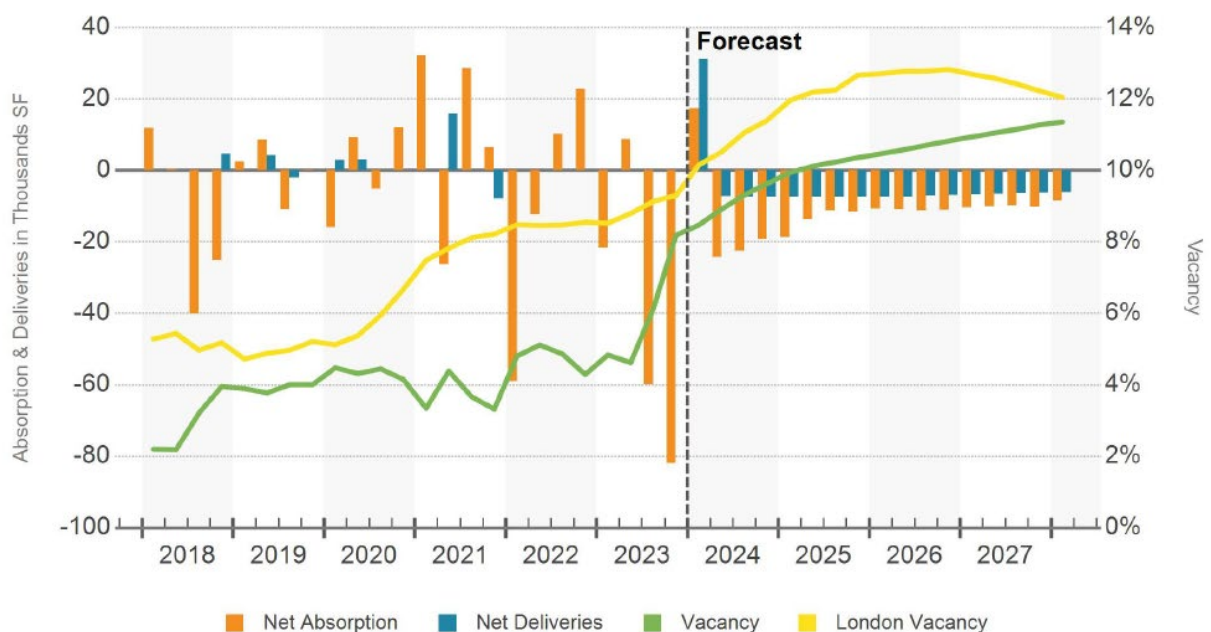
- 5.7. Merton is a south London borough containing around 4 million SF of office space, the bulk of which is in Wimbledon. The area has lost office space on a net basis over the past decade through conversions to other uses, mainly residential. Key office occupiers in the borough include Coty, Marjan Television Network and Merton Council.
- 5.8. Merton's office vacancy rate has risen steadily since the pandemic began, with space added to the market outweighing new leasing. German supermarket chain Lidl, a major office occupier here, recently vacated nearly 50,000 SF in a move to Kingston upon Thames. Several other move-outs during 2023 have caused Merton's vacancy rate to rise to 7.6%, its highest level in more than a decade. There will be little upward pressure on vacancy through new office development in the near term, although plans are in place to convert part of the Centre Court Shopping Centre into flexible offices and Lidl's former headquarters on Worple Road is set to be redeveloped soon.
- 5.9. The bulk of leasing activity in recent quarters has been in the 500-SF to 3,000-SF size range, with few deals above this level. The last deal of note took place in late 2022, when Flight Centre Business Travel took 12,000 SF at Chorus in Wimbledon. Global mobility firm Aires took 2,600 SF on Hartfield Road in a rare deal over 2,000 SF during 2023.
- 5.10. A limited supply of high-quality space in Merton has pushed prime rents upwards over the past couple of years, even as average rents have fallen. A record headline rent of £56/SF has been achieved twice in Wimbledon since the pandemic began, with ATP Media and Flight Centre Business Travel both paying this amount for prime space. Annual rental growth across the submarket stands at 2.1%, with gentle declines expected in the near term amid elevated vacancy.
- 5.11. Office investment in Merton has slowed in recent quarters, with few sales taking place during 2023. Value add has been the primary motivation of the deals that have occurred recently. A noteworthy transaction in August 2023 saw Korol acquire Mansel Court in Wimbledon for £9.4 million. The 23,000-SF, low-carbon building is let to ProAmPac, Precisely and Statpro, with the latter vacating at the end of the year. Korol says this provides an opportunity to "enhance and reposition these floors

to provide exceptional office accommodation, as well as carry out building-wide improvements." Lidl's former headquarters at 19 Worple Road then traded for £8.4 million as a redevelopment opportunity in December 2023. Planning is in place for an eight-storey building of 79,000 SF, a near-doubling in size of the existing building.

5.12. A big transaction the early stages of the market downturn was by French investor Corum Asset Management, which acquired 22-24 Worple Road for £30 million. The property was sold by Oval Real Estate, which acquired the asset as part of a large portfolio a few months earlier at a 6.5% yield. The refurbished and multi-tenanted St George's House West was placed on the market during 2023 at a 6.75% yield. Yields have therefore risen since Columbia Threadneedle acquired Connect House near Wimbledon Station for £14.9 million at a yield of 5.7% during the pandemic.

Merton office market net absorption, deliveries and vacancy

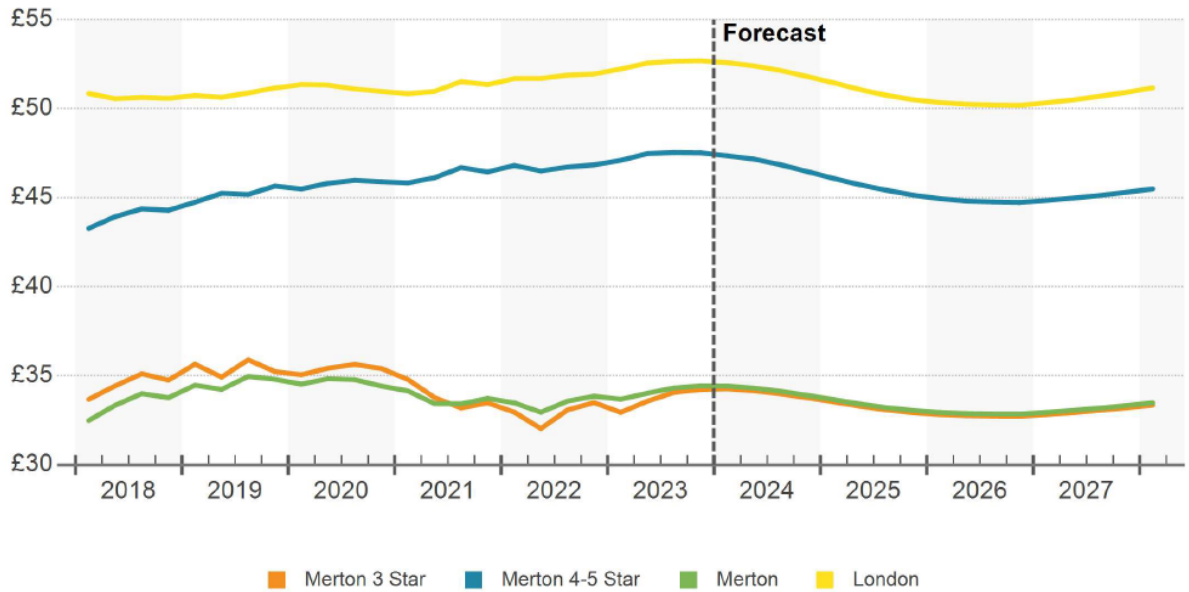
NET ABSORPTION, NET DELIVERIES & VACANCY



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Merton office market rent per square feet

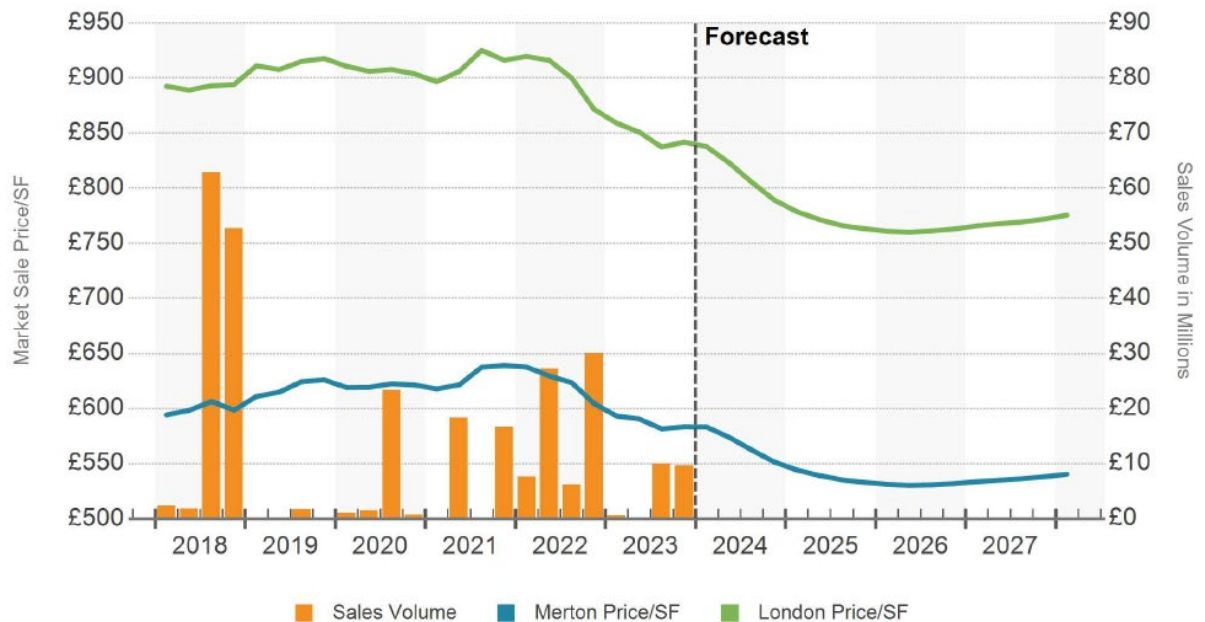
MARKET ASKING RENT PER SQUARE FEET



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Merton office sales volume and market sale price per square feet

SALES VOLUME & MARKET SALE PRICE PER SF



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Retail market in Merton

- 5.13. Retail vacancies in Merton were essentially unchanged from this time last year. The rate also sits above the overall market's average. Meanwhile, retail rents have fallen on a year-over-year basis, dropping by -0.4%.
- 5.14. As for construction, Merton does not appear to face a burgeoning wave of supply pressure, and the pipeline is quite empty. Retail properties trade with regularity in Merton, but deal flow fell short of the historical average in the past year. At £472/SF, market pricing is considerably lower than the region's average pricing.

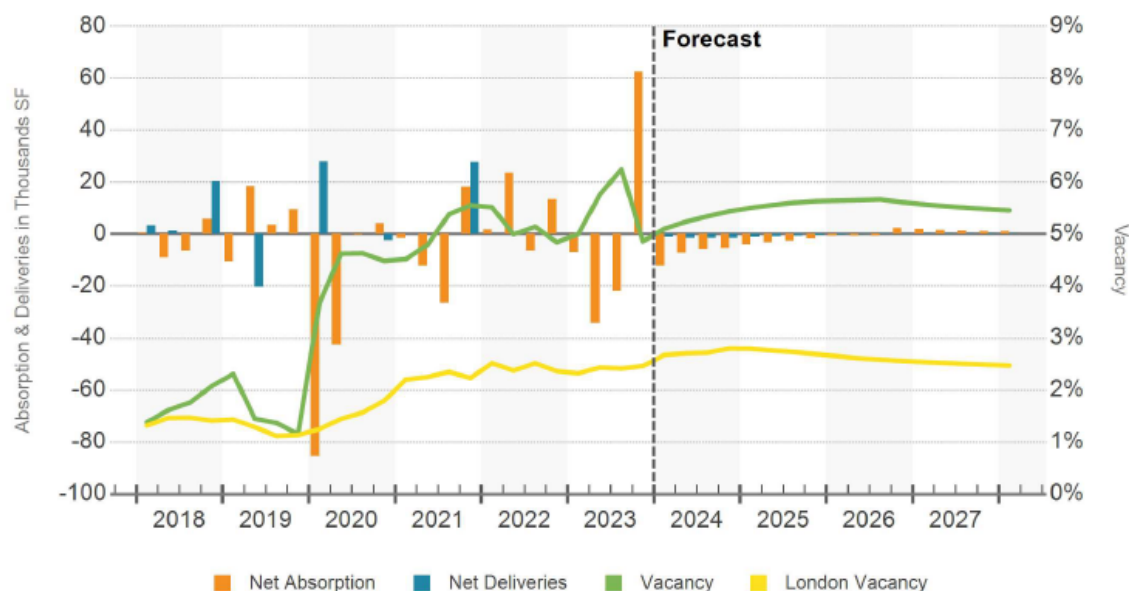
KEY INDICATORS

Current Quarter	NIA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Shopping Centre	365,148	31.5%	£67.25	0%	0	0	0
Retail Park	1,042,135	1.4%	£18.40	0%	0	0	0
General Retail	3,106,452	2.9%	£33.41	4.1%	(717)	0	0
Submarket	4,513,735	4.9%	£32.68	2.8%	(717)	0	0

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0%	2.8%	5.5%	6.2%	2023 Q3	0.6%	2017 Q1
Net Absorption SF	(1.3K)	7,559	(1,254)	115,871	2016 Q3	(124,132)	2020 Q4
Deliveries SF	0	23,347	4,033	73,246	2017 Q2	0	2023 Q4
Asking Rent Growth	-0.4%	1.1%	-0.3%	3.0%	2011 Q3	-1.5%	2021 Q2
Sales Volume	£9.6M	£43.8M	N/A	£176.5M	2021 Q3	£1.7M	2014 Q2

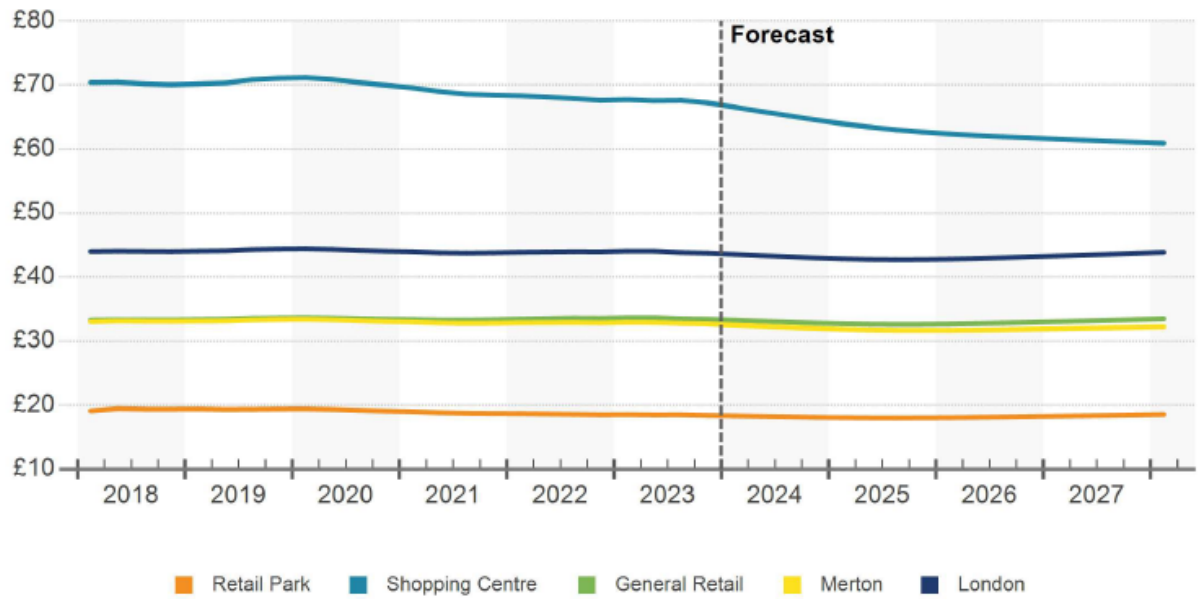
Merton retail market net absorption, deliveries and vacancy

NET ABSORPTION, NET DELIVERIES & VACANCY



Merton retail market rent per square feet

MARKET ASKING RENT PER SQUARE FEET



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7. GREEN AND BLUE INFRASTRUCTURE

Headlines

- 35% of Merton is designated as open space, which includes a variety of parks, commons, playing fields and other green spaces.
- Merton residents have a high level of accessibility to Regional Parks (98%) and Metropolitan Parks (99%) and a good level of accessibility to District Parks (77%) and Local Parks (72%).
- Merton residents have a good level of accessibility to nature in Merton (84%).
- In 2019, Merton declared a Climate Emergency and committed to becoming a net-zero carbon borough by 2050.

Climate, Biodiversity and conservation management

Core Strategy:
Strategic Objective 6 To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place

Core Strategy Policies CS13, CS15, CS16, CS17

Sites and Policies Plan Policies DM O1, DM O2, DM F1, DM F2

Indicator	Borough Target	Progress	Source of Information
PROTECTION AND ENHANCEMENT OF OPEN SPACE AND CREATING OPPORTUNITIES FOR CULTURE, SPORT, RECREATION AND PLAY FACILITIES.	No net loss of open space apart from that needed for educational establishments.	<ul style="list-style-type: none"> +11.5% Open space designations/Policies Map (2014) in comparison to Proposals Map UDP 2003 35% of Merton is designated as open space. 	<p>Merton's Monitoring Datastore, Policies Map GIS Datastore</p> <p>Merton's Green Infrastructure Study 2020.</p>
PROPORTION OF LOCAL SITES WHERE POSITIVE CONSERVATION MANAGEMENT HAS BEEN OR IS BEING IMPLEMENTED (NI197).	Increase in proportion. (Baseline 50%)	<ul style="list-style-type: none"> % of Local Sites where positive conservation management is being or has been implemented in 5 years prior to 31/3/2015 (X/Y x 100): 65% Number of Local Sites where positive conservation management is being or has been implemented in 5 	DEFRA

Indicator	Borough Target	Progress	Source of Information
		<p>years prior to 31/3/2015 (X): 37</p> <ul style="list-style-type: none"> ▪ Total number of Local Sites in area (Y): 57 	
<p>MITIGATION AND ADAPTATION TO CLIMATE CHANGE</p>	<p>Zero carbon homes are required for all major domestic and non-domestic development proposals in accordance with the London Plan policies. Carbon offset payments are utilised to deliver climate change mitigation measures across the local area.</p> <p>Merton's planning requirements are set out in Merton's Explanatory Note on Approaches to Sustainable Design & Construction https://www.merton.gov.uk/system/files?file=explanatory20note-sustainable20designconstructionv2.0.pdf</p> <p>A review of climate policies for the Local Plan was carried out following setting of decarbonisation targets as part of the Council's Declaration of Climate Emergency. The new Local Plan was adopted on 20 November 2024.</p>	<p>Carbon offset contributions totalling £176,223.24 were received in 2023-2024.</p> <p>Between April 2023 and March 2024, major new build residential schemes in Merton achieved on average a 67% improvement against Building Regulations 2013.</p> <p>More details on Merton's mitigation and adaptation to climate change is available here: https://www.merton.gov.uk/planning-and-buildings/sustainability-and-climate-change</p>	<p>Merton's S106 Monitoring Datastore</p>

Flood risk management

Indicator	Borough Target	Progress	Source of Information
<p>IMPROVE FLOOD RISK MANAGEMENT.</p>	<p>The council will work with other Risk Management Authorities to reduce flood risk from all sources. Merton's published Local Flood Risk Management Strategy (LFRMS) includes an action plan and prioritises items to be undertaken to fulfil the Council's statutory duties and responsibilities as a Lead Local Flood Authority.</p> <p>Development in the borough will need to comply with the NPPF, London Plan and Merton's Policies DM F1 to ensure flood risk is not increased for the lifetime of the development, taking climate change into account.</p>	<p>The council has no planning permissions granted contrary to the advice of the Environment Agency (EA). Merton is updating both the borough wide Local Flood Risk Management Strategy (LFRMS) and Surface Water Management Plan (SWMP) which will go to public consultation in year 2025.</p> <p>Merton published a new Strategic Flood Risk Assessment (SFRA) Level 1 in 2015 and Level 2 in 2017. In 2020, in combination with the Environment Agency, Merton refreshed the Strategic Flood Risk Assessment to take account of new climate change allowances.</p> <p>The updated Level 1 Merton Strategic Flood Risk Assessment 2020 is accompanied by an online SFRA storymap to identify properties at risk of all sources of flooding and also includes data such as flood incidents. The SFRA mapping data is a live document and will be refreshed and updated regularly to ensure the best available flood risk data and information is used in the mapping. The SFRA provides the evidence base to support the Local Plan 2024. The council has undertaken detailed flood risk investigations at several locations (required under Section 19 of the Flood & Water Management Act 2010, working</p>	<p>Merton's Lead Local Flood Authority (LLFA)</p>

		<p>alongside Thames Water and the Environment Agency. Our section 19 flood risk investigation reports have been published on our website : https://www.merton.gov.uk/streets-parking-transport/streets-and-pavements/flooding/section-19-flood-risk-investigations</p>	
<p>PROMOTE SUSTAINABLE DRAINAGE SYSTEMS.</p>	<p>The Council will require all major developments to implement Sustainable Drainage Measures in accordance with the London Plan policy 5.13 and the supporting Design and Construction SPD, in order to reduce surface water runoff and provide benefits to biodiversity, water quality and amenity.</p> <p>In addition, minor developments and basements must demonstrate an overall reduction in runoff rates, taking climate change into account.</p>	<p>Merton Council and 15 other local authorities across England worked with Robert Bray Associates and McCloy Consulting to produce Sustainable Drainage Design and Evaluation Guide. This guide helps landowners and developers identify best practice to deliver sustainable drainage policies in the council's Local Plan. In 2020 the council consulted on this guide and adopted it as a supplementary planning document (SPD.)</p> <p>The SPD provides further detail to policies in the Local Plan and sets out the council's requirements for development proposal in regard to flooding risk management from all sources in Merton.</p> <p>The SPD has been adopted by the Council. All major developments have been commented on by Merton's Lead Local Flood Authority and have successfully included Green and/or Blue Infrastructure SuDS proposals to reduce runoff rates with the vast majority of major applications achieving greenfield rates.</p> <p>The Council has led by example through the implementation of</p>	<p>DEFRA and DCLG, Merton's Lead Local Flood Authority</p>

		<p>Green Infrastructure SuDS on adopted areas of public realm or highway.</p> <p>In 2023/24 the Council were successful in a bid to Thames Water's SWMP programme and we have jointly funded a large SuDS Pocket Park Scheme at Kenilworth Green, which was completed in summer 2024. The scheme includes a pilot use of hydro-rock below ground sustainable attenuation in addition to significant improvement landscaping improvements such as a Boules Court and wildflower meadow and a large SuDS raingarden.</p>	
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8. LOCAL INFRASTRUCTURE

Community infrastructure levy and planning obligations

- 8.1. In accordance with the Community Infrastructure Levy Amendment Regulations (2019) annual reporting of community infrastructure levy and planning obligations activity is now to be provided in Infrastructure Funding Statements. Infrastructure Funding Statements are to cover activity across individual financial years and be published by the 31st of December of the calendar year that the reporting year finished.
- 8.2. Merton's Infrastructure Funding Statement (IFS) for Financial Year 2023-24 as published on the 17th of December 2024 and is available here:

[https://www.merton.gov.uk/system/files/IFS%20Report%2023-24_v1.0%20%281%29.pdf](https://www.merton.gov.uk/system/files/IFS%20Report%202023-24_v1.0%20%281%29.pdf)
- 8.3. It should be noted that CIL is only payable from when development starts (not from the date that planning permission is granted.)
- 8.4. The CIL information provided in the IFS relates to Merton's CIL only, which applies to new private residential and large retail floorspace. Merton also collects the Mayor of London's CIL which applies to most types of new floorspace. The Mayor's CIL is passed to the Mayor of London to contribute to Crossrail.
- 8.5. Merton uses planning obligations (secured under section 106 of the Town and Country Planning Act 1990) to secure contributions to affordable housing and carbon offset measures in accordance with Regulation and other site-specific measures to make development acceptable in planning terms.
- 8.6. The IFS contains information that was reported in the Annual Monitoring Report in previous years including with respect affordable housing and carbon offset planning obligations secured.

Transport and Public Realm

- 8.7. The Councils adopted Local Implementation Plan (LIP3) stresses the importance of active travel, improving people's health and air quality to tackle traffic congestion and growth. It embraces the London Mayor's Vision Zero objective to eliminate serious and fatal collisions and Healthy Streets approach when designing streets. It also supports the transport aims of Merton's key policy and strategy documents, including the Merton's Core Planning Strategy, Merton's Community Plan and Climate Change Strategy and Action Plan.
- 8.8. **Table 8.1** summarises some key project streams towards achieving Merton's strategic transport objectives

Table 8.1 Transport and public realm works monitoring

Project	Progress
Active Travel Schemes	Merton successfully completed the delivery of transport schemes to help support active travel in the borough including emergency Covid transport projects. Projects delivered included 4 segregated cycle lanes, 5 Low Traffic Neighbourhoods, 28 Schools Streets, 20 Cycle hangars and 20 school cycle shelters.
Electric Vehicle Charging Points	To support the uptake of EVs the Council introduced 20 lamp column chargers and made a successful bid to the Government On-Street Residential Charging Scheme (ORCS) for a further 70 lamp column chargers (See https://www.zap-map.com/ for locations of EV charge points in the Merton). The Council also requires the installation of EVCP's through its planning policies for new development.
Access for All Schemes	Progress was made in the development of "Access for All" schemes to provide step free access to stations in the borough including Motspur Park and Wimbledon Park.
Bus Decarbonisation	Progress was made towards the decarbonisation of a number of bus routes in the borough and to the provision of facilities at Merton bus garage to accommodate this.
Crossrail 2	The Mayor's Transport Strategy sets out that proposals for a major new line, Crossrail 2 will be essential to alleviate existing overcrowding on the South West Main Line and will have a significant impact on the borough. TfL still expect that the scheme will be required in the long term but the impact of the Covid 19 pandemic on travel patterns has resulted in uncertainties around the future and financing of the scheme. An agreement between the Government and TfL in late 2020 has put the scheme development in good order until such time as the scheme can be further progressed.

Sutton Tram Link

A proposed new tram service the “Sutton Link” would create a new, direct, and quick route between Sutton and Merton that would offer interchange with the existing tram service. Following public consultation in 2019, TfL’s preferred option would serve Colliers Wood via St Helier Avenue, Morden Road and Church Road. Work on the Sutton Link project was paused in July 2020 as it had not proved possible to identify the funding needed to deliver the scheme. If circumstances change and new funding opportunities emerge then the case for taking the scheme forward will be reviewed.

Road Maintenance

- 8.9. During the monitoring year just over £4m has been spent on road maintenance in Merton. Road maintenance includes the repair and resurfacing of Principal (A Class) roads, which is predominantly funded by Transport for London (TfL), other roads and footways in the borough, anti-skid surfacing, public rights of way, and street furniture and lining, which are funded through Merton’s capital and revenue budgets. Table 8.2 details road maintenance spending.

Table 8.2 Road Maintenance spending

Resources	Actual spending			Budget allocation & estimation	
	2021/22	2022/23	2023/24	2024/25	2025/26
Financial Year	2021/22	2022/23	2023/24	2024/25	2025/26
TfL	£20,927	£0	£200,000	£0	£0
LBM Capital	£2,353,191	£2,315,517	£3,477,898	£3,360,000	£3,700,000
LBM Revenue	£822,676	£892,615	£958,685	£1,030,000	£1,000,000
Total	£3,196,794	£3,208,132	£4,636,583	£4,390,000	£4,700,000

APPENDIX A: COMPLETED SITES 2023/24

Application No.	Place Name	Street Number	Street Name	Postcode	Ward	2023/24
19/P4266	Abbey Wall Works		Station Road, Colliers Wood	SW19 2LP	Abbey	66
20/P1060		159	Commonside East, Mitcham	CR4 2QB	Figge's Marsh	24
15/P3114		360-364	London Road, Mitcham	CR4 3ND	Cricket Green	22
19/P2120		64-76	Kingston Road, Wimbledon	SW19 1LA	Abbey	16
20/P1738	YMCA	196-200	The Broadway, Wimbledon	SW19 1RY	Trinity	10
20/P3385	Brook Farm House	1	Station Road, Colliers Wood	SW19 2LP	Abbey	9
21/P1138		131-135	Love Lane, Mitcham	CR4 3YA	Cricket Green	9
20/P1852		2	Blenheim Road, Raynes Park	SW20 9BB	West Barnes	8
20/P1722	Garages R/O	38	Inglemere Road, Mitcham	CR4 2BT	Graveney	7
21/P4531	Woodcock House		Gibbard Mews, Wimbledon Village	SW19 5BY	Village	7
20/P2294		415-421	Durnsford Road, Wimbledon Park	SW19 8EE	Wimbledon Park	6
20/P1463		37&39	Cottenham Park Road, West Wimbledon	SW20 0SB	Raynes Park	6
19/P0428		190	London Road, Mitcham	CR4 3LD	Lavender Fields	6
21/P1863		441	Commonside East, Mitcham	CR4 1HJ	Pollards Hill	6
20/P3284	Prince's Road Surgery	51	Prince's Road, Wimbledon	SW19 8RA	Trinity	5
22/P2258		19	Arras Avenue, Morden	SM4 6DG	Ravensbury	5
22/P3632		169	Seely Road, Tooting	SW17 9QX	Graveney	4.56
21/P1988		38	Lyveden Road, Tooting	SW17	Colliers Wood	4
21/P4533		584	Kingston Road, Raynes Park	SW20 8DN	Raynes Park	4
22/P3554		20 & 20a	Coombe Lane, Raynes Park	SW20 8ND	Raynes Park	4
22/P0995		223	Streatham Road, Mitcham	CR4 2AJ	Graveney	4
22/P2649		330	Kingston Road, Wimbledon	SW20 8LR	Dundonald	4
23/P2443		8a	High Street, Wimbledon	SW19 5DX	Village	4
19/P2568	8-9 Crownall Works		Elm Grove, Wimbledon	SW19 4HE	Hillside	4
17/P3256		3	Orchard Lane, Raynes Park	SW20 0SE	Raynes Park	3

20/P0906		271, 271a and 273a	Haydons Road, South Wimbledon	SW19 8TX	Trinity	3
21/P1320	Cavendish House		Cavendish Avenue, New Malden	KT3 6QQ	West Barnes	3
22/P3232		3	Elmhurst Avenue, Mitcham	CR4 2HP	Graveney	3
21/P4451	Land to the Rear of	197c	Queen's Road, Wimbledon	SW19 8NX	Trinity	3
22/P2742		17	Clarendon Grove, Mitcham	CR4 2PH	Figge's Marsh	3
19/P3512		1C-D	Balfour Road, South Wimbledon	SW19 1EE	Abbey	3
23/P0378		26	Riverside Drive, Mitcham	CR4 4BU	Ravensbury	2.3
23/P0688		41	Caithness Road, Mitcham	CR4 2EY	Graveney	2.3
23/P0237		153	Links Road, Tooting	SW17 9EW	Graveney	2.3
23/P0468		73	Abbotsbury Road, Morden	SM4 5LB	St Helier	2.3
23/P0578		21	Pitcairn Road, Mitcham	CR4 3LN	Colliers Wood	2.3
23/P1470		10	Raleigh Gardens, Mitcham	CR4 3NS	Cricket Green	2.3
21/P4525		36	Links Avenue, Morden	SM4 5AA	Merton Park	2
18/P3386	Land East of	65	Sherwood Park Road, Mitcham	CR4 1NB	Pollards Hill	2
19/P2070		344	West Barnes Lane, New Malden	KT3 6NB	West Barnes	2
20/P0458		75-77	Griffiths Road, Wimbledon	SW19 1NE	Abbey	2
20/P2016	Land Adjacent to	1	Robinhood Close, Mitcham	CR4 1JN	Pollards Hill	2
21/P3521		6	Ridge Road, Mitcham	CR4 2ET	Graveney	2
22/P1022		22-24	Caxton Road, South Wimbledon	SW19 8SJ	Trinity	2
22/P2869		86-86A	Quicks Road, South Wimbledon	SW19 1EX	Trinity	2
22/P3584		9	Brenley Close, Mitcham	CR4 1HL	Figge's Marsh	2
22/P3146		62	Claremont Avenue, New Malden	KT3 6QN	West Barnes	2
21/P0197		19 A-F	Prince's Road, Wimbledon	SW19 8RQ	Trinity	2
22/P1987		14	London Road, Morden	SM4 5BQ	Merton Park	2
22/P2782		4 to 6	Crown Lane, Morden	SM4 5BL	Merton Park	2
19/P1483		584	Kingston Road, Raynes Park	SW20 8DN	Dundonald	2
23/P0826		301	Galpins Road, Thornton Heath	CR7 6EZ	Pollards Hill	1.8
23/P1798		73	Cavendish Road, Colliers Wood	SW19 2EY	Colliers Wood	1.7
23/P0620		73	Cavendish Road, Colliers Wood	SW19 2EY	Colliers Wood	1.2

22/P2086		10	Cedars Avenue, Mitcham	CR4 1EA	Pollards Hill	1.1
23/P0373	Basement Flat	42	Worple Road Mews, Wimbledon	SW19 4DB	Hillside	1
23/P0429		192a	High Street Collier's Wood, Colliers Wood	SW19 2BN	Colliers Wood	1
22/P3419	Flat 2	4	Seaforth Avenue, New Malden	KT3 6JP	West Barnes	1
19/P0635		34-40	Links Avenue, Morden	SM4 5AA	Merton Park	1
23/P0025	9 The Hayloft	17a	Seely Road, Tooting	SW17 9QP	Graveney	1
20/P1347	Land adj.	206	Seaforth Avenue, New Malden	KT3 6JW	West Barnes	1
18/P2254		4	Cavendish Road, Colliers Wood	SW19 2EU	Colliers Wood	1
17/P3691		49	Whitford Gardens, Mitcham	CR4 4AB	Figge's Marsh	1
19/P0544	Maria Court	18	Commonside West, Mitcham	CR4 4HA	Figge's Marsh	1
19/P3278		6a	Griffiths Road, Wimbledon	SW19 1SP	Abbey	1
19/P0790	Land At Rear Of	157	Arthur Road, Wimbledon	SW19 8AD	Wimbledon Park	1
20/P0848		80	Kingston Road, Wimbledon	SW19 1LA	Abbey	1
20/P1374		68	Cannon Hill Lane, Raynes Park	SW20 9ET	Cannon Hill	1
18/P4143		18	Homefield Road, Wimbledon	SW19 4QF	Village	1
20/P1221		18	Eveline Road, Mitcham	CR4 3LE	Lavender Fields	1
20/P2993	Hanging Moss	123a	MONKLEIGH ROAD, MORDEN	SM4 4EQ	Cannon Hill	1
21/P1562		92	High Street Collier's Wood, Colliers Wood	SW19 2BT	Colliers Wood	1
21/P3173	Land adjoining	1	Fox's Path, Mitcham	CR4 3DL	Cricket Green	1
21/P2609	Rear of	65	Sherwood Park Road, Mitcham	CR4 1NB	Pollards Hill	1
21/P2792		2	The Broadway, Wimbledon	SW19 1RF	Trinity	1
21/P4260		154	Merton Hall Road, Wimbledon Chase	SW19 3PZ	Merton Park	1
21/P4507	Stanley Court	34-44	Stanley Road, Wimbledon	SW19 8RF	Trinity	1
22/P0914		1	Roper Way Mitcham	CR4 2LX	Figge's Marsh	1
22/P1234		47	Riverside Drive, Mitcham	CR4 4BR	Ravensbury	1
22/P0903		1	Sunnymead Avenue, Mitcham	CR4 1EW	Longthornton	1
22/P1415	Land Rear Of	53	Glebe Avenue, Mitcham	CR4 3DZ	Cricket Green	1
22/P2528		563	Commonside East, Mitcham	CR4 1HP	Pollards Hill	1

22/P3693		226	Rowan Road, Streatham	SW16 5HX	Longthornton	1
20/P3806		108	Kingston Road, Wimbledon	SW19 1LX	Abbey	1
21/P0860		507	Kingston Road, Raynes Park	SW20 8SF	Dundonald	1
21/P1986		236	Lynmouth Avenue, Morden	SM4 4RP	Lower Morden	1
21/P4454		1	Links Road, Tooting	SW17 9ED	Graveney	1
22/P1620		19	Arras Avenue, Morden	SM4 6DG	Ravensbury	1
22/P2083		1	Claremont Avenue, New Malden	KT3 6QL	West Barnes	1
22/P0711		95	Devonshire Road, Colliers Wood	SW19 2EQ	Colliers Wood	1
23/P0770		7	Martin Way, Morden	SM4 5AQ	Merton Park	1
23/P2909		10	Caithness Road, Mitcham	CR4 2EU	Graveney	1
23/P2719		9	Cannon Hill Lane, Raynes Park	SW20 9EN	Merton Park	1
23/P2112	Ground Floor Flat	280	Haydons Road, South Wimbledon	SW19 8TT	Wandle	1
19/P2002	Ground Floor Shop	112	Merton High Street, Colliers Wood	SW19 1BD	Abbey	1
19/P3301	Ground Floor Shop	456	Kingston Road, Raynes Park	SW20 8DX	Dundonald	1
20/P2610		5	Parkside Avenue, Wimbledon	SW19 5ES	Village	0
20/P2276		30	Lancaster Gardens, Wimbledon	SW19 5DG	Village	0
20/P1160		6	Parkside Gardens, Wimbledon	SW19 5EY	Village	0
21/P0706		12	Beltane Drive, Wimbledon Park	SW19 5JR	Village	0
21/P1278		8	Clement Road , Wimbledon	SW19 7RJ	Village	0
21/P2312		123	Cottenham Park Road, West Wimbledon	SW20 0DW	Raynes Park	0
22/P3351		35	Kenilworth Avenue, Wimbledon	SW19 7LP	Wimbledon Park	-1

APPENDIX B: SITES IN MERTON'S 15 YEAR HOUSING SUPPLY

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Completed	23/P3236		73	Abbotsbury Road, Morden	SM4 5LB	0.56	0.56
Completed	22/P0641		47	Strathearn Road, Wimbledon Park	SW19 7LH	1	1
Completed	22/P2126		55	Epsom Road, Morden	SM4 5PR	1	1
Completed	23/P0453	Barclays Bank PLC	29-31	Upper Green East, Mitcham	CR4 2PF	1	1
Completed	23/P0908	Land adjacent to	1	Ridgway Place, Wimbledon	SW19 4EW	1	1
Completed	23/P3317		183	Merton Road, South Wimbledon	SW19 1EE	1	1
Completed	24/P0509		197	Haydons Road, South Wimbledon	SW19 8UA	1	1
Completed	24/P1020		25b	Durnsford Road, Wimbledon Park	SW19	1	1
Completed	24/P1155		53d	London Road, Tooting	SW17 9JR	1	1
Completed	24/P1860		76 a&b	Denison Road, Colliers Wood	SW19 2DH	1	1
Completed	18/P2661		27	Cochrane Road, Wimbledon	SW19 3QP	2	2
Completed	22/P0846		145	Streatham Road, Mitcham	CR4 2AG	2	2
Completed	22/P1706		183-183a	Kingston Road, Wimbledon	SW19 1LH	2	2
Completed	22/P2097		2	Worple Road Mews, Wimbledon	SW19 4DB	2	2
Completed	23/P1905	Barclays Bank PLC	29-31	Upper Green East, Mitcham	CR4 2PF	2	2
Completed	24/P1805		5	Oxford Avenue, Wimbledon Chase	SW20 8LS	2	2
Completed	21/P4269		89	Worple Road, Wimbledon	SW19 4JG	3	3
Completed	24/P1228	9 Albert Road CR4 4AL and	1	Elmwood Road, Mitcham	CR4 4AD	3	3
Completed	24/P0235	Unit C, Elm Grove Business Centre		Elm Grove, Wimbledon	SW19 4HE	4	4
Completed	20/P1993	Ronian Works		Elm Grove, Wimbledon	SW19 4HE	10	10
Completed	23/P1324		17-40	Greenview Drive, Raynes Park	SW20 9DS	10	10

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Completed	24/P1195	Dorset Hall	152	Kingston Road, Wimbledon	SW19 3NQ	10	10
Started	19/P1852	High Path Estate		High Path, South Wimbledon	SW19 2TG	-608	-255
Started	17/P1717	Eastfields Estate		Eastfields Road, Mitcham		-467	-397
Started	21/P0743		201a&b	South Park Road, Wimbledon	SW19 8RY	-1	-1
Started	21/P3641		1	Ridgway, Wimbledon	SW19 4RS	-1	-1
Started	19/P2841		44	Arthur Road, Wimbledon	SW19 7DS	0	0
Started	19/P3310		111	Home Park Road, Wimbledon Park	SW19 7HT	0	0
Started	20/P2217		65a	Garfield Road, Colliers Wood	SW19 8RZ	0	0
Started	20/P2368		13	Deepdale , Wimbledon	SW19 5EZ	0	0
Started	20/P3108		8	St Aubyn's Avenue, Wimbledon Park	SW19 7BL	0	0
Started	21/P0084		42	Raymond Road, Wimbledon	SW19 4AP	0	0
Started	21/P2820		24	Hood Road, West Wimbledon	SW20 0SR	0	0
Started	21/P3114		85	Home Park Road, Wimbledon Park	SW19 7HS	0	0
Started	23/P2966		23	Seymour Road, Wimbledon	SW19 5JL	0	0
Started	18/P0553		2	Laings Avenue, Mitcham	CR4 3EP	1	1
Started	18/P3081	Land rear of	105-111	Haydons Road, South Wimbledon	SW19 1HH	1	1
Started	19/P1235	Land Adjacent to	163a	Mostyn Road, Merton Park	SW19 3LS	1	1
Started	19/P2062		2	Abbott Avenue, Raynes Park	SW20 8SQ	1	1
Started	19/P2899		147	Abbotts Road, Mitcham	CR4 1JZ	1	1
Started	20/P0930		39	Bardney Road, Morden	SM4 5JL	1	1
Started	20/P2922		1	Castle Way, Wimbledon	SW19 5JN	1	1
Started	20/P3432		30	Park Avenue, Mitcham	CR4 2EL	1	1
Started	20/P3965		73	Cavendish Road, Colliers Wood	SW19 2EY	1	1

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Started	21/P2431	Maple Cottage	28	Arthur Road, Wimbledon	SW19 7DU	1	1
Started	21/P4361		86	Glastonbury Road, Morden	SM4 6PH	1	1
Started	21/P4439		24	Middle Way, Streatham	SW16 4HN	1	1
Started	22/P0045	Land to the Rear Of	103	Haydons Road, South Wimbledon	SW19 1HH	1	1
Started	22/P1535		2	Bordergate, Mitcham	CR4 3JE	1	1
Started	22/P1836		69	Murray Road, Wimbledon Village	SW19 4PF	1	1
Started	22/P2011	Unit A, Portchester Court	237	South Park Road, Wimbledon	SW19 8RY	1	1
Started	22/P2089		392	Bishopsford Road, Morden	SM4 6BP	1	1
Started	22/P2120	18 Whitfield Court	508	Kingston Road, Raynes Park	SW20 8DT	1	1
Started	22/P2140		51	Kingsmead Avenue, Mitcham	CR4 1ES	1	1
Started	22/P2555		79	Seddon Road, Morden	SM4 6ED	1	1
Started	22/P2815	Land Rear of (Anson Mews)	183	Kingston Road, Wimbledon	SW19 1LH	1	1
Started	22/P2847		51	Tamworth Park, Mitcham	CR4 1HZ	1	1
Started	22/P3590	Bethel Baptist Church		The Broadway, Wimbledon	SW19 1QJ	1	1
Started	23/P0310		10	Ridgway, Wimbledon	SW19 4QN	1	1
Started	23/P0446		390	Kingston Road, Raynes Park	SW20 8LL	1	1
Started	23/P0588		399a	Durnsford Road, Wimbledon Park	SW19 8EE	1	1
Started	23/P0598		1	Lexden Road, Mitcham	CR4 1NL	1	1
Started	23/P2915		78	Bond Road, Mitcham	CR4 3HF	1	1
Started	24/P1542		610	Kingston Road, Raynes Park	SW20 8DN	1	1
Started	15/P0636		9	Bathgate Road, Wimbledon Village	SW19 5PW	2	2
Started	18/P3998		82	High Street, Wimbledon	SW19 5EG	2	2
Started	19/P1722		336	West Barnes Lane, New Malden	KT3 6NB	2	2
Started	19/P2382	Land to the Rear of	27	Leafield Road, Merton Park	SW20 9AG	2	2

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Started	20/P1955		34	Christchurch Road, Colliers Wood	SW19 2NX	2	2
Started	20/P2235		296	Coombe Lane, Raynes Park	SW20 0RW	2	2
Started	21/P4198		26	Harewood Road, Colliers Wood	SW19 2HD	2	2
Started	21/P4445	Land adjacent to	28	Franklin Crescent, Mitcham	CR4 1NH	2	2
Started	21/P4495	Land to the south and west of 41 and 43 Streatham Road including garage and part of rear gardens of 41 and 43	41-43	Streatham Road, Mitcham	CR4 2AD	2	2
Started	22/P0092		35	Woodland Way, Mitcham	CR4 2DZ	2	2
Started	22/P0699		124	Grand Drive, Raynes Park	SW20 9DZ	2	2
Started	18/P1058		27-35	West Barnes Lane, Raynes Park	SW20 0BL	3	3
Started	19/P2611		33	Lingfield Road, Wimbledon	SW19 4PZ	3	3
Started	22/P1488	Rear of	190	London Road, Mitcham	CR4 3LD	3	3
Started	23/P1116		155	Streatham Road, Mitcham	CR4 2AG	3	3
Started	22/P0542		66	The Broadway, Wimbledon	SW19 1RQ	4	4
Started	23/P0551	Watson Studios		Elm Grove, Wimbledon	SW19	4	4
Started	23/P1640	Selbridge Court	35	Prince's Road, Wimbledon	SW19 8RH	4	4
Started	17/P4219	Vantage House	1	Weir Road, Wimbledon	SW19 8UX	5	5
Started	19/P2127		2b	Park Avenue, Mitcham	CR4 2EL	5	5
Started	19/P4191		258	Coombe Lane, Raynes Park	SW20 0RW	5	5
Started	22/P2153		9a&b	Ravensbury Terrace, Wimbledon Park	SW18 4RL	5	5
Started	22/P3361		141-145	Cannon Hill Lane, Raynes Park	SW20 9BZ	5	5
Started	15/P1569		96 and 98	The Broadway, Wimbledon	SW19 1RH	6	6
Started	17/P2440	Land rear of	1a	York Road, Wimbledon	SW19 8TP	6	6

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Started	18/P2224		162 and 164	Hartfield Road, Wimbledon	SW19 3TQ	6	6
Started	22/P2449		144-146	Durnsford Road, Wimbledon	SW19 8HJ	6	6
Started	19/P2613		61	Grand Drive, Raynes Park	SW20 9DJ	7	7
Started	21/P2582		337-339	Haydons Road, South Wimbledon	SW19 8LA	7	7
Started	22/P0231		41	Eastfields Road, Mitcham	CR4 2LS	7	7
Started	22/P2865		115	Kingston Road, Wimbledon	SW19 1LT	7	7
Started	23/P2688	Justin Plaza	341	London Road, Mitcham	CR4 4BE	7	7
Started	19/P3400		2	Church Lane, Merton Park	SW19 3NY	8	8
Started	18/P2207		641	Kingston Road, Raynes Park	SW20 8SA	9	9
Started	19/P0808		361	Kingston Road, Raynes Park	SW20 8JX	9	9
Started	19/P4118		8	Preshaw Crescent, Mitcham	CR4 3GA	9	9
Started	20/P1091	Land at rear of 2 to 16	2 to 16	Woodville Road, Morden	SM4 5AF	9	9
Started	20/P2297	Marquis of Lorne Public House	117	Haydons Road, South Wimbledon	SW19 1HH	9	9
Started	21/P3878		203-207	Merton Road, South Wimbledon	SW19 1EE	9	9
Started	22/P2423	CO-OP	276-288	Kingston Road, Raynes Park	SW20 8LX	9	9
Started	23/P1176		318	Worple Road, Raynes Park	SW20 8QU	9	9
Started	20/P3866	Shaftesbury House	2a	Amity Grove, Raynes Park	SW20 0LJ	18	18
Started	21/P3215	Tower Lodge	2	Trinity Road, Wimbledon	SW19 8RL	18	18
Started	17/P0296		141	The Broadway, Wimbledon	SW19 1QJ	20	20
Started	18/P0458	Land West of 3a	3a	Ravensbury Lane, Morden Road, Mitcham	CR4 4DH	25	25
Started	15/P4798	Volante	46-76	Summerstown, London	SW17 0BH	93	93
Started	22/P2351	Land at the Former Lessa Sports Ground		Meadowview Road, Raynes Park	SW20 9EB	107	107

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Started	19/P1676		579-589	Kingston Road, Raynes Park	SW20 8SD	118	0
Started	20/P1738	YMCA	196-200	The Broadway, Wimbledon	SW19 1RY	135	135
Started	19/P1845	Ravensbury Estate		Ravensbury Grove, Mitcham	CR4 4DL	179	105
Started	14/P4287	Rainbow Industrial Estate		Approach Road, Grand Drive	SW20 0JY	229	229
Started	19/P2387	Tesco Site	265	Burlington Road, New Malden	KT3 4NE	456	456
Started	17/P1717	Eastfields Estate		Eastfields Road, Mitcham		800	201
Started	17/P1721	High Path Estate		High Path, South Wimbledon		2145	242
Not Started	24/P1689		13	Darlaston Road, Wimbledon	SW19 4LF	-5.67	-5.67
Not Started	23/P2579	Trochee House	66	Ridgway, Wimbledon	SW19 4RA	-4.1	-4.1
Not Started	22/P3573		18a&c	Ridgway, Wimbledon	SW19 4QN	-3	-3
Not Started	23/P1986	Flats 1-4 Cecil Court	34	Lingfield Road, Wimbledon	SW19 4PZ	-3	-3
Not Started	23/P2677		18	Gap Road, Wimbledon	SW19 8JG	-2.33	-2.33
Not Started	23/P2231		73	Cavendish Road, Colliers Wood	SW19 2EY	-1.67	-1.67
Not Started	21/P4438		28	Amity Grove, Raynes Park	SW20 0LJ	-1	-1
Not Started	23/P0481		71	Cromwell Road, Wimbledon	SW19 8LF	-1	-1
Not Started	23/P2157		60	Kenilworth Avenue, Wimbledon	SW19 7LW	-1	-1
Not Started	23/P2164		39 & 41	Cambridge Road, Raynes Park	SW20 0QB	-1	-1
Not Started	23/P2168		18	Vineyard Hill Road, Wimbledon Park	SW19 7JH	-1	-1
Not Started	23/P2241		13 and 15	Faraday Road, Wimbledon	SW19 8PE	-1	-1
Not Started	23/P2755	60A and 60B		Cromwell Road, Wimbledon	SW19 8LZ	-1	-1
Not Started	23/P3568	Ivy Lodge and Liberty Woodland School (Morden Lodge) Morden Hall Park		Morden Hall Road, Morden	SM4 5JD	-1	-1
Not Started	24/P0990		23 & 25	Lancaster Road, Wimbledon	SW19 5DA	-1	-1

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Not Started	24/P1035		77 & 77A	Durham Road, West Wimbledon	SW20 0DE	-1	-1
Not Started	24/P1399		19 & 19a	Bernard Gardens, Wimbledon	SW10 7BE	-1	-1
Not Started	24/P1551	Steward's Flat, Pavilion, The Wimbledon Club		Church Road, Wimbledon	SW19 5AG	-1	-1
Not Started	24/P1788		52 & 52a	Prince's Road, Wimbledon	SW19 8RB	-1	-1
Not Started	24/P1866	Land South of	11	Carter Road, Colliers Wood	SW19 2DQ	-1	-1
Not Started	21/P2959		31-33	Somerset Road, Wimbledon Park	SW19 5JZ	0	0
Not Started	21/P3756		54	Drax Avenue, West Wimbledon	SW20 0EY	0	0
Not Started	21/P3827		20	Malcolm Road, Wimbledon	SW19 4AS	0	0
Not Started	22/P1566		97a	Merton Hall Road, Wimbledon Chase	SW19 3PX	0	0
Not Started	22/P2454		31	Margin Drive, Wimbledon	SW19 5HA	0	0
Not Started	23/P0424		15	Ernle Road, West Wimbledon	SW20 0HH	0	0
Not Started	23/P0738	Dawlish Cottage	42a	Dawlish Avenue, Wimbledon	SW18 4RW	0	0
Not Started	23/P1053		1	Lambourne Avenue, Wimbledon Park	SW19 7DW	0	0
Not Started	23/P1507		136	Copse Hill, West Wimbledon	SW20 0NP	0	0
Not Started	23/P1561		12	Lancaster Gardens, Wimbledon	SW19 5DG	0	0
Not Started	23/P1857		253	Galpins Road, Thornton Heath	CR7 6EY	0	0
Not Started	23/P1858		251	Galpins Road, Thornton Heath	CR7 6EY	0	0
Not Started	23/P2925		21	Prince's Road, Wimbledon	SW19 1RQ	0	0
Not Started	23/P3068		9	Rotherwood Close, Wimbledon Chase	SW20 8RX	0	0
Not Started	23/P3172		259	Galpins Road, Thornton Heath	CR7 6EY	0	0

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Not Started	23/P3270		51	Wilton Grove, Wimbledon	SW19 3QU	0	0
Not Started	23/P3595		25	Deepdale , Wimbledon	SW19 5EZ	0	0
Not Started	24/P0255		50	Murray Road, Wimbledon Village	SW19 4PE	0	0
Not Started	24/P0344		83	Home Park Road, Wimbledon Park	SW19 7HS	0	0
Not Started	24/P0571		153	Grove Road, Mitcham	CR4 1AE	0	0
Not Started	24/P0860		22	Burghley Road, Wimbledon	SW19 5BH	0	0
Not Started	24/P1373		12	Lancaster Gardens, Wimbledon	SW19 5DG	0	0
Not Started	24/P1595		255	Galpins Road, Thornton Heath	CR7 6EY	0	0
Not Started	24/P2746		91	Langdale Avenue, Mitcham	CR4 4AJ	0	0
Not Started	23/P2654		42	Plough Lane, Wimbledon Park	SW19 8HA	0.56	0.56
Not Started	23/P0088		54	Ashtree Avenue, Mitcham	CR4 3DR	0.67	0.67
Not Started	23/P0091		12	Harwood Avenue, Mitcham	CR4 3AS	0.67	0.67
Not Started	23/P0092		65	Eastfields Road, Mitcham	CR4 2LS	0.67	0.67
Not Started	24/P0256		43	Lyndhurst Avenue, Streatham	SW16 4UG	0.67	0.67
Not Started	24/P0857		71	Rowan Crescent, Streatham	SW16 5JA	0.67	0.67
Not Started	24/P2577		11	Netley Gardens, Morden	SM4 6JW	0.67	0.67
Not Started	19/P1276		2	Edward Avenue, Morden	SM4 6EP	1	1
Not Started	19/P2591		292	West Barnes Lane, New Malden	KT3 6LU	1	1
Not Started	20/P0287		42	Elmhurst Avenue, Mitcham	CR4 2HN	1	1
Not Started	20/P1585	Crownall Works		Elm Grove, Wimbledon	SW19 4HE	1	1
Not Started	20/P2290	Land rear of	1	Firtree Avenue, Mitcham	CR4 2JP	1	1
Not Started	20/P2840	Seoul House	9	Station Road, Motspur Park	KT3 6JJ	1	1
Not Started	20/P3304		41	Approach Road, Raynes Park	SW20 8BA	1	1
Not Started	20/P3469		109-111	London Road, Mitcham	CR4 2JA	1	1

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Not Started	21/P0186		135	Bushey Road, Raynes Park	SW20 0JN	1	1
Not Started	21/P0648		288	London Road, Mitcham	CR4 3NB	1	1
Not Started	21/P0852		237	Streatham Road, Mitcham	SW16 6PB	1	1
Not Started	21/P0943		7	Christchurch Close, Colliers Wood	SW19 2NZ	1	1
Not Started	21/P1178	Land Adjacent to	1	Lucien Road, Wimbledon Park	SW19 8EL	1	1
Not Started	21/P1269		290	Haydons Road, South Wimbledon	SW19 8JZ	1	1
Not Started	21/P1421		55	Cavendish Avenue, New Malden	KT3 6QJ	1	1
Not Started	21/P1442	rear of 40 &	40a	Lambton Road, Raynes Park	SW20 0LP	1	1
Not Started	21/P1546		21	Neath Gardens, Morden	SM4 6JN	1	1
Not Started	21/P1714	Land Adjacent to	106	Gorringe Park Avenue, Mitcham	CR4 2DJ	1	1
Not Started	21/P1887		154	Graham Road, Wimbledon	SW19 3SJ	1	1
Not Started	21/P2851		93	Eastfields Road, Mitcham	CR4 2LS	1	1
Not Started	21/P3232		2a	Oakwood Avenue, Mitcham	CR4 3DP	1	1
Not Started	21/P3383		7	Cowdrey Road, Colliers Wood	SW19 8TU	1	1
Not Started	21/P3402		94	Cottenham Park Road, West Wimbledon	SW20 0DP	1	1
Not Started	21/P3648		87	Park Avenue, Mitcham	CR4 2ES	1	1
Not Started	21/P3950	rear of	20	Pelham Road, Wimbledon	SW19 1SX	1	1
Not Started	21/P3955		7	North Gardens, London	SW19 2NR	1	1
Not Started	21/P3977		2	Orchard Close, Raynes Park	SW20 9HU	1	1
Not Started	21/P4010		2	Downe Road	CR4 2JL	1	1
Not Started	21/P4072	Oakleigh		Herbert Road, Wimbledon	SW19 3SH	1	1
Not Started	21/P4456		5	Walpole Road, Colliers wood	SW19 2BZ	1	1
Not Started	21/P4476		83	Fortescue Road, Colliers Wood	SW19 2EA	1	1
Not Started	21/P4477		3	Arthur Road, Wimbledon	SW19 7DL	1	1

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Not Started	22/P0117		6	Botsford Road, Wimbledon Chase	SW20 9NP	1	1
Not Started	22/P0551		74	Park Avenue, Mitcham	CR4 2EN	1	1
Not Started	22/P0553	LAND TO THE REAR OF	25-27	Landgrove Road, Wimbledon Park	SW19 7LL	1	1
Not Started	22/P0620		98	Linkway, Raynes Park	SW20 9AZ	1	1
Not Started	22/P0629		5	Atherton Drive, Wimbledon Village	SW19 5LB	1	1
Not Started	22/P0677		28	Malvern Close, Mitcham	CR4 1EH	1	1
Not Started	22/P0842		1b	Victory Road, South Wimbledon	SW19 1HW	1	1
Not Started	22/P0911		187	Hartfield Road, Wimbledon	SW19 3TH	1	1
Not Started	22/P1500	Vehicle Repair Shop		Littlers Close, Colliers Wood	SW19 2RA	1	1
Not Started	22/P1513		64	The Broadway, Wimbledon	SW19 1RQ	1	1
Not Started	22/P1567	Garage to rear	3	Clarendon Road, Colliers Wood	SW19 2DX	1	1
Not Started	22/P1585		204	Haydons Road, Wimbledon	SW19 8TR	1	1
Not Started	22/P1657		30a	Merton High Street, Wimbledon	SW19 1DN	1	1
Not Started	22/P1794		328	West Barnes Lane, New Malden	KT3 6NB	1	1
Not Started	22/P1804		176	Western Road, Mitcham	CR4 3EB	1	1
Not Started	22/P1811		78b	Effra Road, Wimbledon	SW19 8PP	1	1
Not Started	22/P2118		177	Western Road, Mitcham	CR4 3EF	1	1
Not Started	22/P2184		67	Turle Road, Streatham	SW16 5QW	1	1
Not Started	22/P2200	Third and Fourth Floor	177-187	Arthur Road, Wimbledon	SW19 8AE	1	1
Not Started	22/P2301		29	Claremont Avenue, New Malden	KT3 6QN	1	1
Not Started	22/P2415		247	Northborough Road, Streatham	SW16 4TR	1	1
Not Started	22/P2446	Royal Homes Broghill House		St Mary's Road, Wimbledon	SW19 7DE	1	1
Not Started	22/P2521		86	Wide Way, Mitcham	CR4 1BN	1	1
Not Started	22/P2607	Land Adjacent to	4	Ridgway Gardens, Wimbledon	SW19 4SZ	1	1
Not Started	22/P2672		18a	Crown Lane, Morden	SM4 5BL	1	1

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Not Started	22/P2685		7	Alexandra Road, Mitcham	CR4 3LT	1	1
Not Started	22/P2943		31	Caithness Road, Mitcham	CR4 2EY	1	1
Not Started	22/P2983	Kiosk Adj	56	West Barnes Lane, New Malden	KT3 4PS	1	1
Not Started	22/P3072	Garage Block North of	7	Anson Mews, Wimbledon	SW19 1FS	1	1
Not Started	22/P3276		44a	Central Road, Morden	SM4 5RT	1	1
Not Started	22/P3277		46a	Central Road, Morden	SM4 5RT	1	1
Not Started	22/P3614		39	Borough Road, Mitcham	CR4 3DX	1	1
Not Started	22/P3631		92	Kings Road, Wimbledon	SW19 8QW	1	1
Not Started	22/P3728	Land Adjacent To	40	Wilton Crescent, Merton Park	SW19 3QS	1	1
Not Started	22/P3755		3	Haydon Park Road, Wimbledon	SW19 8JQ	1	1
Not Started	22/P3758		103	Haydons Road, South Wimbledon	SW19 1HH	1	1
Not Started	23/P0076	Ground floor offices	19	Thornton Road, Wimbledon	SW19 4NG	1	1
Not Started	23/P0167		19a	Russell Road, Wimbledon	SW19 1QN	1	1
Not Started	23/P0179		28	Morton Road, Morden	SM4 6EF	1	1
Not Started	23/P0312		139	Wandle Road, Morden	SM4 6AA	1	1
Not Started	23/P0326		1a	Kenley Road, Merton Park	SW19 3JJ	1	1
Not Started	23/P0436		95	St James' Road, Mitcham	CR4 2DF	1	1
Not Started	23/P0530		140	Merton High Street, Colliers Wood	SW19 1BA	1	1
Not Started	23/P0687		42	Vale Road, Mitcham	CR4 1NN	1	1
Not Started	23/P0805	Land Adjacent to	6 & 8	Bordesley Road, Morden	SM4 5LR	1	1
Not Started	23/P0823		1	Guyatt Gardens, Mitcham	CR4 2LN	1	1
Not Started	23/P0911	South Park Court	18	South Park Road, Wimbledon		1	1
Not Started	23/P1131		107	Park Avenue, Mitcham	CR4 2ES	1	1
Not Started	23/P1221	Land Rear Of	3	Edge Hill, Wimbledon		1	1
Not Started	23/P1225		1a	Queen's Road, Wimbledon	SW19 8NG	1	1

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Not Started	23/P1495		83	Gap Road, Wimbledon	SW19 8JF	1	1
Not Started	23/P1547		111	Grand Drive, Raynes Park	SW20 9EB	1	1
Not Started	23/P1671		104	Merton High Street, Colliers Wood	SW19 1BD	1	1
Not Started	23/P1760		197c	Queen's Road, Wimbledon	SW19 8NX	1	1
Not Started	23/P1763		159	Arthur Road, Wimbledon	SW19 8AD	1	1
Not Started	23/P1826		458	Kingston Road, Raynes Park	SW20 8DX	1	1
Not Started	23/P1842		48	Melbury Gardens, West Wimbledon	SW20 0DJ	1	1
Not Started	23/P1937		494	Kingston Road, Raynes Park	SW20 8DX	1	1
Not Started	23/P1991		124a	Arthur Road, Wimbledon	SW19 8AA	1	1
Not Started	23/P1996	Land Rear of	2	Oxford Close, Mitcham		1	1
Not Started	23/P2031	Development Site Opposite	29	Ravensbury Terrace, Wimbledon Park		1	1
Not Started	23/P2103		18a	Clarendon Road, Colliers Wood	SW19 2DU	1	1
Not Started	23/P2141		253	Streatham Road, London		1	1
Not Started	23/P2260		72b	Havelock Road, Wimbledon	SW19 8HD	1	1
Not Started	23/P2452		145	Arthur Road, Wimbledon	SW19 8AB	1	1
Not Started	23/P2515	Land Adjacent To	21	Bourne Drive, Mitcham	CR4 3QZ	1	1
Not Started	23/P2523		14	Carlingford Gardens, Mitcham	CR4 2AT	1	1
Not Started	23/P2927	Rear of	94-98a	Merton High Street, Colliers Wood	SW19 1BD	1	1
Not Started	23/P2995		5	Bathgate Road, Wimbledon Village	SW19 5PW	1	1
Not Started	23/P3163		27a	High Street, Wimbledon	SW19 5BY	1	1
Not Started	23/P3228		22	Coombe Lane, Raynes Park	SW20 8ND	1	1
Not Started	23/P3321		73	Cavendish Road, Colliers Wood	SW19 2EY	1	1
Not Started	23/P3340		25	Arterberry Road, Raynes Park	SW20 8AF	1	1

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Not Started	23/P3426		43	High Street, Wimbledon	SW19 5BY	1	1
Not Started	23/P3603		205	Stanford Road, Streatham	SW16 4QG	1	1
Not Started	24/P0083		4	Litchfield Avenue, Morden	SM4 5QS	1	1
Not Started	24/P0158	Garage Block	14	The Grange, Wimbledon	SW19 4PS	1	1
Not Started	24/P0260		184	Grand Drive, Raynes Park	SW20 9NB	1	1
Not Started	24/P0337		206	Merton High Street, Colliers Wood	SW19 1AX	1	1
Not Started	24/P0343		1	Orchard Close, Raynes Park	SW20 9HU	1	1
Not Started	24/P0479		2	Elm Close, Raynes Park	SW20 9HX	1	1
Not Started	24/P0493		184b	Kingston Road, Wimbledon	SW19 3NU	1	1
Not Started	24/P0601		228	Abbotsbury Road, Morden	SM4 5JS	1	1
Not Started	24/P0617		51	Tamworth Park, Mitcham	CR4 1HZ	1	1
Not Started	24/P0639		257a	Queen's Road, Wimbledon	SW19 8NY	1	1
Not Started	24/P0728		31	Midmoor Road, Wimbledon	SW19 4JD	1	1
Not Started	24/P0773		28	Gap Road, Wimbledon	SW19 8JG	1	1
Not Started	24/P0776	Garage to rear	70	Normanton Avenue, Wimbledon Park		1	1
Not Started	24/P0905		20	Durnsford Road, Wimbledon Park	SW19 8HQ	1	1
Not Started	24/P0913		22	Ridgway Place, Wimbledon	SW19 4EP	1	1
Not Started	24/P0914	Ridgway Stables	93	Ridgway, Wimbledon	SW19	1	1
Not Started	24/P1086		16	Durham Road, West Wimbledon	SW20 0TW	1	1
Not Started	24/P1211		73	Cavendish Road, Colliers Wood	SW19 2EY	1	1
Not Started	24/P1241		2	Coach House Lane, Wimbledon	SW19 5JY	1	1
Not Started	24/P1437		3 & 3A	Chatsworth Avenue, Raynes Park	SW20 8JZ	1	1
Not Started	24/P1479	Flat 1 and Flat 2	403	Kingston Road, Raynes Park	SW20 8JS	1	1
Not Started	24/P1510		200	Manor Road, Mitcham	CR4 1JF	1	1

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Not Started	24/P1953		15	Lansdell Road, Mitcham	CR4 2JF	1	1
Not Started	24/P2117		27	Florence Avenue, Morden	SM4 6EX	1	1
Not Started	24/P1794		21	Colwood Gardens, Colliers Wood	SW19 2DS	1.2	1.2
Not Started	24/P0372		35	Saxonbury Close, Mitcham	CR4 3QL	1.22	1.22
Not Started	24/P0137		11	Streatham Road, Mitcham	CR4 2AD	1.77	1.77
Not Started	22/P3673		124	High Street Colliers Wood, Colliers Wood	SW19 2BW	1.78	1.78
Not Started	23/P1382		99	Grove Road, Mitcham	CR4 1SL	1.78	1.78
Not Started	23/P2068		14	Beverley Road, Mitcham	CR4 1NQ	1.78	1.78
Not Started	23/P2840		35	Saxonbury Close, Mitcham	CR4 3QL	1.78	1.78
Not Started	23/P3191		8	Harwood Avenue, Mitcham	CR4 3AS	1.78	1.78
Not Started	24/P1173		63	Tamworth Lane, Mitcham	CR4 1DG	1.78	1.78
Not Started	24/P1807		30	Borough Road, Mitcham	CR4 3DX	1.78	1.78
Not Started	20/P0824		63	Monkleigh Road, Morden	SM4 4EN	2	2
Not Started	20/P2583	Electrical substation Adj.	14	Pepys Road, Raynes Park	SW20	2	2
Not Started	20/P3352		81	High Street, Wimbledon	SW19 5EG	2	2
Not Started	21/P0438	2A Cardigan Road and	124-128	Haydons Road, South Wimbledon	SW19 1AE	2	2
Not Started	21/P1785		41	Epsom Road, Morden	SM4 5PR	2	2
Not Started	21/P1936		45-47	Martin Way, Morden	SM4 4AH	2	2
Not Started	21/P2102		365	West Barnes Lane, New Malden	KT3 6JF	2	2
Not Started	21/P2634		58	Woodland Way, Mitcham	CR4 2DY	2	2
Not Started	21/P3006		247	Northborough Road, Streatham	SW16 4TR	2	2
Not Started	21/P3499		152-154	Merton Road, South Wimbledon	SW19 1EH	2	2
Not Started	21/P4152		32	Taunton Avenue, Raynes Park	SW20 0BH	2	2

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Not Started	22/P0552		48 & 48A	Central Road, Morden	SM4 5RU	2	2
Not Started	22/P0614		10	Pentney Road, Wimbledon Chase	SW19 4JE	2	2
Not Started	22/P2018		141	The Broadway, Wimbledon	SW19 1QJ	2	2
Not Started	22/P2223		13	The Broadway, Wimbledon	SW19 1PS	2	2
Not Started	22/P2261		73	Cavendish Road, Colliers Wood	SW19 2EY	2	2
Not Started	22/P2562	First Floor Flat	395	Durnsford Road, Wimbledon Park	SW19 8EE	2	2
Not Started	23/P0073		9	Jonson Close, Mitcham	CR4 1DP	2	2
Not Started	23/P0209	Garden land to the rear of	8 to 14	Durnsford Road, Wimbledon Park	SW19 8LL	2	2
Not Started	23/P0271		297	Commonside East, Mitcham	CR4 1HE	2	2
Not Started	23/P1400	Land Adjacent to	32	Oakleigh Way, Mitcham	CR4 1AL	2	2
Not Started	23/P2426		599-601	Kingston Road, Raynes Park	SW20 8SA	2	2
Not Started	23/P2565		421	Kingston Road, Raynes Park	SW20 8JS	2	2
Not Started	23/P2817		24	High Street, Colliers Wood	SW19 2AE	2	2
Not Started	23/P2872		85	Robinson Road, Tooting	SW19 3DL	2	2
Not Started	23/P2989		564	Kingston Road, Raynes Park	SW20 8DR	2	2
Not Started	23/P3061		59c	Robinson Road, Tooting	SW17 9DL	2	2
Not Started	23/P3335	Land and Buildings to the Rear of 145 and 147 Springfield Avenue and Land Adjacent 5 Heyford Avenue Raynes Park SW20		Springfield Avenue, Wimbledon Chase	SW20	2	2
Not Started	23/P3393		41	Streatham Road, Mitcham	CR4 2AD	2	2
Not Started	24/P0045		533	Commonside East, Mitcham	CR4 1HH	2	2
Not Started	24/P0050		105	Dora Road, Wimbledon Park	SW19 7JT	2	2
Not Started	24/P1052		64	London Road, Morden	SM4 5BE	2	2

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Not Started	24/P1058		278	Haydons Road, South Wimbledon	SW19 8TT	2	2
Not Started	24/P1313	Mydentist	18 & 18a	London Road, Morden	SM4 5BQ	2	2
Not Started	24/P1549		28	Abbey Road, Colliers Wood	SW19 2LZ	2.3	2.3
Not Started	21/P3876		5	Hammond Avenue, Mitcham	CR4 1SR	2.33	2.33
Not Started	23/P0743		81	Fortescue Road, Colliers Wood	SW19 2EA	2.33	2.33
Not Started	23/P1437		49	Lammas Avenue, Mitcham	CR4 2LY	2.33	2.33
Not Started	23/P2139		88	Lammas Avenue, Mitcham	CR4 2LW	2.33	2.33
Not Started	23/P2300		95	Park Avenue, Mitcham	CR4 2ES	2.33	2.33
Not Started	24/P0185		45	Lammas Avenue, Mitcham	CR4 2LY	2.33	2.33
Not Started	23/P0072		39	Mitcham Park, Mitcham	CR4 4EP	2.78	2.78
Not Started	23/P2581		1	Polesden Gardens, Raynes Park	SW20 0UN	2.78	2.78
Not Started	23/P2327		162a	Chestnut Grove, Mitcham	CR4 1RB	2.89	2.89
Not Started	24/P1007		73	Cavendish Road, Colliers Wood	SW19 2EY	2.89	2.89
Not Started	24/P1870		63	Tamworth Lane, Mitcham	CR4 1DG	2.89	2.89
Not Started	24/P2390		29	Crossways Road, Mitcham	CR4 1DQ	2.89	2.89
Not Started	21/P0705		4 to 7	Upper Green West, Mitcham	CR4 3AA	3	3
Not Started	22/P0151	Land adj	58	Worple Road Mews, Wimbledon	SW19 4BD	3	3
Not Started	22/P3570		49	Kingston Road, Wimbledon	SW19	3	3
Not Started	23/P0447	Land adj.	66	Alwyne Road, Wimbledon	SW19 7AE	3	3
Not Started	23/P1396	Rear of	33-35	Upper Green East, Mitcham	CR4 2PF	3	3
Not Started	23/P2170	Burlington Gate	42	Rothsay Avenue, Wimbledon Chase	SW20 8JU	3	3
Not Started	23/P2524	Land Adj	1a	Grove Road, Mitcham	CR4 1SL	3	3
Not Started	23/P2841		50&50a	Central Road, Morden	SM4 5RP	3	3

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Not Started	23/P3404		54	Northway, Morden	SM4 4HF	3	3
Not Started	23/P3575		11	Leather Close, Mitcham	CR4 2EX	3	3
Not Started	24/P0676		40	Coombe Lane, Raynes Park	SW20 0LA	3	3
Not Started	24/P0993		152-154	Queen's Road, Wimbledon	SW19 8LX	3	3
Not Started	24/P1194	Hastings Court	79	Norman Road, Colliers Wood	SW19 1BT	3	3
Not Started	24/P1258	Ground Floor	7	Elm Grove, Wimbledon	SW19 4HE	3	3
Not Started	24/P1993		11	Alexandra Road, Wimbledon	SW19 7JZ	3	3
Not Started	22/P0479		43	Woodside, Wimbledon	SW19 7AF	3.4	3.4
Not Started	20/P1979		162-164	Arthur Road, Wimbledon	SW19 8AQ	4	4
Not Started	20/P3088		94	The Broadway, Wimbledon	SW19 1RH	4	4
Not Started	21/P2007	2 Holt Cottage		London Road, Morden	SM4 5AN	4	4
Not Started	22/P0806	2-30 South Lodge Avenue Mitcham CR4 1LU &	172-174	Chestnut Grove, Mitcham	CR4 1LU	4	4
Not Started	22/P2863		3	New Close, Colliers Wood	SW19 2SX	4	4
Not Started	22/P2901		20-22	Crown Lane, Morden	SM4 5BL	4	4
Not Started	22/P3170	Malden Court		West Barnes Lane, New Malden	KT3 4PW	4	4
Not Started	23/P1812		58-62	Haynt Walk, Raynes Park	SW20 9NX	4	4
Not Started	23/P3050		28	Coombe Lane, Raynes Park	SW20 8ND	4	4
Not Started	24/P1917		82 & 82a	Coombe Lane, Raynes Park	SW20 0AX	4	4
Not Started	20/P2841	Vista House & Prospect House		Chapter Way, Colliers Wood	SW19 2RE	5	5
Not Started	20/P3168		290-302a	Kingston Road, Raynes Park	SW20 8LX	5	5
Not Started	21/P1856		192-202	Martin Way, Morden	SM4 4AJ	5	5
Not Started	21/P2184		166-168	Merton High Street, Colliers Wood	SW19 1AZ	5	5

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Not Started	21/P2230	Heron Court	6	Pepys Road, Raynes Park	SW20 8NG	5	5
Not Started	22/P3603		4	Wilton Road, Colliers Wood	SW19 2HB	5	5
Not Started	23/P0867	The Warehouse	12	Ravensbury Terrace, Wimbledon Park	SW18 4RL	5	5
Not Started	23/P1997	Land Rear Of	49-51	Firstway, Raynes Park	SW20 0JD	5	5
Not Started	24/P0068		260	Coombe Lane, Raynes Park	SW20 0RW	5	5
Not Started	24/P0135		38	Wimbledon Hill Road, Wimbledon	SW19 7PA	5	5
Not Started	24/P0723	East Lodge		Mitcham Park, Mitcham	CR4 4EG	5	5
Not Started	24/P1772	Barons Lodge	24-32	Baron Grove, Mitcham	CR4 4EH	5	5
Not Started	20/P2259	Land Rear Of	60	Manor Road, Mitcham	CR4 1JB	6	6
Not Started	20/P3901		2 to 6	High Street, Colliers Wood	SW19 2AE	6	6
Not Started	22/P3759		192-202	Martin Way, Morden	SM4 4AJ	6	6
Not Started	23/P2488		36	West Barnes Lane, New Malden	SW20 0BP	6	6
Not Started	24/P0150	The Rowans Surgery	1	Windermere Road, Streatham	SW16 5HF	6	6
Not Started	24/P0486		39a&b	Crown Lane, Morden	SM4 5BY	6	6
Not Started	24/P0817		1	Deburgh Road, Colliers Wood	SW10 1DX	6	6
Not Started	24/P1079		259	Queen's Road, Wimbledon	SW19 8NY	6	6
Not Started	19/P3764		50	Wimbledon Hill Road, Wimbledon	SW19 7PA	7	7
Not Started	20/P3348		58-60	Durham Road, West Wimbledon	SW20 0TW	7	7
Not Started	21/P1792		318	Worple Road, Raynes Park	SW20 8QU	7	7
Not Started	22/P1830	Vacant Plot 1 And 2		Gap Road, Wimbledon	SW19 8JG	7	7
Not Started	20/P0823	Fair Green Parade		London Road, Mitcham	CR4 3NA	9	9
Not Started	20/P0945	Land on south side of road		Wyke Road, Raynes Park	SW20	9	9
Not Started	20/P1667		293	Mitcham Road, Tooting	SW17 9JQ	9	9
Not Started	21/P1180	Kingswood House	39	Miles Road, Mitcham	CR4 3DA	9	9

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Not Started	22/P0653		242	Morden Road, South Wimbledon	SW19 3DA	9	9
Not Started	23/P0455	565 Kingston Road, Raynes Park				9	9
Not Started	24/P0712	Byards Mews	216	Rowan Road, Streatham	SW16 5HX	9	9
Not Started	24/P0910	The Rowans Surgery	1	Windermere Road, Streatham	SW16 5HF	9	9
Not Started	23/P2717		67	Whitford Gardens, Mitcham	CR4 4AB	11	11
Not Started	20/P2579		258-260	London Road, Mitcham	CR4 3HD	14.44	14.44
Not Started	22/P3400	Unit C Elm Grove Business Centre		Elm Grove, Wimbledon	SW19 4HE	15	15
Not Started	21/P1082	Nonsuch House	31	Chapter Way, Colliers Wood	SW19 2RP	16	16
Not Started	22/P1700		66-68	London Road, Tooting	SW17 9HP	17	17
Not Started	22/P1940	Bennets Courtyard		Watermill Way, Colliers Wood	SW19 2RW	17	17
Not Started	19/P4046	Former Church		Farm Road, Morden	SM4 6RA	18	18
Not Started	19/P4050	Canons Place Development Site North of	11-17	Madeira Road, Mitcham	CR4	18	18
Not Started	20/P3807	White Hart Backland	350	London Road, Mitcham	CR4 3ND	18	18
Not Started	19/P4047	Elm Nursery Car Park		London Road, Mitcham	CR4	21	21
Not Started	23/P0675		141	The Broadway, Wimbledon	SW19 1QJ	22	22
Not Started	24/P0368		227	Western Road, Colliers Wood	SW19 2QD	22	22
Not Started	23/P1435	Wandle House	10	Riverside Drive, Mitcham	CR4 4BU	25	25
Not Started	21/P2028	Former Barclays Bank	16-20	Morden Road, South Wimbledon	SW19 3BN	26	26
Not Started	19/P4048	Raleigh Gardens Car Park				36	36
Not Started	21/P4430	Eastfields Phase 1		Eastfields Estate		37	37
Not Started	22/P1743	Tooting Police Station	251	Mitcham Road, Tooting	SW17 9JQ	62	62
Not Started	22/P1819	Wimbledon Chase Railway Station &	45-48	Rothsay Avenue, Wimbledon Chase	SW20 8JT	70	70

Status	Application No.	Place Name	Street Number	Street Name	Postcode	Net gain 2024/25-2038/39	Five-year supply net gain (2024/25-2028/29)
Not Started	19/P4094	Imperial Fields Tooting & Mitcham Football Club		Bishopsford Road, Morden	SM4 6BF	77	77
Not Started	21/P1780	Rufus Business Centre		Ravensbury Terrace, Wimbledon Park	SW18 4RL	96	96
Not Started	22/P3385	Eddie Katz	42	Station Road, Colliers Wood	SW19 2LP	98	98
Not Started	23/P0329	B285 - White Hart and car repairs Kingston Road	144	Kingston Road, Wimbledon		108.4	108.4
Not Started	22/P3620	Mitcham Gasworks	49	Western Road, Mitcham	CR4	579	579
Not Started	19/P2383	Suez site (Benedict Wharf)			CR4 3BQ	637	0
Submitted	21/P0177	Former Argos	13-19	Wimbledon Hill Road, Wimbledon	SW19 7NE	20	0
Submitted	CW2 and 21/P0082	Brown & Root phase 2		Christchurch Road, Colliers Wood		154	54
Allocation	CW1	Baltic Close				2	0
Allocation	Mi13	30 St Mark's Road			CR4 2LF	2	0
Allocation	Mi15	Taylor Road Day Centre				5	5
Allocation	Mi7 - 21/P4129	366-374 London Road, Mitcham (car wash)				9	0
Allocation	CW3	Colliers Wood Community Centre				10	0
Allocation	Mi6	Mitcham CAB 326 and 328 London Road, Mitcham				11	0
Allocation	Mi3	Burn Bullock and MOT garage London Road, Mitcham				12	0
Allocation	RP8	West Barnes Library				13	0
Allocation	Mo7	Gifford House				24	24
Allocation	Mi10	Mitcham Library				28	0

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Allocation	Wi8	South Wimbledon Station				28	0
Allocation	CW4	Colliers Wood Station				31	0
Allocation	Mi12	Sibthorpe Road Car Park		Sibthorpe Road, Mitcham		36	0
Allocation	Mo6	York Close car park				40	0
Allocation	Mo5	Morden Hall Medical Centre/Morden Road Clinic		Merton Road, Morden		54	0
Allocation	Mi19	Worsfold House		Church Road, Mitcham		60	60
Allocation	Mo4	Chaucer Centre including Canterbury Rd site		Canterbury Road, Morden	SM4	60	0
Allocation	Wi5	Hartfield Road Car Park		Hartfield Road, Wimbledon	SW19	62	0
Allocation	RP2	245-247 Burlington Road				81	0
Allocation	Wi13	20-26 St George's Road and 8-20 Worple Road				99	0
Allocation	CW5	Priory Retail Park		Merton High Street		100	0
Allocation	Wi1	Battle Close				103	103
Allocation	Mo1	Morden town centre				1929	0
Allocation	RP4	80-86 Bushey Road		Bushey Road	SW20 0WJ	550	0