

NEW LOCAL PLAN: LB MERTON
PUBLICATION STAGE 3
CONSULTATION



ON BEHALF OF TOOTING & MITCHAM SPORTS & LEISURE LTD

SEPTEMBER 2021



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1.0 Introduction

- 1.1 These representations are submitted on behalf of our clients, Tooting & Mitcham Sports & Leisure Ltd covering two site specific matters at TM United hub, in relation to the Council's new Local Plan (Publication Stage 3 consultation). Namely, their continued support for the inclusion of Site Mo3 (Imperial Fields at Tooting & Mitcham Hub, Bishopsford Road) as a site allocation for enabling residential development and their continued objection to the Council's omission of the adjacent land immediately to the south-east for mixed commercial/community uses, corresponding to the future south stand area.
- 1.2 The location of these sites is shown at Appendix 1; the emerging allocation Mo3 being outlined in blue and the omitted future south stand area outlined in red. Our comments on each site are set out at sections 3 and 4 of this report.

2.0 Organisational Context

- 2.1 TM United FC and TM Community Sports Club (jointly known as the hub) sit side by side; the latter is a 'not for profit' organisation with charitable aims that provides sports, recreation, enterprise and related community facilities, to increase health, well-being and sports participation in a deprived part of the borough. A community-focused ethos is enshrined in the shareholder's agreement that underpins the business, reflected in the Imperial Fields site and all activity through TM United. It works closely with Sport England, the Football Foundation, London Sport, the Clinical Commissioning Group, the local education authority, Wandle Regional Park and Merton Council to provide a variety of services and facilities for local people. These have evolved over the years to respond to ever changing local needs. In doing so, it has become a much cherished and valued asset in the local community.
- 2.2 TM United's key achievement has been the development of the site into a unique facility that goes far beyond the standard model of a Football ground, providing sports

and leisure facilities; a home to a number of clubs and small community-focused businesses; and a space for community events and education. It receives 6,000 community visits per week across a range of service areas and is seen as a truly independent community venue by local residents. Activities on offer include both elite and community football; boxing; lacrosse; fitness; and soft play.

2.3 It should be stressed that the organisation takes their social role within the local community very seriously. It is currently working proactively in liaison with the GLA to promote ideas to help with the escalating issues in London relating to knife crime and gang culture.

2.4 The overall hub project responds to both the local and national agenda for improving sport; health and wellbeing; and education and enterprise. It delivers as part of numerous partnership projects and programmes on behalf of a number of public and voluntary bodies. As available local authority funding streams have been seriously cut however, it now requires a capital injection in order to maintain its on-going viability and to complete the final phases of the project. The delivery of the Mo3 allocation for affordable housing, together with the redevelopment of the south stand area for mixed use purposes would secure this.

2.5 Further information about the hub's history; activities; achievements and relationships is attached at Appendix 2 (TM United Delivery), together with information on their Scholarship Programme at Appendix 3.

3.0 Emerging Allocation Mo3

3.1 The Council include their commentary and background information relating to this allocation at pages 198 to 200 of their submitted plan. The Inspector should note that however that the text relating to the procedural planning position (see last paragraph under 'Design and accessibility guidance' at p199) is now out of date. This should be updated to reflect that the Mayor of London's Stage 2 referral report and decision was

issued on 26th April 2021 which allowed the Local Planning Authority to determine the application consistent with the Planning Committee's resolution to grant planning permission on 20th August 2020. The final decision notice (together with associated S106 document) is expected to be released imminently.

- 3.2 We would also wish to point out an error in the last line of the table at p200; the Public Transport Accessibility Level (PTAL) should be listed as 2 (and not 1), as confirmed in the above mentioned Planning Committee report and by our highway consultants, Waterman. This is important to for the Inspector to note, since as currently drafted, it provides a misleading impression of the site's locational credentials and consequently also those of the adjacent future south stand redevelopment site.
- 3.3 In summary, the site has good access to nearby public transport, including good local bus links that allow access into Central London and the rest of south London (including route 118 to Morden Station on the northern line) and Tramlink 3 service at Mitcham (only 350 metres to the north which links to both Wimbledon Station and Croydon). The site is also well located for nearby shops; services and local schools, as well as having good access to a variety of local green spaces and parkland, including the adjoining Poulter Park.

4.0 Future South Stand Area

- 4.1 The club has tried to engage many times with Future Merton to discuss the merits and rationale for including this parcel of land within the new Local Plan as an allocation, and as part of their overall regeneration strategy. Unfortunately, however, despite their support for Mo3, no engagement with Officers has been forthcoming, and as a result, our client is concerned that the full potential of this site to deliver good growth may not be realised.

4.2 Whilst the extant planning permission for the masterplan including the approved south stand redevelopment (LPA ref 07/P0258) allows for ancillary Class D2 (Assembly & Leisure) uses to be accommodated, the club are seeking much greater flexibility to enhance their future operations at the hub. Options for this space, inter-alia, include small business space/consulting rooms; training centre; IT rooms; sports injury clinic; enterprise pods. Having such commercial flexibility would create enhanced funding opportunities for realising the new multi-purpose south stand and in doing so would also clearly help to facilitate the Council’s wider regeneration goals within this deprived ward of the borough. Moreover, it would involve a socially and economically inclusive, and environmentally sustainable development that would contribute to the London Plan’s good growth objectives.



Fig1:- Diagram illustrating location of south stand area (no6) within overall masterplan

4.3 To retain this area as Metropolitan Open Land (MOL), as shown above (see No6) and outlined in red on the appended plan, is unnecessary and will inhibit the good growth intended for this location. Our client is particularly conscious of Officers’ previous

comments that any site allocation should represent a '*once and for all*' position so that a new robust defensible MOL boundary can be maintained into the future. In this context and with reference to the adopted London Plan's relevant Policy G3 on 'Metropolitan Open Land', this sets out the following criteria, at least one of which should be met, for designated MOL to be extended:-

- It contributes to the physical structure of London by being clearly distinguishable from the built-up area
- It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
- It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.

4.4 Consistent with the adjoining Mo3 site, the south stand area does not perform any of these functions and has already in effect been released for development (through the extant planning permission). The site's allocation for mixed use development would therefore not cause any harm to the wider character and function of the borough's MOL. In particular:-

- it has no public amenity value or access for recreational purposes (it has always been private land)
- there are no features of landscape interest
- there is no nature conservation or ecological interest on this part of the wider site
- there would be no impact on any strategic green chain/link role
- there would be minimal impact on the open character of the wider MOL designation, since this part of the MOL has been fundamentally changed through redevelopment of the site, but would still retain an open corridor running through the central part of the masterplan

- the land is a logical and synergic parcel for a mixed use allocation immediately adjoining the Mo3 housing allocation and urban area generally, and benefits from an extant permission for redevelopment.

4.5 It is important to stress that since its redevelopment the overall character of the wider site has fundamentally changed and has inevitably become much more urbanised and less open than was historically the case. The subject land does not meet the strategic London Plan criteria for its continued inclusion with the MOL and has a strong synergy with the adjoining housing allocation in terms of promoting socially mixed, sustainable, vibrant and healthy communities, as well as helping to achieve wider regeneration goals within a deprived ward of the borough. We therefore contend that the opportunity should be taken to change the proposed MOL boundary through the Council's new Local Plan in order to provide a robust long term defensible boundary; to optimise the commercial prospects for developing the south stand; and to also avoid any potential unnecessary future planning disputes over the application of strict MOL policy.

4.6 This would be consistent with a whole range of supportive planning policies at national; regional and local levels. Of particular note in the Council's new Local Plan is Policy IN14.2 (Social & Community Infrastructure), clause d of which specifically supports and encourages the multi-use of social and community infrastructure, and clause e of which supports proposals for new, or extensions to existing social and community infrastructure. The type of multi-use, flexible and adaptable spaces intended for the south stand redevelopment, together with its co-location with the other hub uses and activities, and its potential for inclusion of health and educational facilities, provide the exact model of good practice which the policy promotes.

4.7 The wider regeneration case for release is highlighted by the positive London Plan policies regarding sport and recreation facilities (Policy S5; Chapter 5; Social Infrastructure), which recognise the importance of such facilities as a component of

social infrastructure, with the objective of ensuring that there is a sufficient supply of good quality stock across London. Of particular relevance is the London Plan policy requirement to maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges and other community facilities. The supporting text stresses that it is essential for boroughs to plan strategically for their future provision of core sports facilities and to help tackle inequality of access in London, particularly in deprived areas or for groups with low participation, such as the subject ward.

- 4.8 The policy, inter-alia, recognises that specialist sporting venues and stadiums have an important role to play enabling wider access to sport as well as having an important cultural value. In this regard, Policy HC5 (Supporting London's culture and creative industries) within Chapter 7 (Heritage & Culture) should be highlighted, which seeks inter-alia to enhance existing locally-distinct clusters of cultural facilities and venues.
- 4.9 This builds upon the research work undertaken by the London Assembly (The Regeneration Game:- Stadium-led regeneration, March 2015) exploring the benefits of stadium-led regeneration as a means of enhancing opportunities for local communities and rejuvenating local neighbourhoods. In summary, the research concludes that such projects can act as a catalyst for physical, economic and social regeneration, making sites attractive to new business and residential entrants, creating new jobs and opportunities. Given its juxta-position with the Mo3 allocation, this all ties in seamlessly in supporting the mayor's challenging housing targets, including objectives for affordable housing and his strategic objective to deliver mixed and balanced communities.
- 4.10 Given the wider social benefits that will flow from the hub's further development; the anchor provided by the existing stadium; and in light of the Council's regeneration

agenda in the Morden and Mitcham area, it is surprising that it was overlooked as a specific regeneration project by the Future Merton team.

5.0 Conclusion

- 5.1 The South Stand area, which forms an important component of the hub's overall masterplan, should no longer be designated as Metropolitan Open Land (MOL) since it serves no useful purpose or function within it. It already benefits from an extant planning permission; is located immediately adjoining the Mo3 housing allocation; and enjoys good accessibility to public transport including local bus routes and the nearby tramlink.
- 5.2 For the reasons set out in this report, it is concluded that the red line area as shown (Appendix 1) represents a very logical parcel for further release, including the approved footprint of the stand, and importantly retaining the open corridor running through the central part of the masterplan. Furthermore, it would enhance the overall mix of uses within the masterplan, helping to secure the long-term future and viability of the hub.
- 5.3 The redevelopment of both the Mo3 residential site and the adjoining south stand area (as an expansion of the existing hub facilities) would represent a model of good practice for delivering mixed uses and sustainable development, with the new apartments enjoying a natural synergy with the extended sports and community uses encouraging healthy lifestyles.
- 5.4 We would therefore respectfully request that the Inspector considers the allocation of both sites together.

List of Appendices:-

Appendix 1:- Site Location Plan

Appendix 2:- TM United Delivery

Appendix 3:- TM United Scholarship Programme

NOTES

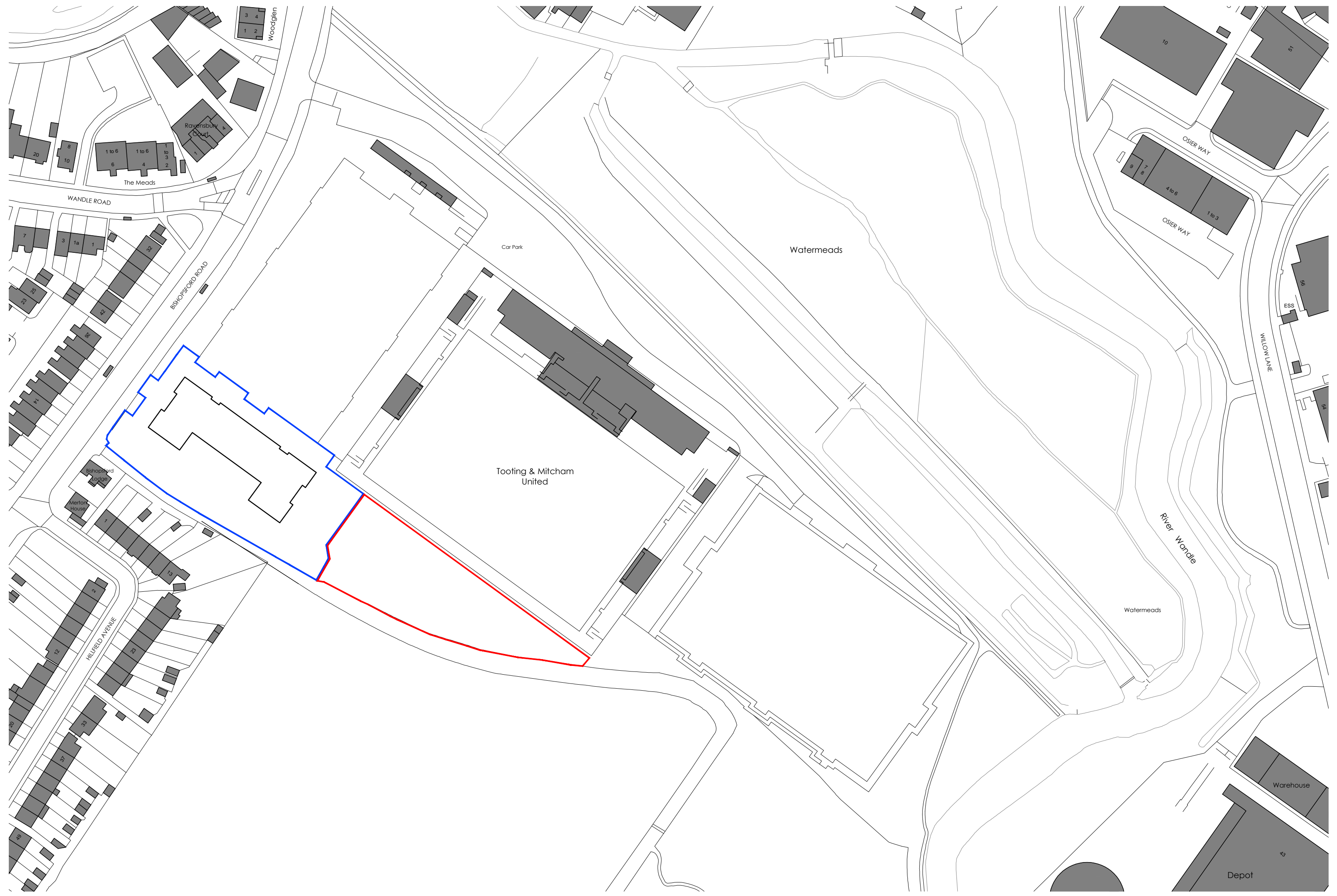
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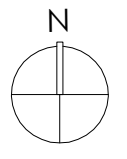
WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO

DO NOT SCALE FROM DRAWING, FIGURED DIMENSIONS TO BE WORKED TO AT ALL TIMES

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS



- Emerging allocation for Enabling Residential development (Local Plan ref:- MO3)
- Proposal allocation for mixed-use: commercial/community use development



DETAILS	DATE	REVISION

TOOTING & MITCHAM FOOTBALL CLUB
STAGE 2A LOCAL PLAN CONSULTATION

date	client	
JAN 2021	TMFC	
scale	drawing no.	revision
1:1250 @ A1	17 / 637 / P001	-

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TM United Delivery






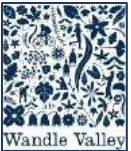





Imperial Fields is a multi-purpose venue offering sport, health, wellbeing, education, employment and enterprise. The site currently includes two all-weather pitches, community changing rooms for the front artificial pitch, a grass pitch and stadium, which includes spectator seating, team and officials changing, bar, function room, offices and space for local businesses (see stadium partners).







TM united facilitate a wide range of activity on-site through the management of the facilities and their own delivery. This document aims to outline its history and the range of current delivery that the facility and organisation provides supporting the Very Special Circumstances case. It is key to note the increase in delivery since the grant of the MasterPlan permission in 2008 and the further beneficial delivery potential from the new community facilities as well as the benefit of the provision of 100% affordable housing. See pages 14 & 15 for the needs assessment and impact







<p>1997</p>		<p>Planning Consent Granted to redevelop the NAAFI Sports Ground to a Football Stadium for TMUFC 96/P0574</p>	<p>TMUFC needed to be re-located from their ground at Sandy Lane as it was no longer fit for purpose. Following a Public Inquiry the Planning Inspectorate granted permission based on a VERY SPECIAL CIRCUMSTANCES case acknowledging that the Benefit to the Community outweighed the harm of development on MOL. The Section 106 agreement contained a provision</p>
<p>2004</p>		<p>Big Lottery/Sport England ACTIVE ENGLAND Grant Awarded to TMUFC for fit out of new stadium</p>	<p>TMUFC were award a substantial grant to fit out the new Stadium at Imperial Fields. The aims of the Fund were:</p> <ul style="list-style-type: none"> • Addressing the issues of an increasingly ageing population • Working to alleviate time pressures and the work/life balance • Finding solutions to the problems of obesity and promoting well being • Increasing levels of investment through linked funding • Better utilising education resources and related opportunities • Providing new approaches to variations in access across social groupings • Supporting volunteers and professionals in developing activities


2005		<p>Inception of the Hub</p> <p>Total weekly footfall at the Hub in 2005 = 1365 Total annual footfall at the Hub in 2005 = 70980</p>	<p>The hub @ Tooting and Mitcham was launched as a community facility to deliver the aims of ACTIVE ENGLAND award. It used the non-league football club as the catalyst</p>
2007		<p>The Hub and Merton Council win the Public Private Partnership Achievement Award at the MJ Awards</p>	<p>Public recognition of the work and partnership between the Hub and Merton BC</p>
2008		<p>MasterPlan Planning Consent 07/P0258 granted</p>	<p>The Planning Permission granted was for:</p> <ol style="list-style-type: none"> 1) Erection of a new multi-purpose sports hall facility to the north of the existing artificial pitch (ground floor 2513 sq.m, first floor level 489 sq.m) and a health centre/sport injury clinic (ground floor 572 sq.m, first floor 494 sq.m) to the south adjacent to Bishopsford Road. 2) Erection of a second stand to the south of the existing football pitch to incorporate multi-function sports and social facilities including classrooms, office suites, dance studios and a hydro-therapy installation (ground floor 1128 sq.m, first floor 1457 sq.m. additional seating - 620) and new WC's. 3) Creation of a second artificial multi-purpose pitch and associated changing rooms (149 sq.m) towards south eastern end of site. 4) Associated works involving the relocation of existing sub-station/Sutton water installation facilities and new vehicular access onto Bishopsford Road at the eastern corner of the site. <p>The permission was subject to conditions, many of which have subsequently been discharged. It was agreed that the implementation of the consent was to be phased.</p>
May 2009	 	<p>VISIONING CONFERENCE held at the Hub</p>	<p>Merton Directors and senior officers attended the Conference and from this a steering committee was set up to look at the Hub's ongoing delivery particularly in relationship to its interaction with Merton and commissioned services</p>

July 2009		TM UNITED launched fund raising drive POSITIVE PATH with the aim of funding the new facilities	POSITIVE PATH was launched at the Hub in July 2009. The launch was attended by Richard Caborn Sports Minister, Margaret McDonagh, Siobhain McDonagh, Charles Johnston Sport England, Dave McDermott Football Foundation, Christine Double South London Partnership, representatives from a number of NGBs, Councillors and Officers from Merton and Sutton BCs.
September 2009		TMUFC and Ernest Bevin College launch Football Academy	ERNEST BEVIN COLLEGE provided the academic programme leading to BTEC National Certificate in Sport (Level 3) BTEC National Diploma in Sport (Level 3) TMUFC provided football and associated skills leading to: Coaching to Level 1 Coaching Certificates and Referees Courses. They also provided mentoring of Students in Football Fitness, Healthy Eating & Lifestyle, Employment Skills. Creating pathways to Employment Opportunities through Coaching
2010		Sport England SUSTAINABLE FACILITIES Funding awarded	Sport England award towards completion of Stage 1 of the MasterPlan. This facilitated the refurbishment of the front All Weather Pitch and the construction of 2 nd All Weather Pitch to the rear of the site. This resulted in greater community use of the site
2011		Football Foundation Funding awarded	Football Foundation award completing funding required for the All-Weather Pitches at the site
2011		Creation of TM United. Introduction of Social Enterprise and expanded facilities as well as continued inhouse delivery Total weekly footfall at the Hub in 2012 = 3790. Total annual footfall at the Hub in 2012 = 197080	Weather In 2012 the new All-Weather Pitches were opened creating increased usage and footfall at The Hub
2013		TM UNITED worked in partnership with the Wandle Valley Regional Park Trust on the creation of the Wandle Trail	

2014		TM UNITED becomes senior part in the Sports Blast Project	This was a 3-year project delivered with Merton Council								
2015		TM UNITED host a football tournament based around Stop and Search	The Stop and Search Tournament was supported by MOPAC and attracted over 240 young people. It was designed to bring people together and offer a greater understanding of this scheme								
2015		Increased footfall Total weekly footfall at the Hub in 2015 = 5115 Total annual footfall at the Hub in 2015 = 265980	Apprenticeship Scheme introduced by Full Time Fitness training young people to teach fitness								
2017		TM UNITED 2017-2021 Strategic Plan adopted	<p><i>TM UNITED's position could not be better to meet the current and future agendas of key public sector stakeholders. We are Independent, community-focused, effectively governed, and based within the heart of a number of communities that are a major focus for public sector investment:</i></p> <table border="1" data-bbox="1303 943 2192 1118"> <thead> <tr> <th>Merton</th> <th>Sutton</th> </tr> </thead> <tbody> <tr> <td>St Helier</td> <td>St Helier</td> </tr> <tr> <td>Ravensbury</td> <td>Wandle Valley</td> </tr> <tr> <td>Cricket Green</td> <td></td> </tr> </tbody> </table> <p><i>The above wards have much lower participation rates, lower life expectancy, and higher prevalence of serious medical conditions than the rest of their respective borough wards. There is a greater need to alleviate the number of NEET's and provide business space [for small enterprises that could employ them]. The location of the Imperial Fields facility is ideally placed to meet these agendas."</i> (TM United Strategic Plan, p. 12)</p>	Merton	Sutton	St Helier	St Helier	Ravensbury	Wandle Valley	Cricket Green	
Merton	Sutton										
St Helier	St Helier										
Ravensbury	Wandle Valley										
Cricket Green											

2018-19		TM United first team change managers. The Managers of the Academy, under 18 and 23s were promoted to run the first team.	This resulted in 4 young players being picked up by Championship Clubs; Middlesbrough, Charlton Athletic and Reading FC. TM United had created these opportunities through their strategy of bringing young players through their football pathway.
2018		TM UNITED recognised as an AQA Merit Award Centre	
2018		TM UNITED 6th Form Education programme created	TM UNITED deliver on site education to over 60 students
2019		TM UNITED hold YOUR SHOUT consultation	Consultation with over 100 young people to find out what matters to them
2020		TM UNITED working with LONDON YOUTH	Delivering the Get Active Programme for 8 to 13 year olds Active Talent Leadership Programme for 10 of the TM UNITED Scholarship Boys Rise Up Youth Practitioners Leadership Programme to up skill some of TM UNITED Coaches
2020		TM UNITED worked with Merton providing space and volunteers for the Merton Community Cupboard	Merton Community Cupboard providing a collection point for people in the borough experiencing Food Poverty during the Covid Crisis during Lockdown
2020		TM UNITED are co-delivering with Merton on TOWARDS EMPLOYMENT, a youth employability project	One example of the work we are involved with - in July over 40 young attended two social distanced sessions on Getting into the Creative Industries. The sessions were led by Quiet Storm's CEO Trevor Robinson OBE who, growing up a black man in South London, was able to share how he overcame barriers to own and run a top 100 Advertising Agency. The sessions saw industry specialists' mentor Young People on developing their anti-racism messages while developing the skills they need to succeed in every sector, but especially the creative industries. Trevor and his team came to the Club and did 2 workshops with TM UNITED's Academy boys

2020		TM UNITED deliver SUMMER CATCH UP for Clarion Futures	TM UNITED ran summer activities for the community during the summer 2020 in a safe Covid compliant environment
2021		ACADEMY SCHOLARS become CLARION AMBASSADORS	During the 2020-21 academic year a group of 20 T&M scholars participated in the Clarion Ambassadors Project. They were challenged to take on the role of community leaders, learning skills that would allow them to serve local people in the ways that they saw fit. The project ended with an amazing fundraiser for the local St Vincent community whose loved ones had been affected by the Earthquake earlier in the year.
2021		TM UNITED continue work with LONDON YOUTH	An extension of the Get Active Programme started aimed at local boys and girls between 11 – 13 years old, with a focus on young people who had not played organised football previously.
2021		TM UNITED deliver Half Term Activity & Food EASTER CAMP	Over the half term holiday T&M welcomed over 60 primary school aged children to help them access their free school meals provision. Funded by the HAF programme TM United were able to provide breakfast, lunch, loads of healthy snacks and a full day of outdoor activity and learning. The projects volunteers were all members of the Club's Academy Scholarship programme.
2021		TM UNITED deliver Easter Half Term FOOTBALL CAMP	TM United coaches delivered a number of free football specifics sessions at the clubs Farm Road site over the Easter Holiday. Targeted at local young people, boys and girls under the age of 13 years old.
2021		TM UNITED host COVID 19 VACCINATION CENTRE	TM United hosted a walk-in vaccination centre for a weekend in mid-June. The NHS staff and volunteers were able to use the site to safely and effectively deliver vaccines to local people.
2021		TMUNITED run Half Term Activity & Food SUMMER CAMP	Over four weeks Tooting & Mitcham United delivered a HAF summer camp. Everyday 50 young Merton residents, accessing a hot meal, snacks, physical activity, nutritional and wellbeing education, National Trust skill workshops, BSL classes, workshops with local composers, arts & craft activities, meeting local police officers and more. Over 80 local young people accessed the camp, 50 5 year to 13 year olds every day, 1000 hot meals served, 30 plus hours of nutritional & well-being education!

2021		TM UNITED deliver Summer Holiday FOOTBALL CAMP	TM United coaches delivered eight free football specifics sessions at the clubs Farm Road site over the Summer Holiday. Targeted at local young people, boys and girls under the age of 13 years old.
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Endorsements

Mayor of Merton, Michael Brunt

Thank you for all you are doing for the people of Mitcham and the wider Merton community. You are changing lives for young and old alike. (August 2021)

Merton Council, Children, Schools and Families

T&M FC represents a safe, neutral and nurturing place for Martin's residents as well as those from neighbouring boroughs. Football is clearly their core business, but their methodology embodies the value of one team, one community. This is borne out by their ever readiness to volunteer their expertise, time and facilities for non-sport related community events. They are represented on several strategic and operational cross-sector networks where they champion the voice and needs of the young and old who walk through their doors. They have partnered in bids, projects and strategy development. Our young people feel safe there, so they have freely allowed us to deliver content on mental, sexual and physical health as well as drug and alcohol cessation to cohorts less likely to engage with these services. Time and time again the actions of their staff evidence their commitment, shared responsibility and moral investment in the emotional, physical and economic wellbeing of all. Mellisa Stewart, Commissioning Manager, Alternative Education and RPA

Metropolitan Police

Tooting & Mitcham FC have for a few years now, been firm supporters of some of our youth engagement initiatives, which has enabled us to run tournaments and workshops there that have gone a long way towards positive relationships being developed all round. Their want to be part of the local community and help improve it has to be admired. John Joseph, PCSO.

Merton Voluntary Service Council

Tooting & Mitcham Community Sports Club was formerly known as The Hub, which was a very apt name, as it truly does act as a community hub for the 100's of local people who utilise its facilities every week of the year. From the toddlers who squeal with delight as they test their motor skills, scramble through the nets, pits and slides of the play zone; the elite teams(football, rugby, hockey, lacrosse, boxing) who train and compete at the venue on a regular basis; the youth and children's teams who enjoy being nurtured by dedicated volunteer coaches as they develop new physical skills and attributes, whilst also

acquiring transferable life skills that will stand them in good stead as they mature into adult life; the mental health services users who enjoy daily activities, including gym instruction, as part of a structured programme; the young adults with learning disabilities, who confidence and sense of self is truly boosted through the Club's partnership programme that enables them to gain practical life and employability skills; the 60 plus young men(age 16-19) who have been given an opportunity to remain in education through attendance at the specially adapted post 16 vocational education that is delivered on site. Without this many of these young men would be NEET and at risk of social exclusion, criminal activity and gang involvement. And on top of all of this are the members of the public who just use the facility to keep fit and/or socialise.

As a local facility, Tooting and Mitcham is a true community asset, providing a safe and warm environment to a diverse range of individuals, including, as outlined above, some of our most marginalised and vulnerable residents. Beau Fadahunsi, Head of Development and Funding Advice

United Living, UK leading provider of refurbished and new build living solutions.

Tooting and Mitcham FC play a crucial part to the local community. The work that is being carried out with the local young people to help them build resilience and skills is invaluable in helping them choose a positive path in life. Jacquie Noon, Social Value Manager

South West London & St George's Mental Health NHS Trust

The club have been very supportive and make the players feel welcomed. Playing at T+M gives the player many benefits which aid in their recovery, including: Improvement to both mental health and physical health, social inclusion and the opportunity to play in a competitive league (SLGFL mental health football league) within a safe environment. Mark Pucek, Senior Clinical Exercise Therapist

St Matthews Project, a registered charity providing a safe and encouraging environment for young people in Lambeth.

The St. Matthew's Project are proud to be associated with Tooting and Mitcham United FC and the work they do with the local community. Their support has proved invaluable to us as they have allowed us to access their facilities and provided opportunities for some of our participants and staff to move forward in both their coaching and playing careers, along with a credible exit route for talented players wanting to stay involved in football at a decent level.. Lee Deema, Project Manager.

Playfinder, UK's leading search and booking platform for recreational sports.

We've seen first-hand the effort that TM United put into providing a hub for sports players of any standard, especially from their local community. The foundations of grassroots sport is built on clubs like TM United and they have a team that works tirelessly to make sure it is well run and has a long term future, which is vital to the health and wellbeing of residents in the area. Jamie Foale, CEO

Surrey Football Association

I support the application because the area needs further football facilities. The existing pitches on site exceed the amount of changing provision on offer and this prohibits the participation of players particularly women and girls which has seen exponential growth in the area. Mike Gilham, Head of Football Development

Tandridge Youth Football League

This application will enhance their facilities and enable them to offer more to the local community, clubs and league. This application will enhance their facilities and enable them to offer more to the local community, clubs and league. Derek Harris, General Secretary

Hillcroft Lacrosse Club, 2nd largest mixed gender lacrosse club in the South of England

This is a unique opportunity to deliver a truly sustainable development that hugely benefits the Merton community, and we are fully supportive here. Ben Jessup, Club Chair

Tooting Bec FC

As Chairman and founding member of Tooting Bec FC, who use the facilities at Tooting & Mitcham, I believe the new plans a vital to the local community, our football club being part of that and it would also provide a place for positive prosperity within the local/nearby area. Steffan Wells, Chairman and Founding Member.

KNK Group, repair, refurbishment & improvement services, based in Morden

As the Director of a business located and operating in the local area for the last 22 years, I can clearly see positive benefits for the local community as a whole should this development proceed. Kevin Tilly, Director

TM UNITED Awards & Accreditations include:



Registered Ofsted provider for ages 14-16



2019 - Playfinder – Outstanding Sports Facility Award

December 2018 – Playfinder – Outstanding Facility of the Month Award



Merit Award Centre



Fair Train Bronze Award for work experience placements



2007 MJ Local Government Achievement Awards – Best public private partnership



Accredited Alternative Education Provider

Recent community training sessions / workshops held at Imperial Fields

Mental Health First Aid – Imagine Independence

Gangs, County Lines and Systematic Youth Violence and Interventions – MVSC

First Aid – Job Centre

Job entry – Job Centre

Adverse Childhood Experiences Film – Metropolitan police

Stadium Partners based at Imperial Fields

Small business enterprises providing local employment opportunities for 15 people, as well as numerous volunteering opportunities.

FF 180

A fully inclusive gym offering 1:1 or group personal training, boot camps and yoga classes. FF 180 has over 400 members equalling approx. 29,000 visits per year.

The Shak Caribbean Takeaway

A quirky kitchen serving authentic Jamaican dishes 6 days a week.

The Good Ship Lollypop

An indoor soft play centre and indoor assault course open 7 days a week, providing physical activity and fun for children aged from babies to 14 years. The facility attracts 315 visits per week, equating to 16,380 per year.

Imagine Independence

A mental health charity providing a wellbeing service across Merton from the stadium, including one to one peer mentoring and community-based peer groups.

Small Holdings ABC

A boxing club with over 40 members ranging in age from 5 to Seniors, with activities running each evening.

Community Activities/ Partnerships at TM United

Mayor's Office for Policing & Crime (MOPAC)

TMCSA has successfully delivered stop and search tournaments for young people at the facility, using football to engage and educate them on topics such as knife crime and the stop and search policy of the Metropolitan Police.

London Sport

Regular attendees of London Sport conferences and connect series events.

London Youth

TMCSA is a member of London Youth and is currently delivering sessions as part of its Getting Active programme.

Merton College, Aurora Centre

The Aurora Centre work with young adults with learning disabilities and /or ASD. TM united provide work experience opportunities for the students in gardening and cleaning (see case study 3).

Merton Council

TMCSA works with Mellissa Stewart, Commissioning Manager for Alternative Education and RPA to provide career advice for academy students

Partners with Merton Council in delivering the Towards Employment Project – run workshops and discussion groups with opportunities to obtain work in many sectors

TM CSC recently assisted with the Merton Community Cupboard providing a collection point for people in the borough experiencing Food Poverty during the Covid Crisis Lockdown

Member of Merton Council economic and wellbeing committee.

Merton Voluntary Service Council

TM CSC works in partnership with MVSC and sits on the local youth partnership group.

Venue for the start / finish of the inaugural Wandle 2.5k walk/ fun run for Homestart Merton

Mitcham Job Centre

Mitcham Job Centre utilise the venue for training courses and annual disability job fair.

National Trust

TM United has worked in partnership with the National Trust on their Green Academies project both at Imperial Fields and Farm Road. They offer training via the AQA Merit Award System to unaccompanied asylum seekers; students form the Aurora Centre and Generate a local disability group.

Sutton and District Training

Vocational training and qualifications for the TM United football scholarship programme are run through Sutton and District training.

Sutton Young Care Leavers

Activity and workshop sessions for Sutton Young Care Leavers.

United Living

Delivering vocational training and qualifications for the community from Farm Road.

Functions, training & events at TM United

The function room caters for up to 200 people and is used for meetings, courses, workshops, functions and events. The facility has provided a space for funeral and wakes for the local Tamil, Hindu and Nepalese community, teacher training, South London Nepalese Gurkha Association cultural events, Ghanaian

Independence celebration, Friends in St Helier parties, Merton Volunteer Service Council workshops and awards evening, Club presentations evenings, Christenings, Weddings and Birthday parties.

Football at TM United

TM United Kickers

Fun football sessions run by TMCSO for 4-10-year-olds every Tues eve 5-6 pm and Sat morning 9-10 am. Average attendance 15.

TM United Youth

Mixed youth football teams run by TMCSO for children aged 11 to 16-Year-Olds, teams have training from qualified coaches one night a week and play in the Tandridge League on a Sunday. This season teams included 2 x U12, 2x U13, 2 x U14, 2 x U15, 1 x U16 totalling 250 children.

TM United Football Scholarship Programme

A full-time education programme delivered by TMCSO for 16-18-Year-Olds providing opportunities to study BTEC Sport level 2 or 3 or vocational qualifications in plumbing or construction. The current programme has 62 boys registered. Next year the programme will expand to include a degree programme. (see Case Study 1)

Tooting and Mitcham Under 18's

The students within the academy programme have opportunities to play for Tooting & Mitcham United FC at U18 level in the Tandridge League, Isthmian Youth League and in the Virtual Learning UK (VLuk) league.

Tooting and Mitcham Under 23's

Providing a pathway from the youth teams into the first team the U23's team bridges the gap and provides competitive opportunities playing in the Isthmian Development League. The U23's squad consists of 35 players.

Tooting and Mitcham United FC

The senior team at TMUFC play Step 4 football in the Isthmian South Central League, with home games taking place at Imperial Fields 3 pm on Saturday and 7:45 pm on a Tuesday evening. Average attendances to games this season have been over 200. The club has a track record of developing young players to a

good standard as demonstrated by the progress of the following players, Abraham Odoh (Charlton Academy), Lexus Beeden (Reading Academy), Saidou Khan (Maidstone first team) and Tope Fadahunsi (Loughborough University).

TM Walking Football

Walking football delivered by TMUFC takes place every Monday evening from 5:30-6:30 pm providing physical and social activity for adults over the age of 50. Average attendance 15.

Tooting Bec FC

Tooting Bec FC ground share with TMUFC, with their first team play at Step 6 in the Combined Counties League. They run 2 other adult men's teams, a women's team, playing in the Greater London Women's League, and a veteran's side.

AFC Wimbledon

AFC Wimbledon delivers training for their scholars aged 13-16 years at Imperial fields 3 times a week.

AFC Wimbledon Girls and Ladies

Various youth teams train at Imperial Fields totalling 3 sessions a week.

AFC Wimbledon Foundation

AFC Foundation uses the facilities at Imperial fields to deliver various activities including Walking Football on a Wednesday evening (20) and a Friday Night League (Kicks sessions) for 14 to 21-year-olds.

Fulham Foundation

Fulham delivers a Saturday Skills Training session for 5-11-year-olds every Saturday.

Elite 10 Coaching

Run a Development Centre every Tuesday 5-6:30 pm and an Elite Centre every Thursday 5-6:30 pm at Imperial Fields as well as an Academy programme for 16-19 years olds which has 40 students.

St George's Medical School

St George's Medical School use the artificial pitches for training and matches for their 4 men's teams on the at Imperial Fields

Disability Football

Several disability organisations use the facilities at Imperial fields for training and matches including Care Management Group (Adult Male Learning Group), Generate (Adult Male Learning disability) and St Georges Mental Health team. In partnership with AFC Wimbledon, a pan-disability league operates from the facility 4 times a year providing local competition.

Annual charity match

Held at the end of the season TMUFC organise a charity match to raise fund for Bloodwise, the UK's leading blood cancer research charity

Football Training for local clubs

The artificial pitches at Imperial fields enable local clubs to run training sessions including, Ahmadiyya Muslim Youth (AMY) FC (Adult Male), Cheam Sports (Adult Male), KFC Club (Adult Male), Morden Shooting Stars FC (Male 11-16 yrs), PRL White Eagles (Polish group, Adult Male), Wimbledon Town FC (Youth), Worcester Park Colts (Youth Male).

Other Sports/ activity at TM United

Merton School Sports Partnership

Merton SSP uses the facilities to host their primary school games competitions including the Year 5/6 Tag Rugby finals (16 teams), Key Stage 2 Inclusive Football Festival (30 teams), Year 5/6 Football Finals (16 Boys and 16 girls teams).

Schools

Several schools use the facilities for PE curricular sessions, extra-curricular activities and matches including Graveney school (male & female matches), Glenthorne High School (PE sessions, summer term), Cricket Green School (disability coaching with AFC Wimbledon).

DSActive

DSActive run a multisport summer camp for people with Down's Syndrome aged 5+ increasing their physical activity, confidence, social skills & Wellbeing engaging over 50 participants (see case study 2)

Rugby at TM United

Harlequins and Old Rutlishians regularly use the facilities at Imperial Fields for training sessions.

Lacrosse at TM United

The artificial pitches are also suitable for Lacrosse and several teams use Imperial Fields for matches and training. Hillcroft Lacrosse Club has their home games at Imperial Fields using the front artificial pitch. They have 3 men's teams and 1 women's team using the facilities on a regular basis. Putney Ladies and English Lacrosse team request use the facilities on an ad-hoc basis for matches or training.

Cycling Proficiency

Provided facility for Merton Council to deliver cycling proficiency sessions during the school holidays for local residents.

New Facility Need

The need for the new community facilities has been demonstrated through the Community Value Impact Assessment and Sports Hall Needs Analysis submitted as part of the planning process.

The site is recognised a priority for changing room development in the Merton Playing Pitch Strategy 2019 and FA Local Football Facility Plan 2019. The need for the additional ancillary facility for the rear 3G artificial pitch is classified as a high priority with an action for Merton Council to work with the club to identify funding streams and finance for the project.

The need for additional Sports Hall provision in the borough was identified in the Merton Open Space Study (2010-11) and still exists today using the Sport England Sports Facility Calculator.

Impacts

The development of the residential enabling block on-site will be the catalyst to a step-change in the impact the site has in terms of social, economic, cultural and environmental indicators. The development will create;

- ✓ Affordable new community facilities with an intended opening date of early 2022 including a 5 court sports hall, flexible studio spaces, increased meeting/classroom space and modern accessible changing facilities;
- ✓ An increase in annual visits from 210,000 to an estimated 350,000, with 75,000 of those visits from new people;
- ✓ A greater diversity of sport, health and wellbeing activities available for the local community, including dance and fitness programmes and arts and cultural activities;
- ✓ 360 inactive individuals becoming active, in the first year followed by a 10% increase on figures for the next 3 years;
- ✓ An increase in the diversity of the site's users, with a focus on women and girls, older adults and people with disabilities;
- ✓ An enhanced education and personal development offer, with the introduction of vocational qualifications for young people, currently not in education, employment or training (NEET) and degree level programmes, building on the current 100+ young people undertaking BTECs on-site;
- ✓ A further 13.5 further FTE jobs to be created;
- ✓ An increase in biodiversity and connectivity between the Imperial Fields site and Watermeads nature reserve.

TM United and DSActive

Multi sport summer camp for people with Down's syndrome aged 5+ increasing physical activity, confidence, social skills & wellbeing.

DSActive (part of Down's syndrome Association) has been based at TM United for the past 2 years and have engaged over 50 participants helping them to stay active during the summer holidays



Photos courtesy of DSActive



Emma O'Connor, DSActive

"Working with Tooting & Mitcham Utd FC was great!...DSActive's aim is to provide sporting opportunities for people with Down's syndrome...the facilities were superb for our participants".

Parent's view

..The idea of the scheme is to encourage people with Down's syndrome to stay active and be in good health...and that has been our aim for our son who has a heart condition.



TM United more than just Football

TM United Goals for Life

Utilising sport to engage young people and assist them in the development of their goals, aspirations and acquisition of transferable life skills.

Over 400 young people engaged including over 60 young men (16-18 years) involved in the education scholarship programme, 250 players involved in the youth football teams and over 100 others using the facilities through partner organisations



Annual Outcomes

- 200 to have completed the youth outcome star (evidence based tool for measuring change)
- 120 to have obtained an accredited qualification (including FA Coaching / refereeing badges)
- 80 to have engaged in at least 2 months volunteering
- 75 to achieve a BTEC Level 3 qualification
- 10 to achieve a plumbing/construction course
- 5 to be accepted at University
- Opportunities to progress into Professional Clubs
- 15 staff / volunteers up-skilled and confidence to support young people

Jackie Watkins, Director TMCS

Teaching young people to exist in a very difficult world will give them access to work, education and ensure failure does not result in a lapse which could be difficult to recover from.



TM United more than just Football

TM United and the Aurora Centre



30 students accessing work experience, developing new skills and gaining AQA qualifications.

Activity

The Aurora Centre at Merton College work with young adults aged between 18-25 with learning disabilities and/or ASD. Working in partnership with TM United and the National Trust students access work experience in gardening and cleaning.



Phil Steventon, Aurora Centre

"Since 2017 TMUFC and the Aurora Centre have worked together to provide young adults with learning disabilities access to work experience, development of new skills and the opportunity to find an important role in the community".



Merton Volunteer Awards

Young Volunteer group of the year
Silver 2019 & Gold 2018.

TM United more than just Football

CASE STUDIES



TOOTING & MITCHAM UNITED SCHOLARSHIP PROGRAMME

Full time football & education programme
for 16-19 year olds.



EDUCATION

With several years experience in delivering Football and Education programmes we are fully aware that even the most talented player may not become a professional football player.

As a result of this we aim to ensure the education curriculum is delivered to a high standard and that students are engaged in completing work for a bright future.

Virtual Learning uk

Virtual Learning UK are partners with many professional and semi professional clubs across the country, delivering level 2 & 3 BTECS in sport. A typical week on either the level 2 or 3 study programme consists of a minimum of 16 hours of study.

The BTEC level 2 in sport (football) is a 1 year course, equivalent to 3 GCSE's. If successfully completed, candidates can go on to the level 3 study programme, into employment or take up a subject related apprenticeship. The BTEC level 3 extended diploma in sports coaching and development is a 2 year course, equivalent to 3 A-Levels. Successful completion will provide students with 168 UCAS points which can facilitate going to some top universities.

ENTRY REQUIREMENTS

- BTEC Level 2 - 4 GCSE at grade A* - G
- BTEC Level 3 - 5 GCSE's at C/4 grade or higher

Preferably including English and Maths, although tuition is provided to those who do not have.

SUTTON & DISTRICT TRAINING

Sutton &
District
Training

Vocational training and qualifications will be offered in Plumbing, Construction, Hair Dressing (Barbering), Social care and Future Media and Gaming to those who attend the Football and Education programme. Students will also receive help and guidance with all aspects of their career such as CVs, application forms and interview prep from qualified IAG staff.

Sutton and District training have also built a lot of relationships within the borough allowing them to organise great work experience for their students.



Plumbing Level 1 & 2 Diploma units

- Domestic hot water systems
- Copper pipework
- Central heating systems
- Drainage systems.



Construction Level 1 & 2 diploma units.

- Painting and decorating
- Tiling operations.
- Maintenance of modern buildings
- Performing Carpentry and Joinery operations.

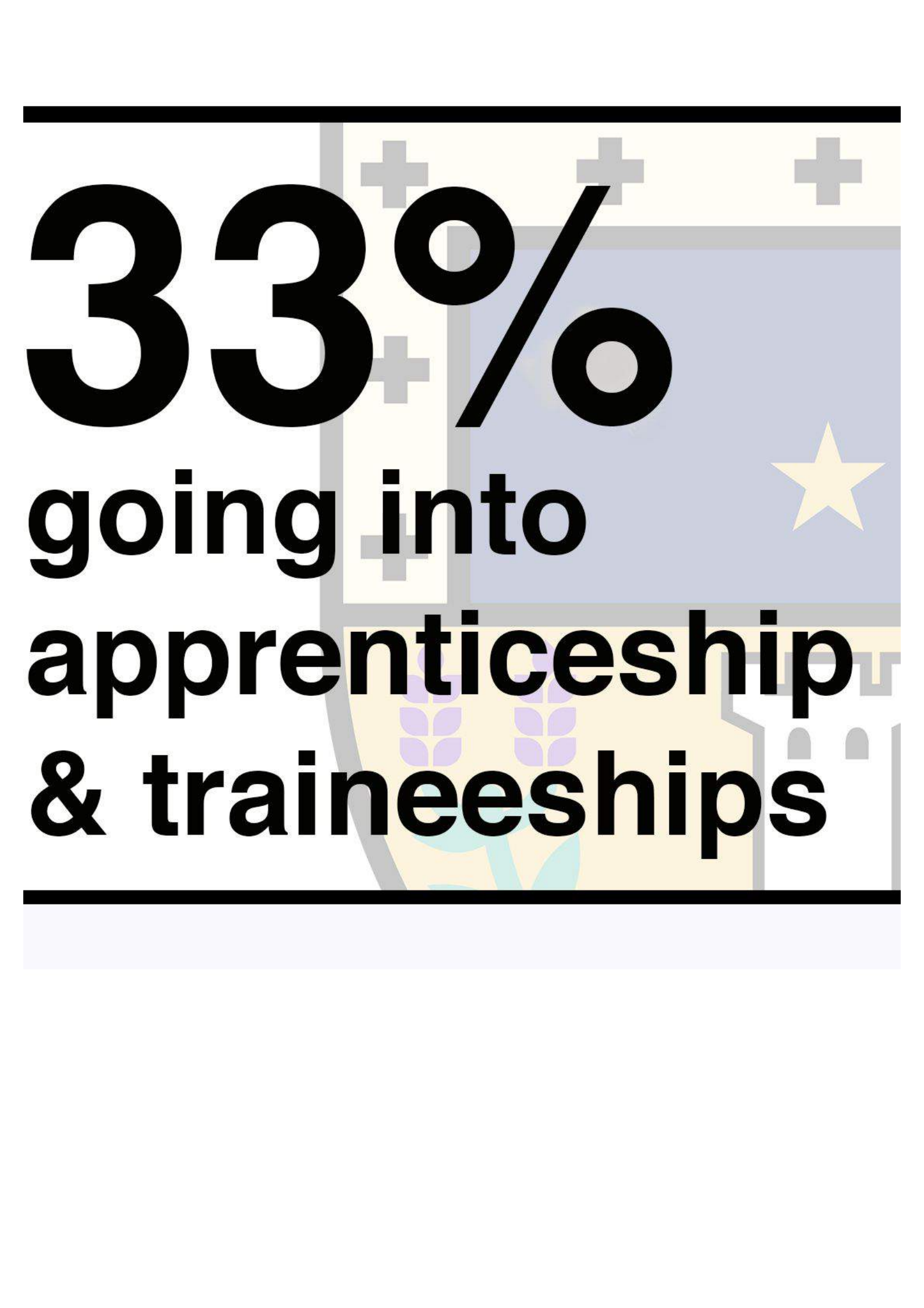


100%
PASS RATE

**Congratulations
to all of our graduating
Academy Scholars**



50%
going to
University



33%

going into

**apprenticeship
& traineeships**

FOOTBALL

Students will benefit from a weekly minimum of 12 hours of football, this includes matches and training run by UEFA and FA qualified coaches. Students will train 3-4 times a week in the afternoon after they have done their academic work and partake in matches Wednesdays, Fridays and Sundays. The facilities on site allow us to offer gym sessions as well as weekly physiotherapy sessions when needed.

On top of the daily classes and football sessions, students will also have analysis sessions to help them improve and 1 to 1 sessions, targeting the Technical, Psychological, Physical and Social aspects of their game (The Four Corners Development Model).



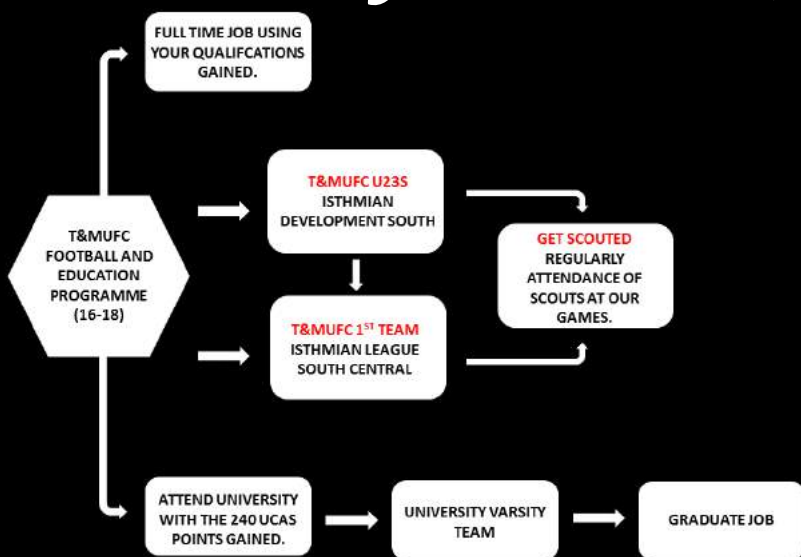
LEAGUES & CUPS

- Tandridge League
- SCL
- Tactics
- FA Youth Cup
- League & County Cup
- Isthmian League (Progress into the U23s & 1st team)

PLAYER PATHWAYS

After completion of our two year Football and Education Programme there is a variety of different pathways our students can take. Students could use their UCAS points gained to go on to University, employment within the sports industry or employment elsewhere using the vocational qualifications gained through Sutton and District Training.


There is of course the pathway leading to first team football for Tooting and Mitcham United FC. We as staff are very passionate about bringing through the youth and developing them as players. This can be seen with the number of academy boys that regularly play for the first team! With this kind of youth development comes a lot of attention from professional scouts!



7

**scholars have
made First Team
appearances this
season so far**





14

scholars

progressing into

T&M U23s/First Team



2

**players on trial at
professional clubs**



SUCCESS STORIES

SAIDOU KHAN - MAIDSTONE UNITED

SAMUEL FOLARIN - MIDDLESBROUGH UNITED

STEFAN ILLIC - WELLING UNITED

HADY GHANDOUR - CHARLTON FC

LEXUS BEEDEN - READING FC

ISAIAH JONES - MIDDLESBROUGH FC

ABRAHAM ODOH - CHARLTON FC

MICHAIL ANTONIO - WEST HAM UNITED FC

RAZZAQ COLEMAN-DEGRAFT - HAMPTON AND RICHMOND BOROUGH

ARJANIT KRASNIQI - COLCHESTER UNITED FC

MOHAMED BAGATE - CURRENTLY STUDYING FOR A MASTERS IN
FINANCE AT BOURNEMOUTH UNIVERSITY.

DARREN XAVIER - SPORTS AND EXERCISE PSYCHOLOGY AT
PORTSMOUTH UNIVERSITY.

JEROME BLAND - BACHELOR DEGREE IN BUSINESS AT BLOOMFIELD
COLLEGE (AMERICAN SCHOLARSHIP PROGRAMME)





D,D,D

**Congratulations to
Rae Chang-Brown**



**Congratulations
Tharun 'Taz' Selvakumar
Heading to University!**



**D*,D*,D
Congratulations
Theo Edema!**

EXAMPLE WEEK

	9AM	10AM	11AM	12AM	1PM	2PM	3PM +
MON	Year 13 training session (Analysis included) Year 12 lesson			Year 12 training session Year 13 lesson			Gym
TUES	Year 13 training session Year 12 lesson			Year 12 training session Year 13 lesson			U23s and 1 st team training when ready.
WED		1TO1 sessions / Physiotherapy				Match day (SCL)	
THUR	Year 13 training session (Analysis included) Year 12 lesson			Year 12 training session Year 13 lesson			U23s and 1 st team training when ready.
FRI		1TO1 sessions / Physiotherapy				Match day (Tactic)	
SAT		U23s training when ready.					
SUN		Match day (Tandridge)					

CONTACT US

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Official TMUFC

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Special thanks to the photographers whose work we have used in this brochure;

- facebook.com/SamConquestPhotography
- Kerry O'Shea (@southlondonphotos on Instagram)