



2019/20 Authority Monitoring Report

Contents

1. Introduction	2
2. Planning policy updates and Local Development Scheme	3
3. Merton in Numbers	6
4. Housing	15
Starts, completions, five year supply and trajectory	15
Merton’s Annual Position Statement.....	22
Change of use from office to homes	32
Affordable housing.....	36
Conversions, housing sizes and appeals	38
5. Local Economy	42
Retail vacancy rate, town centres and industrial areas.....	42
Industrial market in Merton.....	46
6. Local Environment	55
Climate, Biodiversity and conservation management.....	55
Flood risk management.....	57
7. Local Infrastructure	59
Community infrastructure levy and planning obligations.....	59
Planning Obligations.....	59
Transport and Public Realm	62
Road Maintenance.....	64
Appendix A: Housing trajectory list of sites	65

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 2019/20 (1st April 2019 to 31st March 2020) 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 on the light of the following legislation:
 - National Planning Policy Framework (NPPF) published on 27 March 2012
 - National Planning Practice Guidance (regularly updated and web-based)
 - Localism Act came into force in 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 and so on);
 - London Development Database;
 - Office for National Statistics;
 - Merton's reports from other departments (Joint Strategic Needs Assessment-JSNA, draft Schools Places Strategy, Housing Strategy and so on);
 - NOMIS
 - Housing Register and;
 - DCLG Statistics

2. PLANNING POLICY UPDATES AND LOCAL DEVELOPMENT SCHEME

Headlines

- Sites and Policies Plan and Policies map adopted in July 2014
- New Local Plan Stage 2a Consultation 13 November 2020 – 1 February 2021, submission to Inspectorate July 2021
- Submission version of the draft South London Waste Plan published for comments from 4 September 2020 until 22 October 2020
- Future Wimbledon SPD Adopted at Full Council 18 November 2020
- Morden town centre regeneration: the council and TfL are working together to bring forward the regeneration of Morden, working towards the procurement of a development partner in 2021/2022

- 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. It also gives advice on Neighbourhood Plans. In 2020, the council adopted a new SCI. In October 2020, the council amended the SCI due to Covid-19 Restrictions in accordance with the updated National Planning Guidance. The amendments are to protect the health of our communities and staff, while still ensuring that the council can conduct its planning functions in a manner underpinned by extensive and effective engagement.
- 2.4. Core Planning Strategy: sets out the strategic planning framework for the borough including the guiding principles and objectives as well as the policies for delivering the spatial strategy and vision in Merton, for 15 year period following its adoption on 13th July 2011.
- 2.5. Sites and Policies Plan and Policies Map: sets out the general approach to development, the use of land and buildings in the borough and provides guidance for development control to support the effective delivery of planning decisions in Merton. It also allocates sites for specific future land uses or developments. Sites and Policies Plan was adopted on 9th July 2014.
- 2.6. Estates Plan: The outline planning applications for Merton's Estate Regeneration Projects comprising of; High Path, Eastfields and Ravensbury Estate have been granted permission with s106 signed and completed on 29th April 2019. The reserved matters application for High Path Estate Regeneration Phase 2 was granted permission at Planning Applications Committee on 26th September 2019. Further phased applications for High Path 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). The reserved matters application for Ravensbury Estate Regeneration Phases 2 – 4 was also granted permission at Planning Applications Committee on 14th November 2019.

We anticipate the early phases for Reserved Matters Applications for Eastfields Estate Regeneration to be submitted and planning application process to commence this autumn 2021. Further Reserved Matters Applications for High path Phase 3 are likely to commence this spring 2021.

Phase 1 of High Path and Ravensbury are completed in 2020/21 and existing residents will start to move into them so the development for Phase 2 can be started.

2.7. 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.

2.8. 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. SLWP was adopted in March 2012.

The 'submission version' of the Draft South London Waste Plan was published for comments from 4 September 2020 until 22 October 2020. The draft plan, which will cover the period 2021-2036, proposes that all the waste apportioned to the partner boroughs in the London Plan, can be managed on the existing safeguarded sites. The new plan is scheduled to be adopted in 2021.

2.9. 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 issues, such as design, shop fronts and basement development. SPDs do not create new policies.

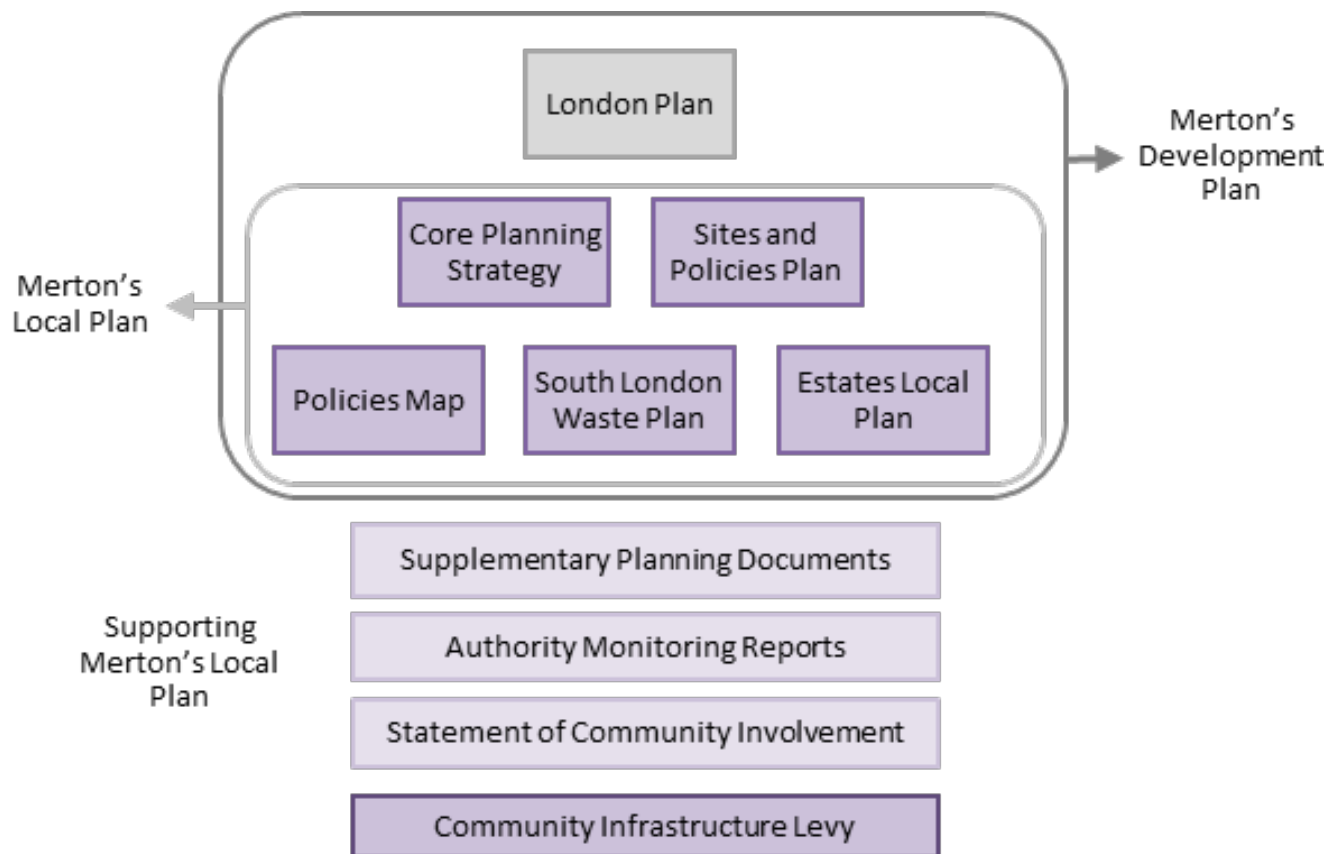
2.10. Authority Monitoring Reports: monitors the performance of Merton's planning policies and the extent to which the council meets targets set out in the LDS. Visit the website for the most recent updates.

2.11. Morden town centre regeneration: Morden town centre regeneration is one of the biggest projects in the borough, following on from the 2015 announcement that Morden is one of the Mayor of London's Housing Zones. 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, working towards the procurement of a development partner in 2021/22.

2.12. Future Wimbledon Supplementary Planning Document: has been prepared by to create a long-term vision for the future of development of Wimbledon town centre. It supplements Merton's existing planning policies to provide guidance for development, public spaces and to attract investment in SW19. The document was adopted by the council on 18 November 2020.

2.13. New Local Plan: We are creating a new Local Plan to provide a sound basis for planning decisions. The plan will help guide how the borough develops over time and create a vision that enables the council to successfully and responsibly manage growth, while ensuring the best interests of the borough, its residents and businesses. The document has been out for Stage 2 consultation between 31 October 2018 and 6 January 2019. There has been another Regulation 18 consultation 13 November 2020 – 1 February 2021. The aim is for the new Local Plan to be adopted in 2022. Upon its adoption it will supersede the Sites and Policies Plan (2014) and the Core Strategy (2011).

Figure 2.1 Merton's Planning Policy Framework



3. MERTON IN NUMBERS

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

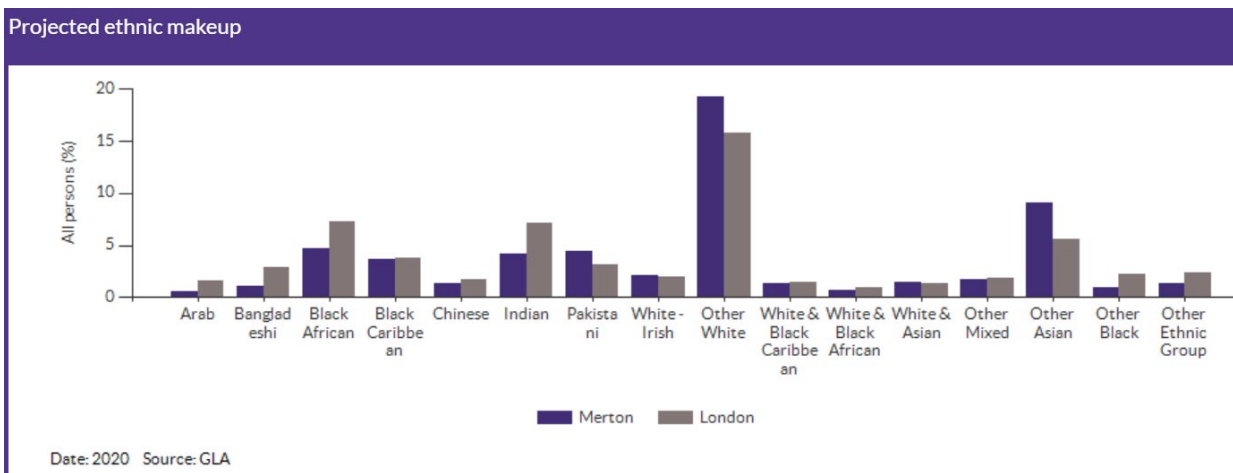
Population

- 3.2. Merton’s population is projected to increase to 222,717 by 2025 and 232,473 by 2030. The age profile is also predicted to shift with a notable growth in the proportion of the population that are under the age of 16 and those over 50 years old. The number of households is projected to rise to 99,000 by 2021, an average annual household growth of 2.2%, with much of the increase expected to be in single person households.
- 3.3. Merton Council has agreed to use the Borough Preferred Option (BPO) for population projections instead of the GLA housing-led projection. This is because Merton’s housing target in the draft New London Plan increased from 411 new homes per annum to 918 new homes per annum and the GLA housing-led population projections take the higher housing target into account, even though the level of assumed development is much higher than Merton has delivered historically.
- 3.4. The Borough Preferred Option (BPO) population projections. These are calculated using our housing trajectory (published in the Authority Monitoring Report each year), which is considered to be the best estimate of assumed development in Merton.





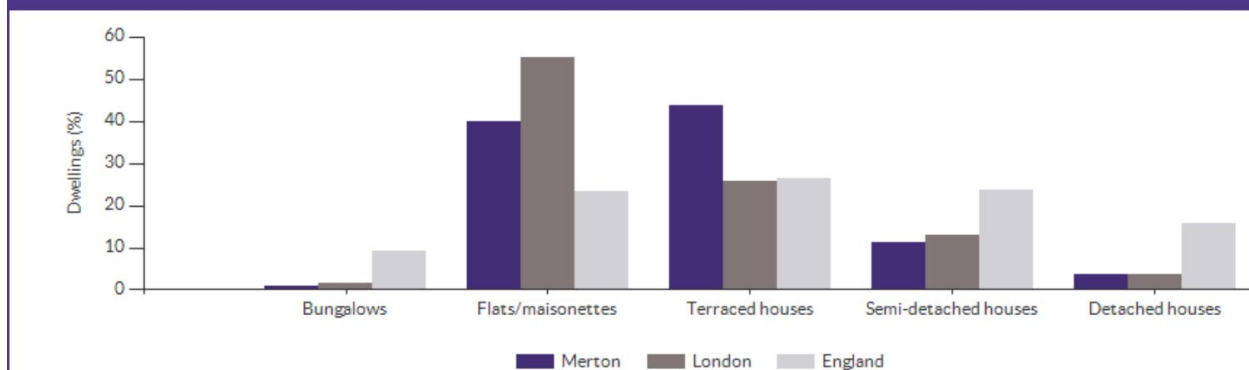
3.5. Merton has a rich mix of ethnicity, culture, and languages. GLA data at 2020 puts Merton’s Black, Asian and Minority Ethnic (BAME) population as 78,390, meaning BAME groups make up just under 37% of the population.



Housing

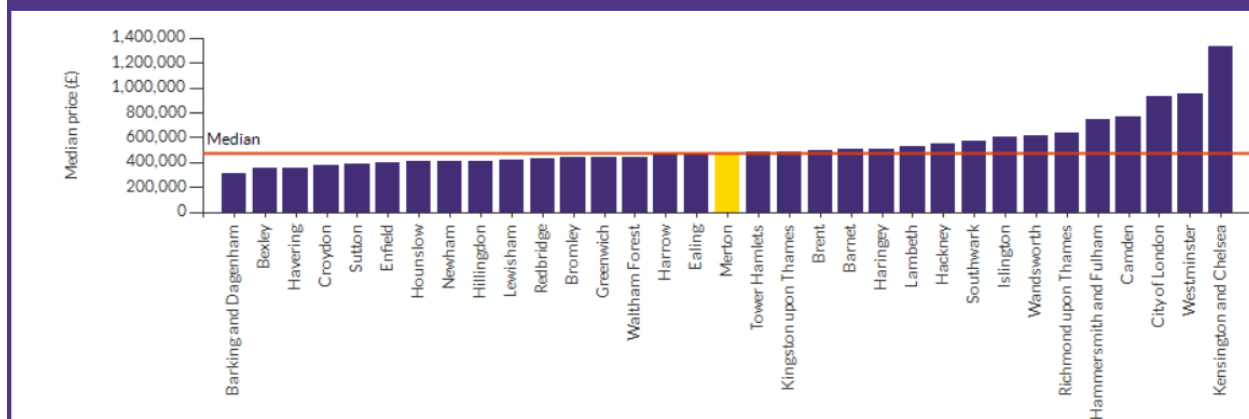
3.6. In 2020 there are 85,440 households in Merton. The median house price in Merton in 2020 is £475,000, the nineteenth highest in London. The average house price in London is £540,937. The ratio of house prices to earnings in Merton is 12.9, which is the twentieth highest in London and below the London average of 14.5.

Dwelling counts by type

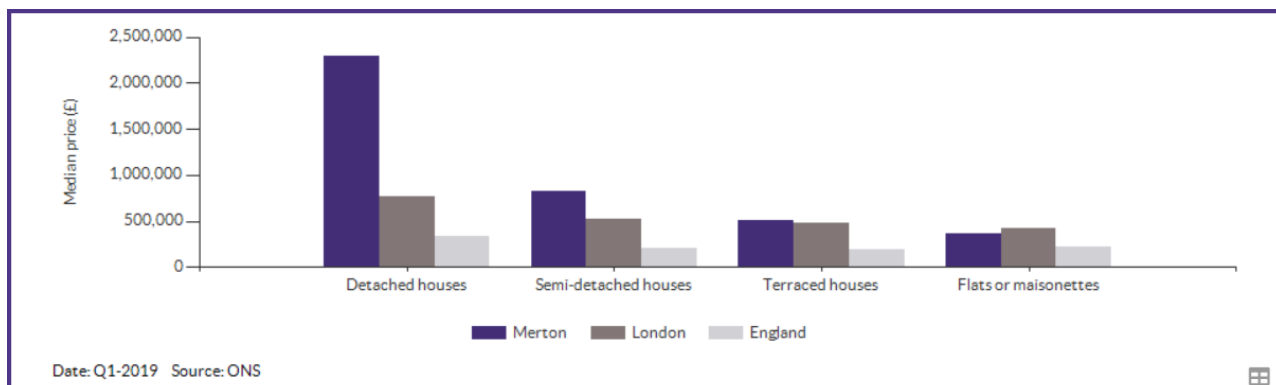


Date: 2019 Source: Valuation Office Agency

Median price of a property by type



Date: Q1-2019 Source: ONS



Date: Q1-2019 Source: ONS

	Merton	London	England
Detached houses (£)	2,300,000	770,000	340,000
Semi-detached houses (£)	830,000	525,000	215,000
Terraced houses (£)	516,250	485,000	189,000
Flats or maisonnettes (£)	370,000	425,000	216,500

3.7. 59.3% of households in the borough are owner occupied, either owned outright or with a mortgage. This is higher than the London average of 49.5%. In Merton 0.9% of residents are living in shared ownership properties, and 24.8% are privately rented through a private landlord or letting agency. In Merton 28.2% of households are social rented, with 3.7% rented from the council. This is lower than the London average of 24.1%. The rate of homeless priority in need persons in Merton is 1.4%, much lower than the London average of 4.2% and the third lowest of all of the London boroughs.



Economy

- 3.8. Served by 13,220 (2019) 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.

Business counts at a glance...



1,865

Births of new businesses (2019) [i](#)



1,575

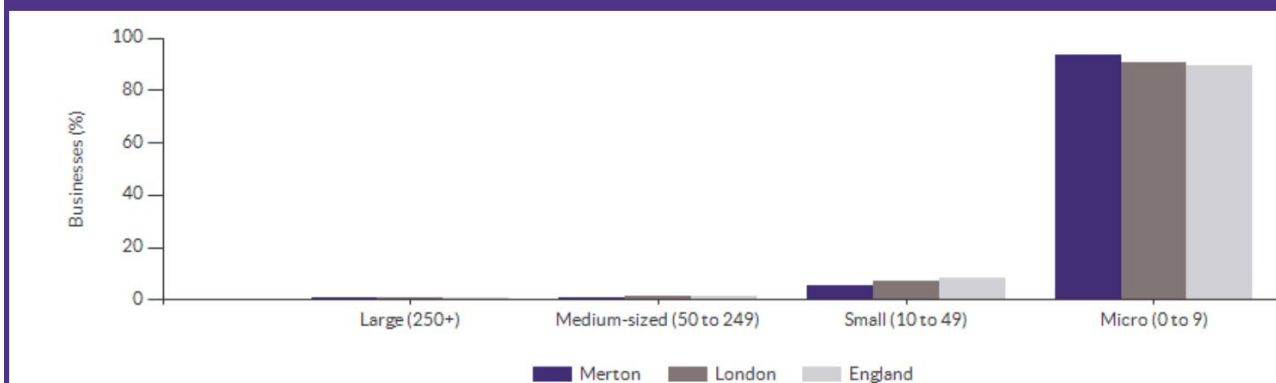
Deaths of new businesses (2019) [i](#)



13,220

Active businesses (2019) [i](#)

Businesses by employment size



Date: 2020 Source: ONSIDBR

Businesses by industry



Date: 2020 Source: ONSIDBR

3.9. Merton has the third highest economic activity rate for persons aged 16-64 of all of the London boroughs (86%). The employment rate for the borough as at September 2020 is 80.7%, higher than the London average of 75.2%. Unemployment in the borough is 6.2% in September 2020, above the London average of 5%. The median gross annual pay for residents in Merton as at 2020 is £32,197, slightly below the London average of £32,533.

Economically active at a glance...



Economic activity rate for persons aged 16-64 (2020-09) [i](#)

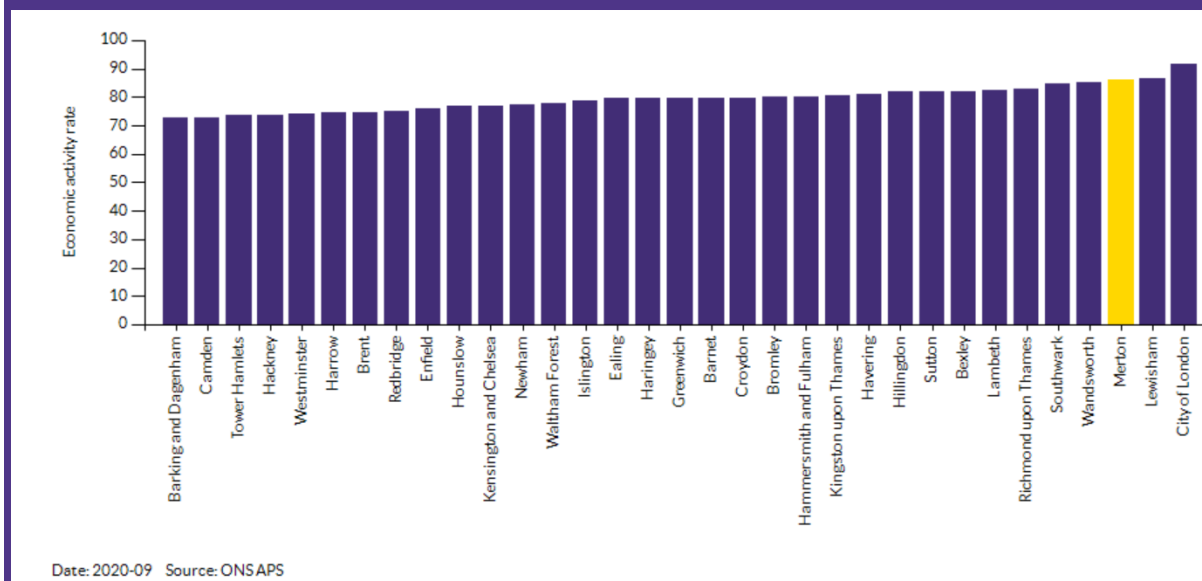


Economic activity rate for males aged 16-64 (2020-09) [i](#)



Economic activity rate for females aged 16-64 (2020-09) [i](#)

Economic activity rate

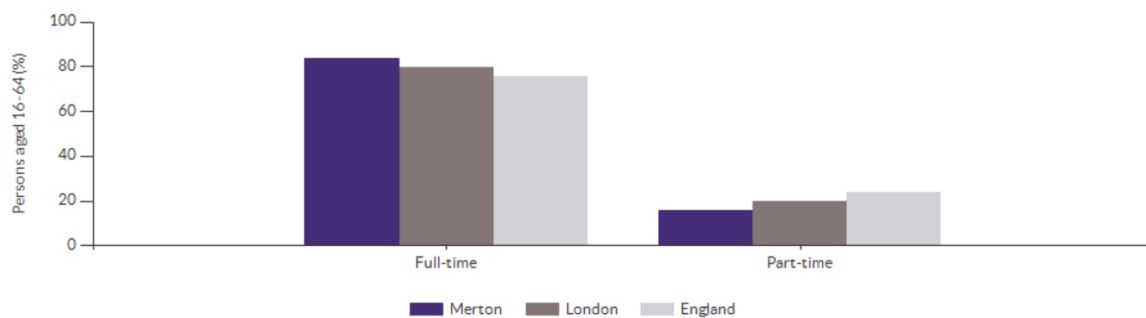


Median annual resident salaries for 2020



3.10. The percentage of persons in full time employment in Merton is 16.1%, lower than the London average of 20%. Merton also has a higher proportion of residents who are self-employed (13%) compared to the London average of 12.6% in September 2020. The occupation type of Merton residents is shown below. The greatest proportion is 27.6% professional occupations and 20.3% associate professional and tech occupations.

Full-time and part-time employment



Date: 2020-09 Source: ONSAPS

	Merton		London		England	
	Count	%	Count	%	Count	%
Persons aged 16-64 in full-time employment	95,100	83.9	3,655,100	79.6	20,091,900	75.8
Persons aged 16-64 in part-time employment	18,300	16.1	919,300	20	6,379,100	24.1

Employees and self employed



Date: 2020-09 Source: ONSAPS

	Merton		London		England	
	Count	%	Count	%	Count	%
Persons aged 16-64 who are employees	94,000	66.9	3,799,200	62.2	22,733,800	65.1
Persons aged 16-64 who are self employed	18,200	13	768,200	12.6	3,687,000	10.6

Occupation type



Date: 2020-09 Source: ONSAPS

3.11. As at December 2020, the monthly claimant rate for Merton is 7.3. This increased from 2.6 in December 2019. The London average in December 2020 was 8.2. The overall economic inactivity rate for persons aged 16-64 in Merton is 14% (September 2020).

Claimant counts at a glance...



9,920

(7.3%)

Claimant count for all persons aged 16+ (2020-12) [i](#)



5,585

(8.3%)

Claimant count for males aged 16+ (2020-12) [i](#)

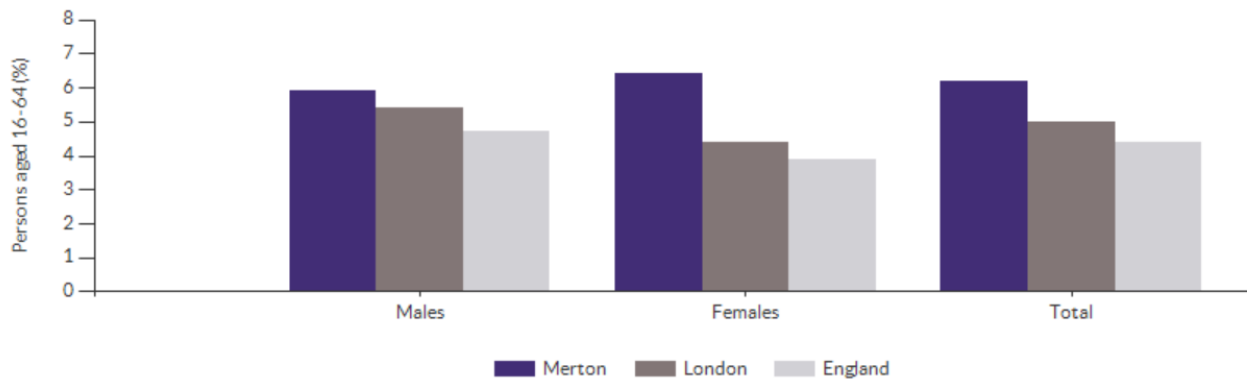


4,330

(6.3%)

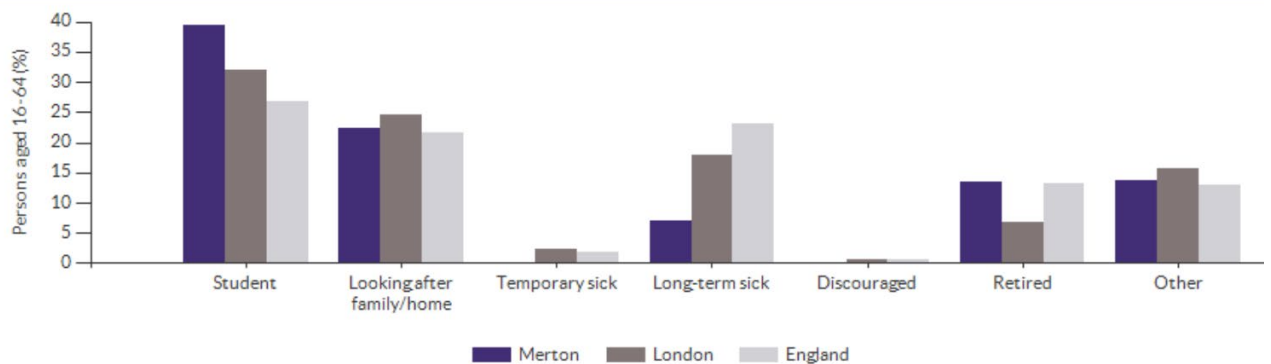
Claimant count for females aged 16+ (2020-12) [i](#)

Unemployment rate



Date: 2020-09 Source: ONSAPS

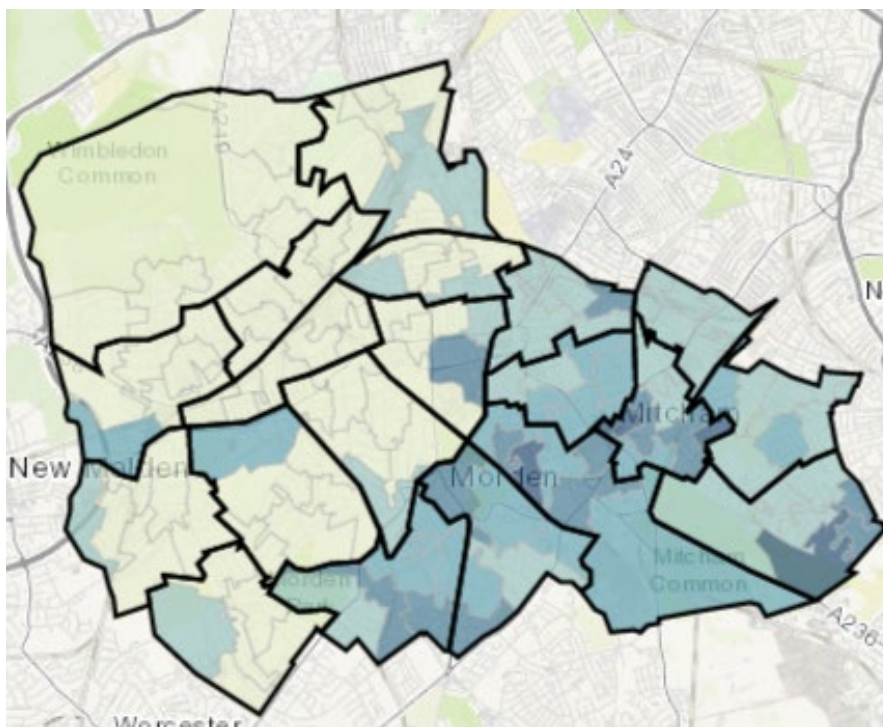
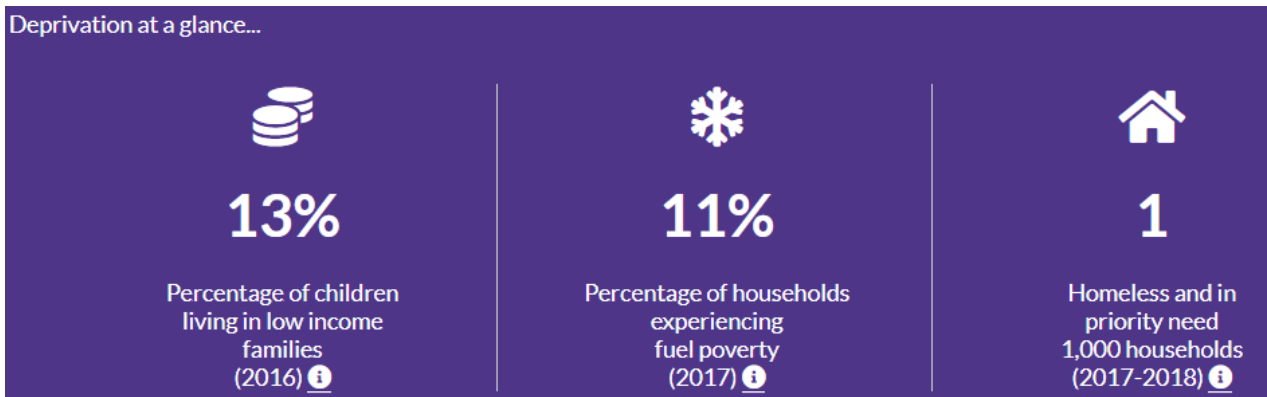
Economic inactivity by reason



Date: 2020-09 Source: ONSAPS

Deprivation

- 3.12. The Index of Multiple Deprivation (IMD) 2019 is the official measure of relative 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). For larger areas we can look at the proportion of LSOAs within the area that lie within each decile. Decile 1 represents the most deprived 10% of LSOAs in England while decile 10 shows the least deprived 10% of LSOAs.
- 3.13. 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. This overall lack of deprivation does, however, hide inequalities and extremes 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, Figges Marsh and Pollards Hill.



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

- 375 additional new homes were built during the monitoring period
- 70 new affordable homes delivered on site. Average of 48.5% affordable housing delivered on eligible sites.
- Affordable housing was 19% of total housing delivery during the financial year 2019/20

Starts, completions, five year supply and trajectory

Core Strategy: To provide new homes and infrastructure within Merton's town centres and residential areas, through physical regeneration and effective use of space.
Strategic Objective 3

Core Strategy Policies CS8, CS9

Sites and Policies DM H1, DM H2, DM H3, DM H5
Plan Policies

Indicator	Borough Target	Progress	Source of Information
NET ADDITIONAL HOUSING COMPLETED OVER THE PLAN PERIOD:	For the 15 year period 2011-2026 Merton's minimum housing target (London Plan 2016) is 5,801 This is divided into:	Progress against this target is as follows: the total completed and projected: 8,439 homes (see Table 4.1)	Merton's Monitoring Datastore and LDD
2011-2026	2011-16 target: 1,691 new homes 2016-21 target: 2,055 new homes	2011-16 provision: 2,573 new homes, 52% over the target 2016-21 provision: 2,297 new homes (delivered and projected), 12% over the target	
TOTAL OVER 15 YEARS	2021-26: 2,055 new homes	2016-21 provision: 2,297 new homes (delivered and projected), 12% over the target	
	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 10,044 (delivered and projected), 9% over the target.	
PRIOR APPROVALS		In 2019/20 27 new homes were the result of Prior Approvals from Office and Retail uses to Residential.	

<p>SELF-BUILD AND CUSTOM HOUSE BUILDING ACT 2015</p>	<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>During the financial year 2019/20 the following number of individuals and groups joined Merton’s register:</p> <p>Self-Build Register Part 1 (meets Local Connection criteria): 10 individuals and 2 groups</p> <p>Self-Build Register Part 2 (without Local Connection): 1 individuals</p> <p>17 homes were granted self-build exemption from Community Infrastructure Levy (CIL) in the financial year 2019/20</p>	
<p>BROWNFIELD LAND REGISTER</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 <u>regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017</u>.</p>	<p>90 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 that have not commenced, sites where planning permission has lapsed, and allocations in Merton’s Sites and Policies Plan (2014) and Merton’s New Local Plan.</p> <p>The Brownfield Land Register can be found at https://www.merton.gov.uk/planning-and-buildings/planning/brownfield-land-register and via https://maps.london.gov.uk/brownfield-site-register</p>	

Table 4.1 – Home Completions 2004/5 – 2019/20

Financial Year	No. of homes	Target (London Plan)	% of target achieved
2004/05	987	430	230%
2005/06	791	430	184%
2006/07	427	430	-1%
2007/08	435	430	101%
2008/09	774	370	209%
2009/10	338	370	-9%
2010/11	357	320	-4%
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	-34%
2019/20	375	411	-9%
Total	8,439	6,165	137%

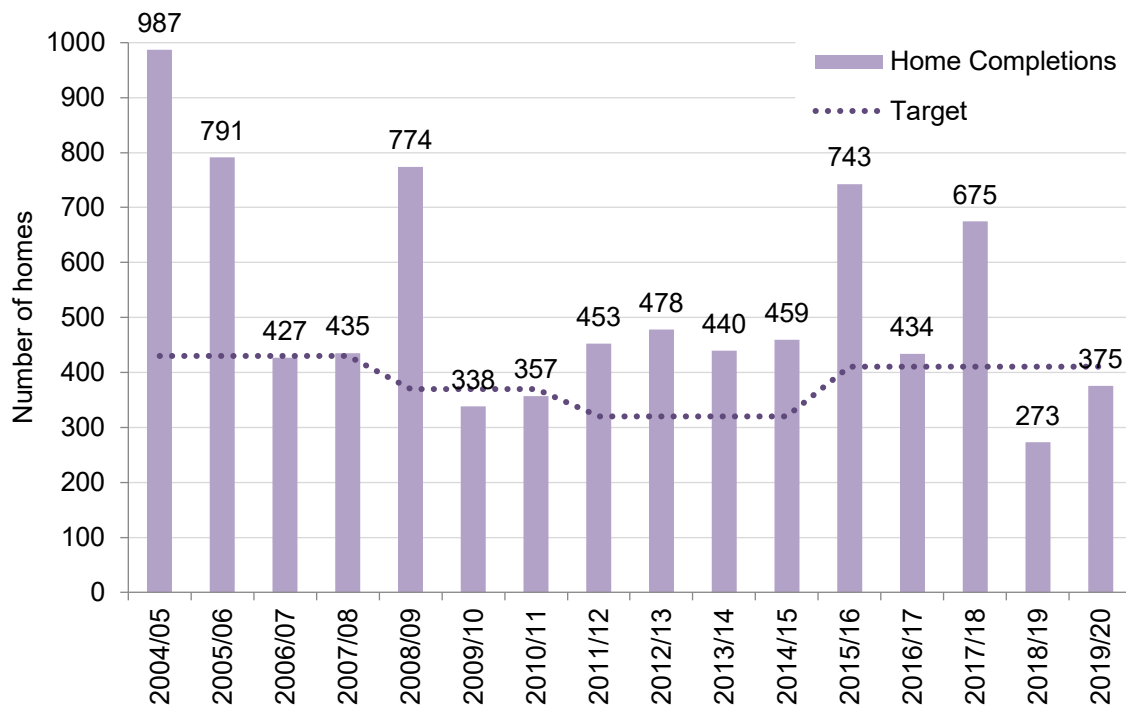
- 4.1. Merton's current housing target to meet its housing need is set by the adopted London Plan (2016) which identifies Merton's housing target of 411 homes per annum. The recently adopted London Plan (adopted March 2021) increases Merton's target to 9,180 homes over ten years, averaged at 918 homes per year.
- 4.2. During the monitoring year 139 schemes have been completed resulting in 375 new homes (**Graph 4.1 and Figure 4.4**). 73 schemes were started during the monitoring year, 34 of which were started but not completed. Over the past 15 years circa 2,300 additional homes have been built above the London Plan housing targets during that period (**Graph 4.2**). Moreover 113 schemes that will provide 276 new homes have been approved during 2019/20 (**Graph 4.3**).
- 4.3. There are circa 500 sites in Merton's housing trajectory which will deliver over 15,000 new homes in the next 15 years (2021/22 to 2035/36).
- 4.4. 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. For all sites their history from case officers and evidence from site visits precedes all assumptions. Otherwise, for example, sites that commenced works in the 2020/21 financial year with 10 homes or less are assumed to be completed within the 2020/21 financial year.
- 4.5. Those with more than 10 homes are assumed to be completed in the 2020/21 financial year. Sites that have not started have followed the same principles of timescale to completion but have been pushed back another year. 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.

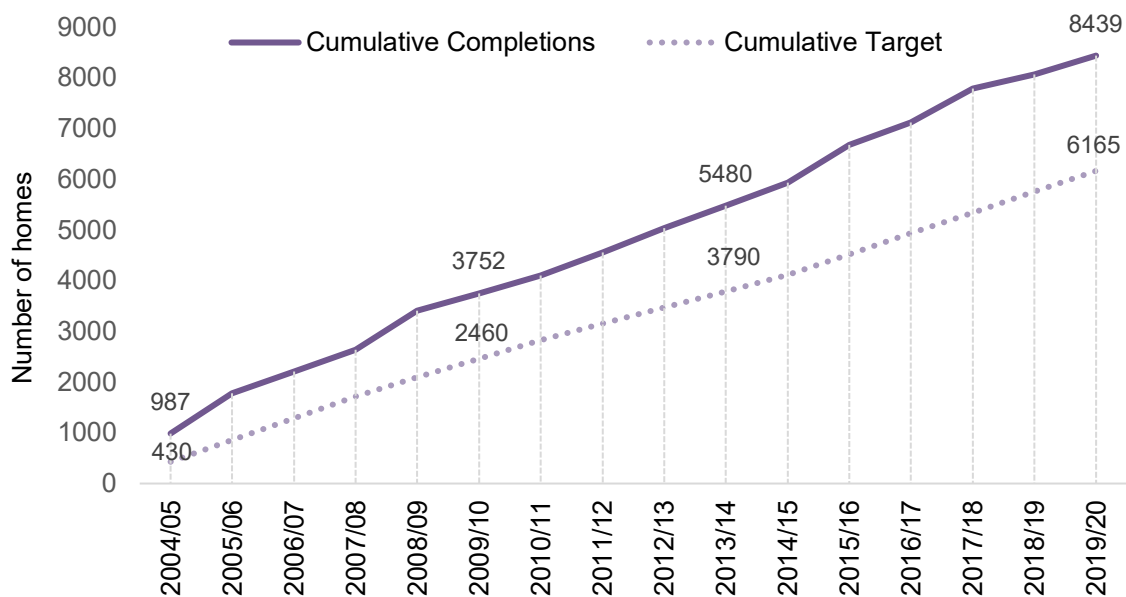
- 4.6. A detailed housing sites list of completions in 2019/20 and the 15 year housing trajectory is presented in **Appendix A**. The list includes all the sites that currently informed the Merton’s housing pipeline and the number of homes in the five year supply.

It should be noted that officers have not identified significant land banking of residential permissions in Merton this year. Sites with planning permission for residential are being progressed, there is no evidence to support the view that land banking is currently taking place.

Graph 4.1 Home Completions 2004 - 2020



Graph 4.2 Cumulative over-delivery against Merton's housing target 2004-2020



Graph 4.3 Merton approved schemes and total homes 2011-2020

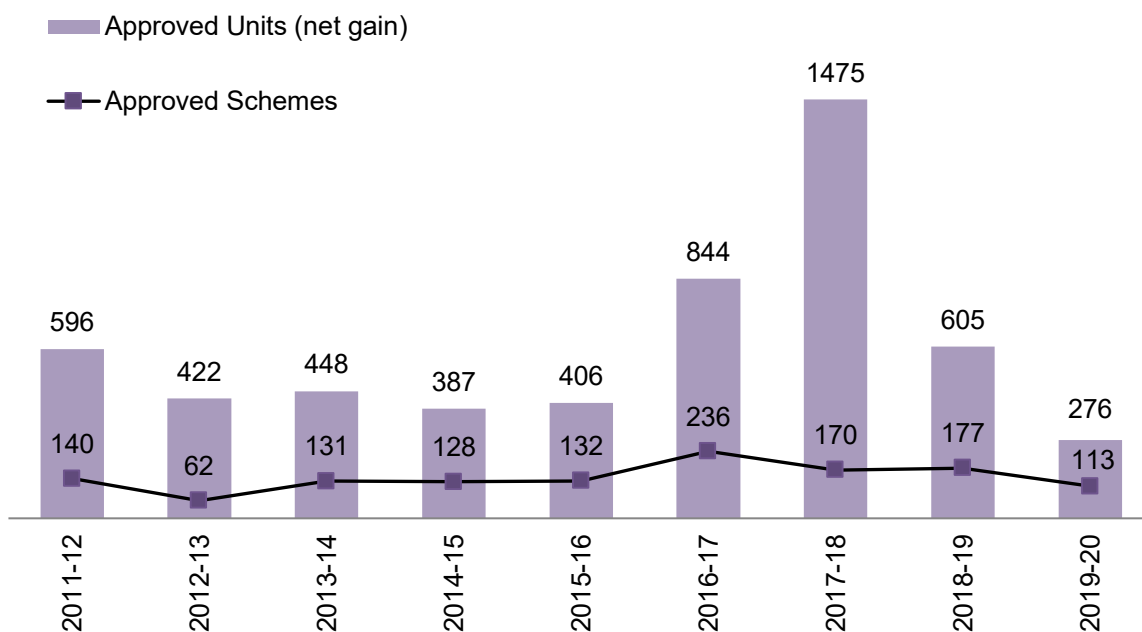
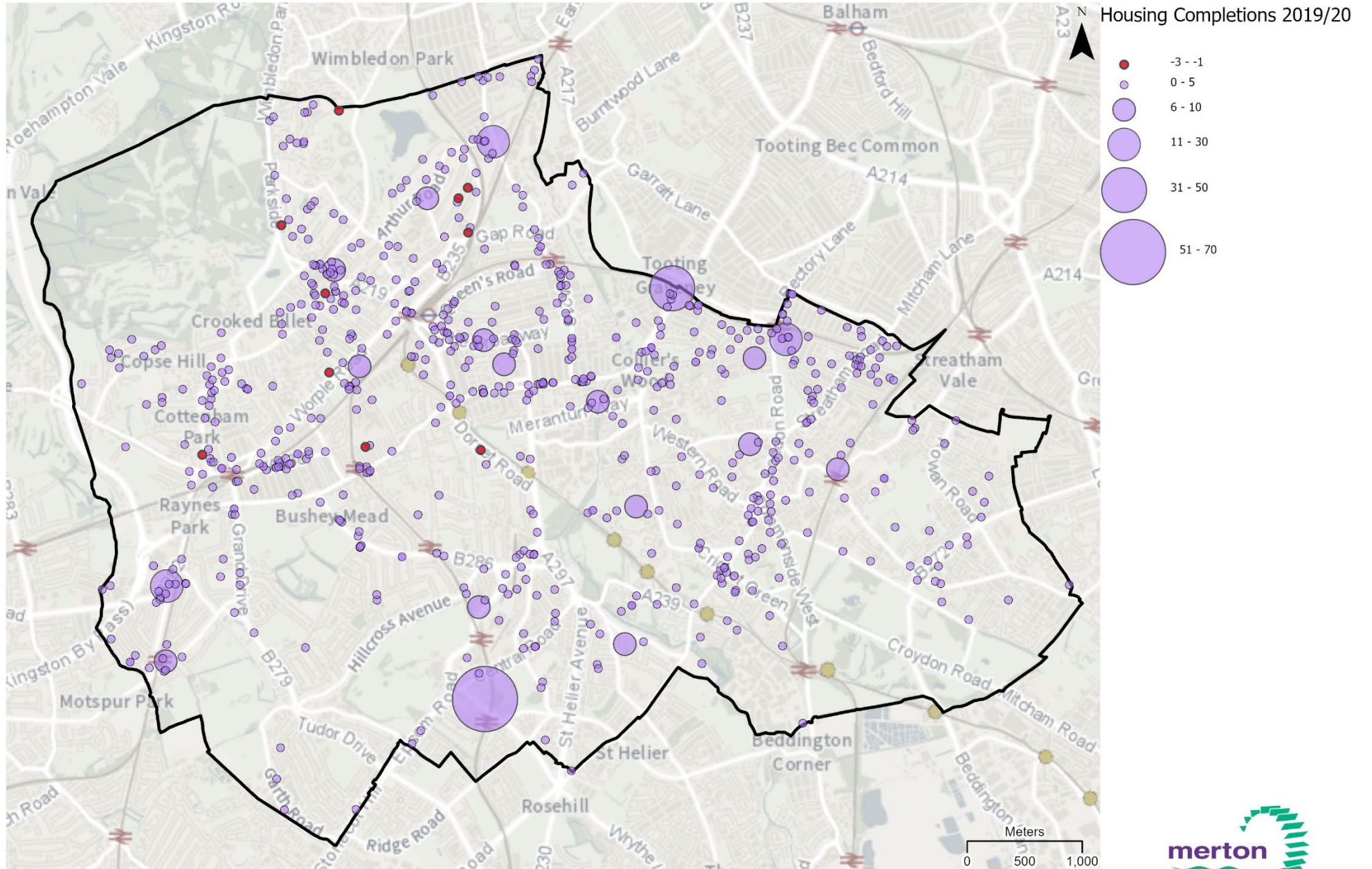


Figure 4.4: Merton housing completions 2019/20



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4.7. **Housing Delivery Test**

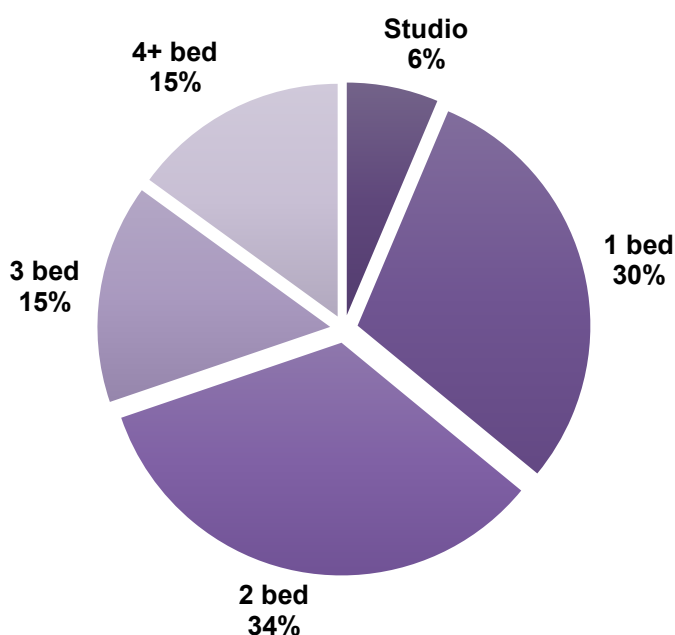
- 4.8. In February 2017 the Government published the Housing White Paper “Fixing our broken housing market”, which proposed a new initiative to measure the performance of local authorities via a Housing Delivery Test. This has been taken forward as part of the revised National Planning Policy Framework (NPPF) that was published in July 2018.
- 4.9. 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 Ministry for Housing, Communities and Local Government (MHCLG) 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.
- 4.10. The Housing Delivery Test measurement for 2019/20 taking into account delivery over the past three financial years against the adopted London Plan housing target of 411 results in a PASS with 107% of housing need delivered. This means that Merton is not required to produce an Action Plan.

Table 4.5 Housing Delivery Test

Housing Delivery Test measurement 2019/20					
	2017/18	2018/19	2019/20	Total	
Target	411	411	411	1,233	107% PASS
Delivery	675	273	375	1,323	

- 4.11. 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 2019/20 30% were family sized (3+ beds), the data is shown below in **Graph 4.6**.

Graph 4.6 Size of new homes built in 2019/20



Merton's Annual Position Statement

4.12. 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.

4.13. 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.

4.14. 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.

4.15. 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 and roll forward the housing capacity assumptions applied in the London Plan for small sites.

4.16. In accordance with the London Plan requirements and in consultation with and endorsed by the GLA, the housing trajectory set out in **Graph 4.10** demonstrates how Merton's housing target will be met for the Local Plan period 2021/22 – 2035/36 using a stepped housing delivery target. Merton's housing trajectory is considered an appropriate approach for Merton as it sets out a realistic picture of housing delivery over the Local Plan period. A stepped housing delivery target is appropriate in Merton as there is a significant uplift in the level of housing target between emerging and previous policies, and several large sites will be delivered in phases.

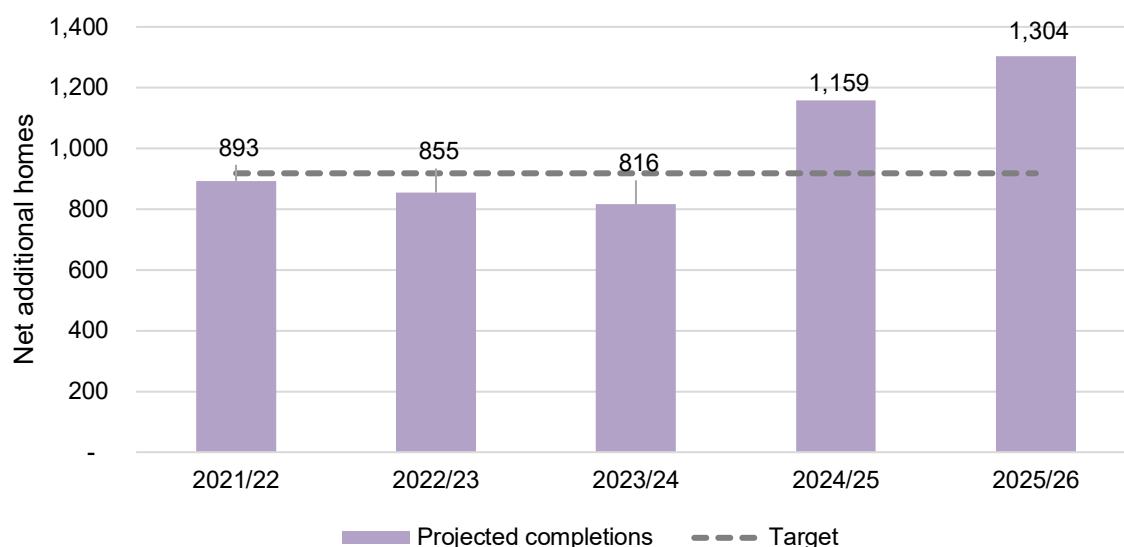
4.17. Merton's New Local Plan proposes an annual housing target of 775 homes per annum for the period 2021/22 – 2023/24, and then increase to 1,080 for the period 2024/25 – 2026/27, then further increase to 1,350 for the period 2027/28 – 2028/29. This ensures that Merton will meet the housing need of 8,265 new homes in the London SHLAA (2018) for the period 2019/20 to 2028/29.

4.18. In accordance with London Plan paragraph 4.1.11, Merton’s target for the period 2029/30 to 2035/36 (3,466 total) is drawn from the 2017 SHLAA findings. This sets a target for the period 2029/30 to 2033/34 of 2,370 and for 2034/35 to 2035/36 of 1,096.

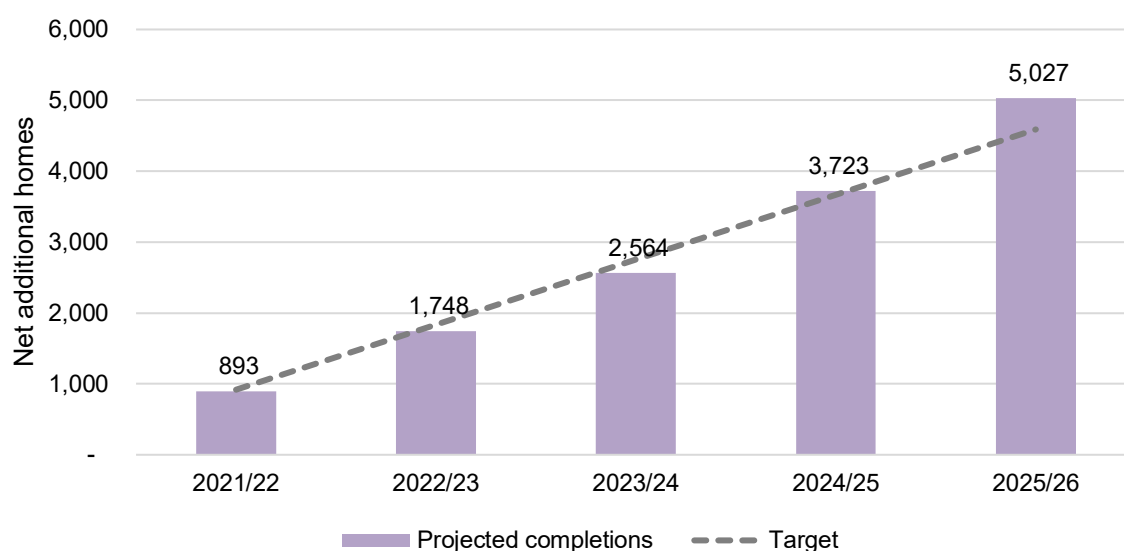
4.19. As at July 2021, Merton’s Local Plan production is between Regulation 18 and Regulation 19 and the proposed stepped trajectory approach has not been considered at examination, which is required to confirm a five year land supply in accordance with the NPPF and NPPG. **Therefore, for monitoring purposes at this time the New London Plan target of 918 new homes will be used for the period 2021/22 to 2025/26.**

4.20. The **five-year supply** covers the period from the financial years **2021/22 to 2025/26**. The target for the total number of new homes over this period is **4,590 homes**. Merton can demonstrate a supply of **5,027 new homes** that will be built within the next five years. Therefore Merton has **110% supply**, equivalent of **5.5 years**. The projected completions against the 918 target are shown on an annual basis in **Graph 4.7** and cumulatively in **Graph 4.8**.

Graph 4.7 Five-year supply 2021-2026



Graph 4.8 Cumulative five-year supply 2021-2026



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

4.22. Large identified sites (>0.25ha)

- Sites with planning permission;
- Sites where the principle of residential use has been 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.

4.23. Small identified sites (<0.25ha)

- Sites with planning permission;
- Sites where the principle of residential use has been 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.

4.24. A modelled small site assumption of 261 new homes per year has been added to the identified sites in Merton's Housing Trajectory from 2023/2024 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.

4.25. A summary of the types of sites and the proposed net gain of new homes is shown in **Table 4.8** below. This states that:

- 61% of the supply is on permissioned sites;
- 5% on sites which have been through the pre-application process and are now submitted;
- 13% on sites currently going through the pre-application process and with evidence they will complete within the five year period;
- 6% 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;
- 16% remaining small sites windfall.

Table 4.8: Sources of supply

Site status	Net gain new homes	% of supply
Permissioned and Started	1,384	28%
Permissioned and Not Started	1,670	33%
Submitted	230	5%
Pre-application	665	13%
Site allocation	295	6%
Small Sites assumption	783	16%
Total	5,027	100%

4.26. Merton's 15 year Housing Trajectory is made up of a huge range of different types of development on brownfield land. These 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 the TfL's plan for a new bus station in Morden;
- The Estates Regeneration of Eastfields, High Path and Ravensbury, which will result in an uplift of over 2,000 new homes, is also included in the trajectory;
- Wimbledon Stadium development, which will provide an additional 632 new homes;
- Benedict Wharf redevelopment, which will provide up to 850 new homes on a former waste site;
- Small site development across the borough, such as change of use from commercial spaces

4.27. 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.

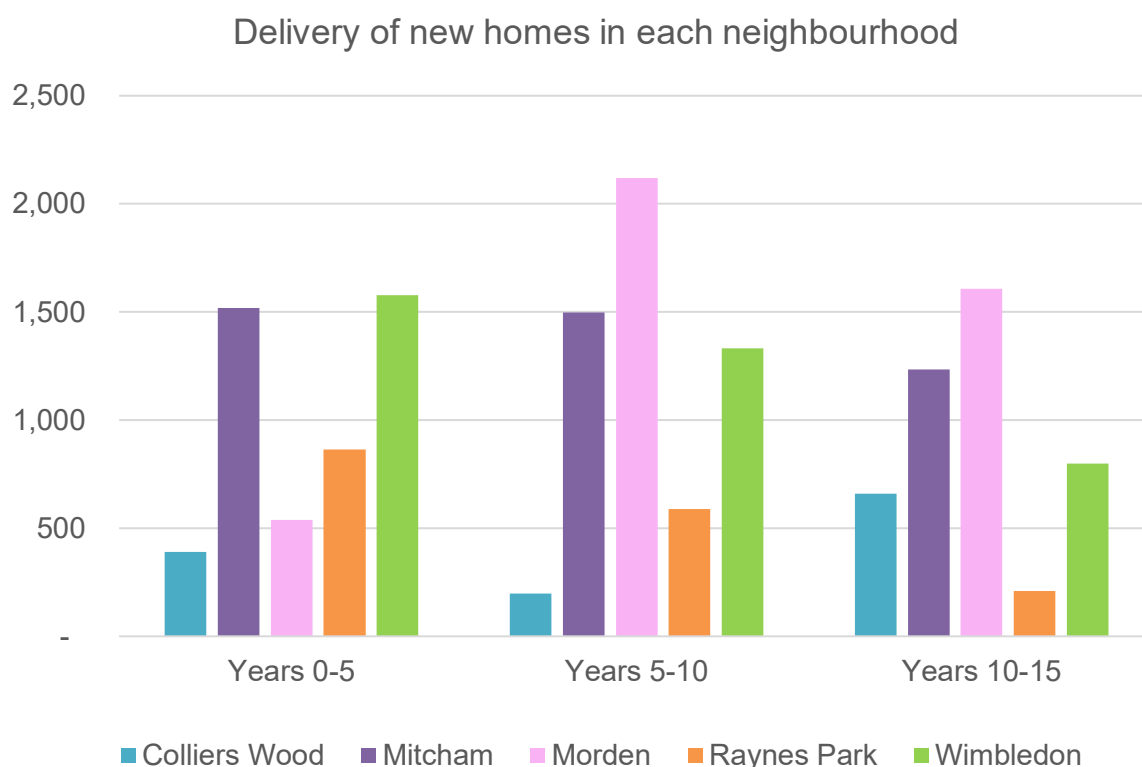
4.28. Merton's housing trajectory is supported by Merton's Housing Delivery Test Actions Plan which includes details on the actions the council can take to increase the rate and number of homes built in Merton. The delivery of sites will be monitored in Merton's Authority Monitoring Report (AMR) and Merton's Housing Delivery Test Action Plan.

4.29. 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.

- 4.30. Assessment of projected housing over the Local Plan period by locality, indicates as set out in **Graph 4.9** that the majority of residential growth and associated infrastructure and social facilities will take place in Morden, Mitcham and Wimbledon which are characterised with good public transport access.
- 4.31. **Figures 4.11, 4.12 and 4.13** show the mapped spatial distribution of housing delivery in years 0-5, 5-10 and 10-15 of the housing trajectory respectively.

Graph 4.9: Projected delivery of new homes in each Local Plan neighbourhood



- 4.32. The regeneration of Morden town centre is a key priority for the council and the emerging Local Plan by means of policy N3.3 and site allocation Mo4, which seek to enable delivery of around 2,000 homes within the Morden Regeneration Zone.
- 4.33. Mitcham is proposed to accommodate a range of new homes, including major development sites of Eastfields and Ravensbury estates and other such as Benedict's Wharf. For Raynes Park larger sites close to Shannon Corner and incremental development within the surrounding neighbourhood will contribute to providing new homes. These are set out in more detail in the area-based policies within this Plan.
- 4.34. Wimbledon is similarly proposed to accommodate a range of new homes, including major development sites of Wimbledon Stadium, Wimbledon YMCA, and High Path estate regeneration.
- 4.35. 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.

- 4.36. 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.
- 4.37. 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.
- 4.38. There are a number of factors outside of local planning authority control that influence housing delivery including macroeconomics, economic effects of Covid-19 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.
- 4.39. We will encourage housing in sustainable brownfield locations. The London Plan need for 11,732 additional homes for the period 2021/22 – 2035/36 will come forward in Merton by:
- Bringing forward housing capacity through regeneration, including Morden town centre.
 - 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.
 - 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.
 - Monitoring housing provision levels through the Housing Trajectory within the Authority Monitoring Report.

Graph 4.10 Merton 15 year housing trajectory

Merton Housing Trajectory 2021/22 - 2035/36

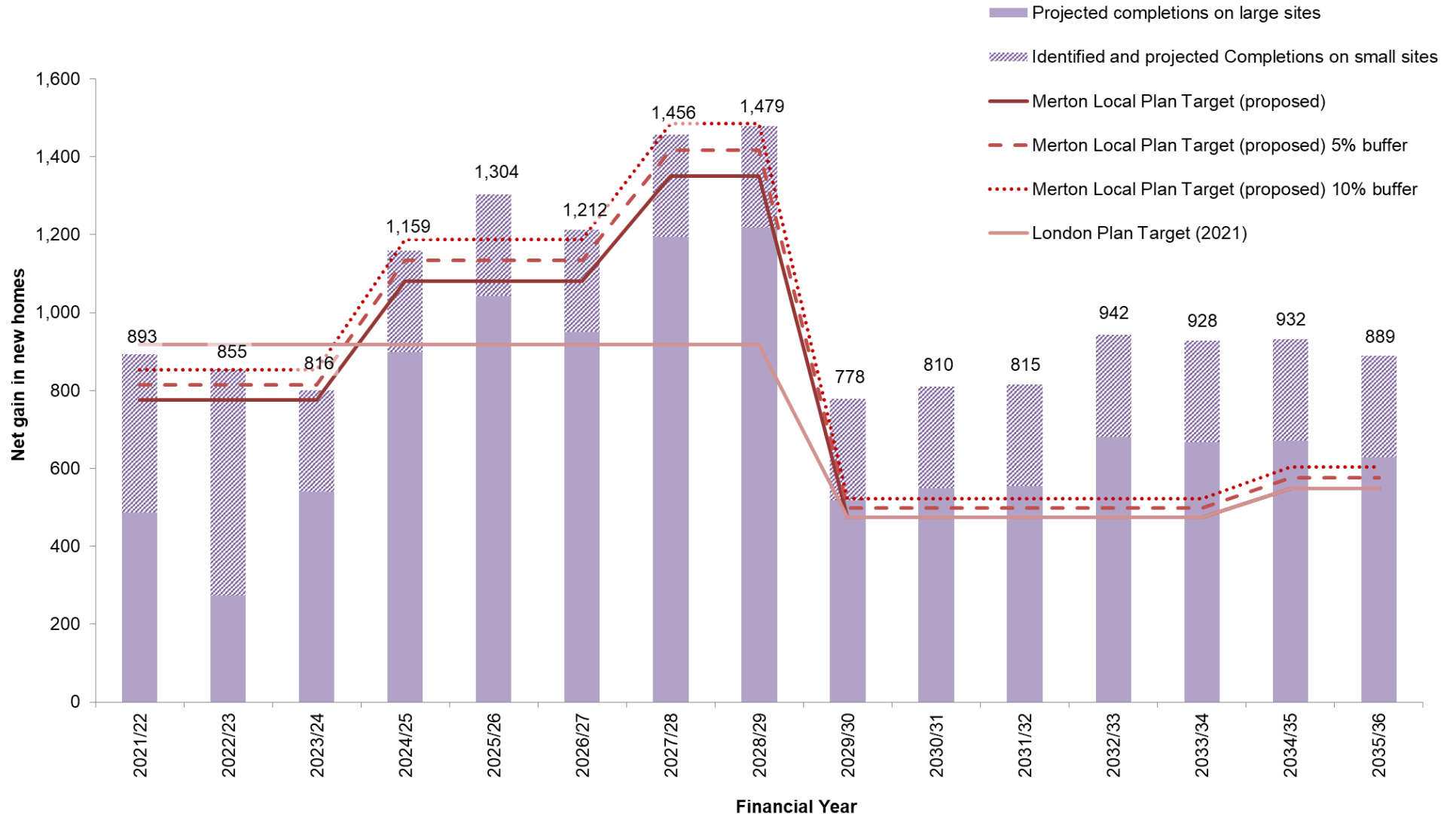
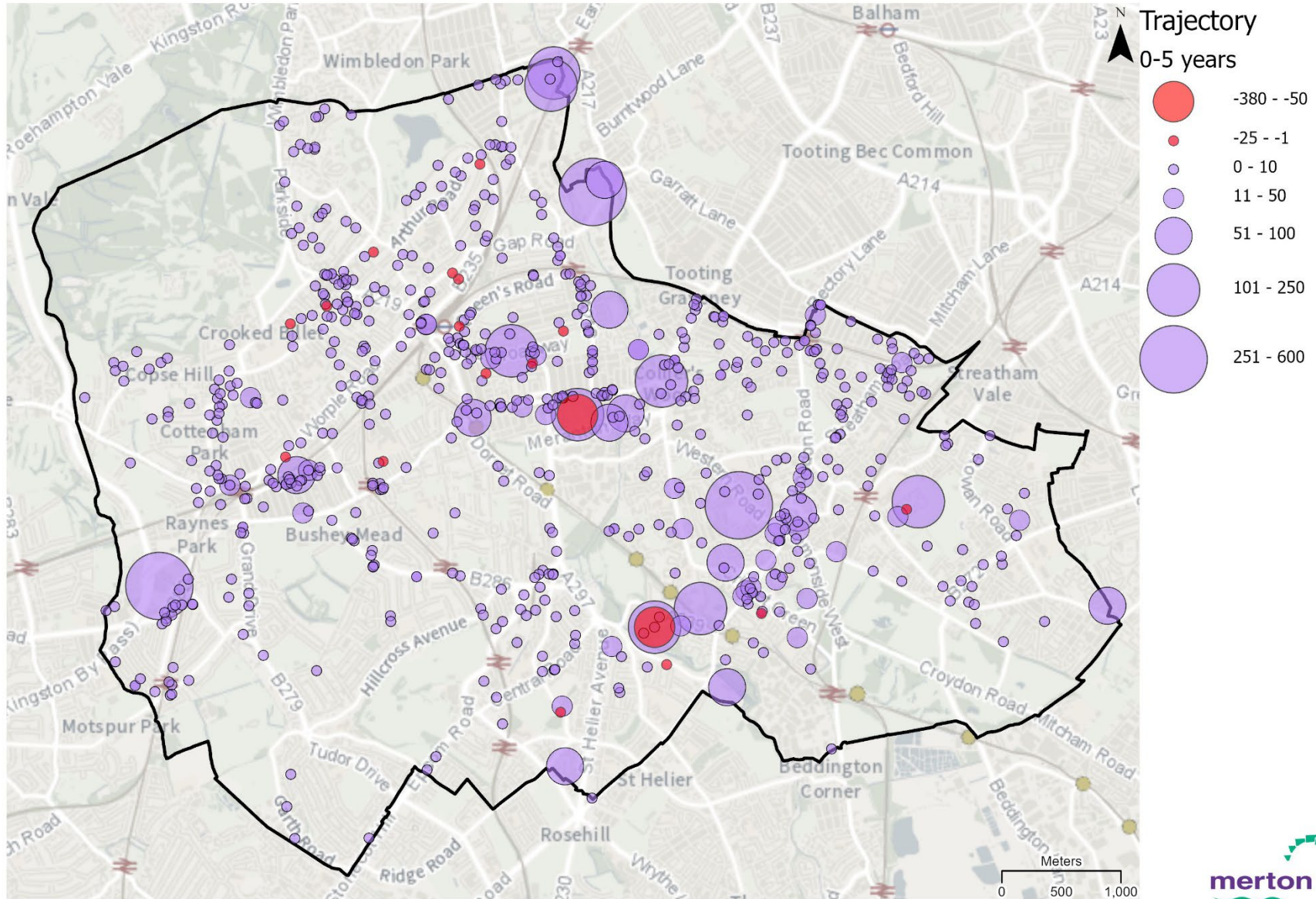


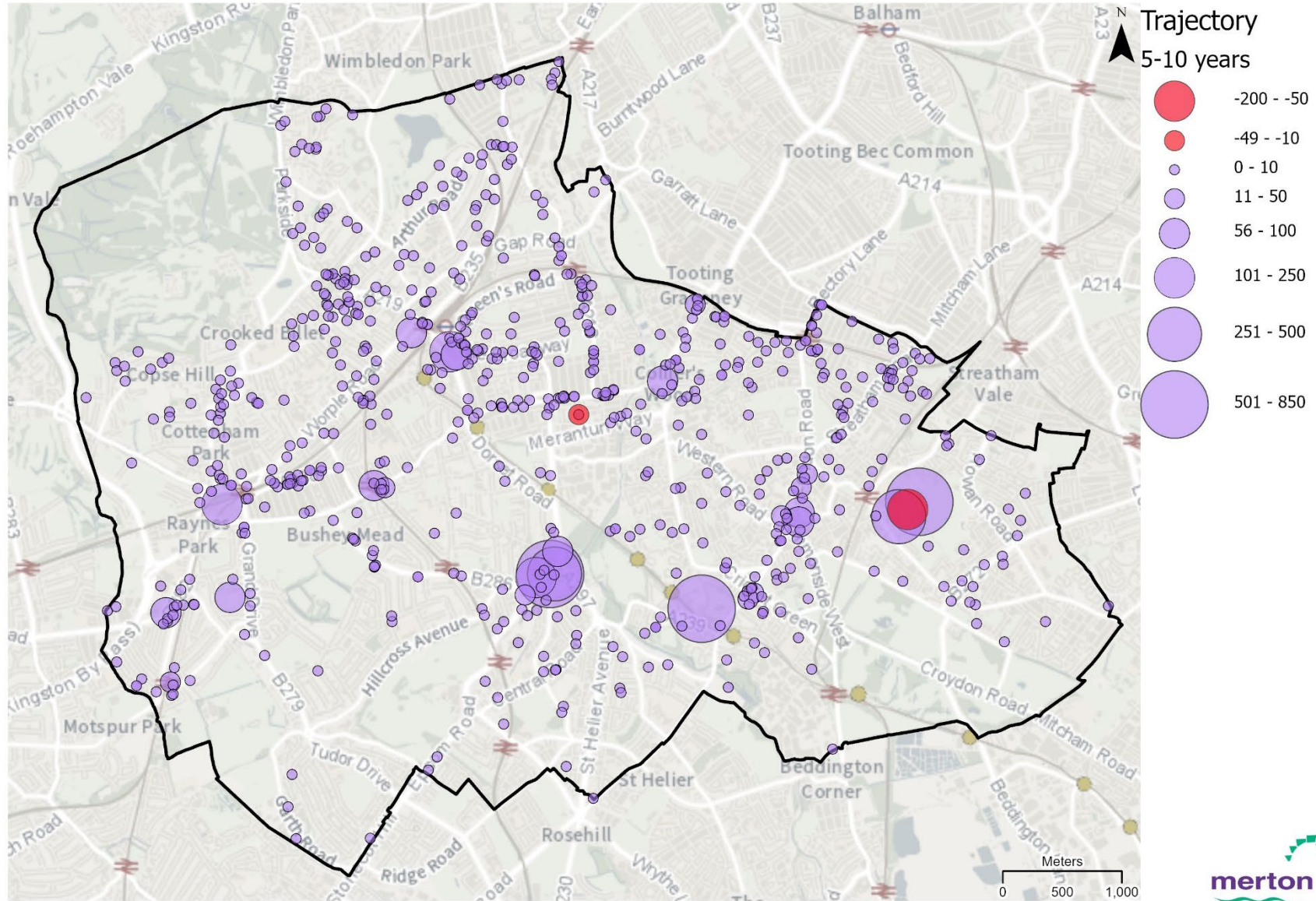
Figure 4.11 Merton 0 – 5 year housing trajectory



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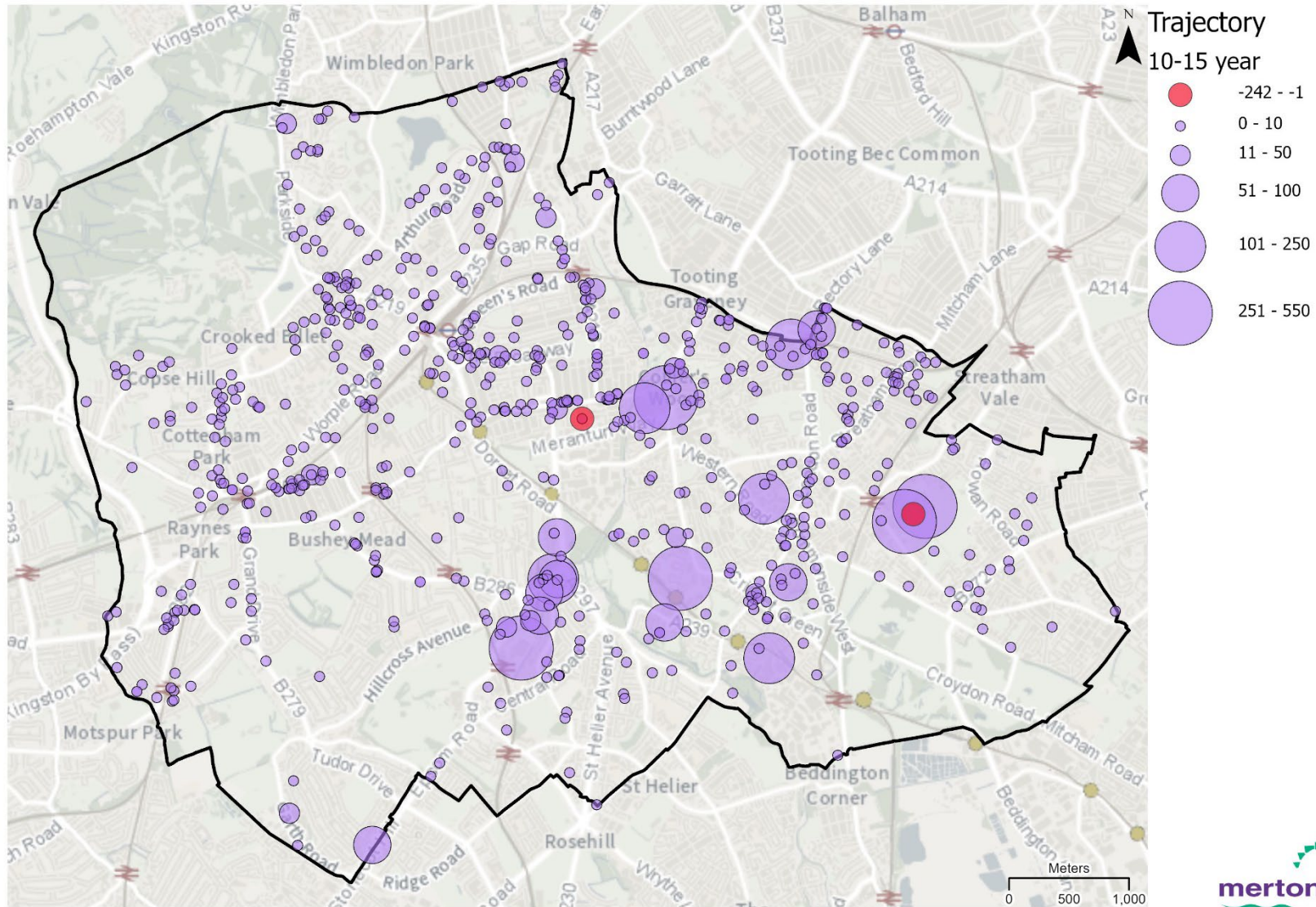
Figure 4.12 Merton 5 – 10 year housing trajectory



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Figure 4.13 Merton 10 – 15 year housing trajectory



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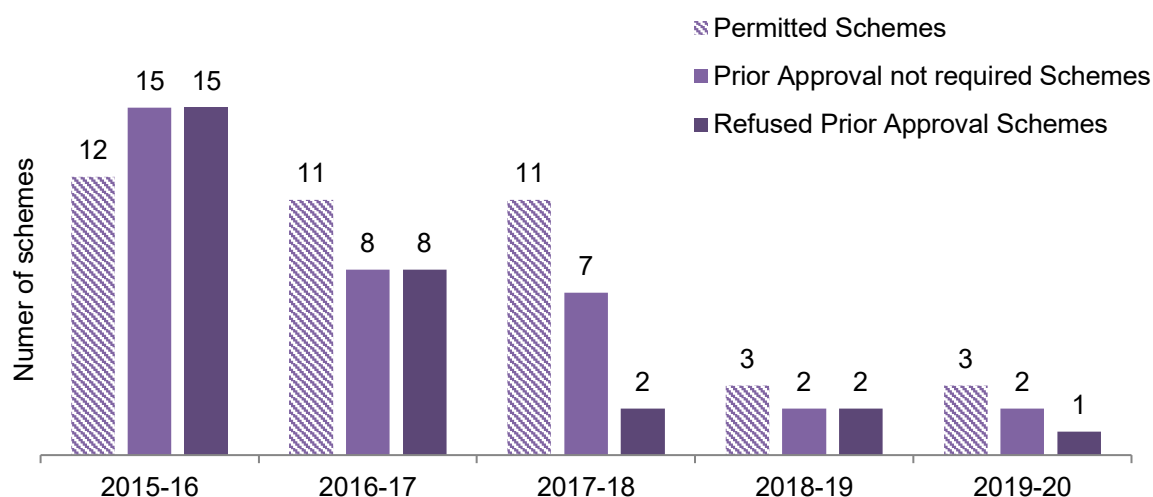
Change of use from office to homes

4.40. 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 between May 2013 and May 2016 (with potentials to be extended) offices (use class B1a) can change to residential use (use class C3) without seeking planning permission. 19 schemes were submitted and assessed in the financial year 2017-2018.

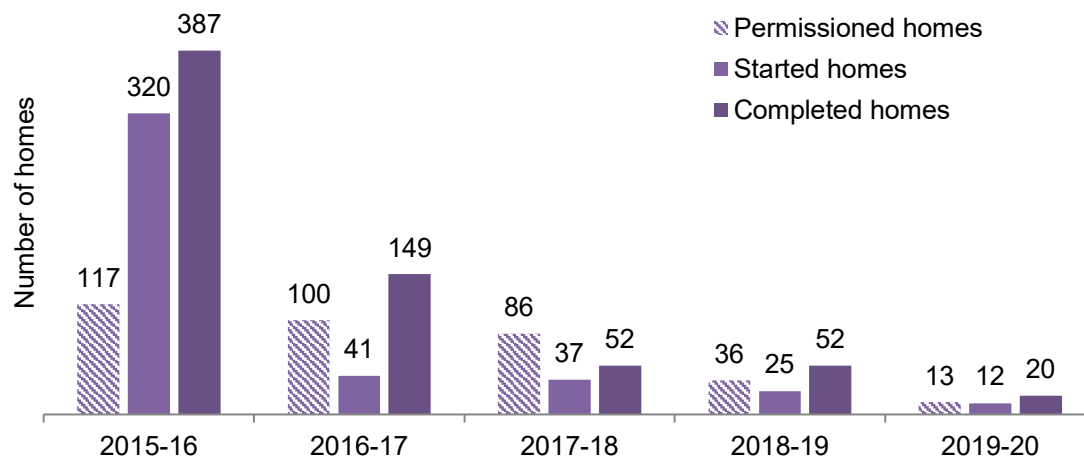
4.41. **Graph 4.14** summarises the office to homes decisions during the last five financial years. The number of homes permitted, started and completed on office to residential permitted development schemes is shown in **Graph 4.15**.

4.42. It should be noted that there is no requirement for the applicants to provide figures of the proposed home size or office floor space that is being lost or whether the offices were occupied at the time of conversion to residential. Thus the council do not always receive this information. Only when completed homes are added to the council tax database can the exact number be confirmed.

Graph 4.14 Office to homes planning decisions - schemes

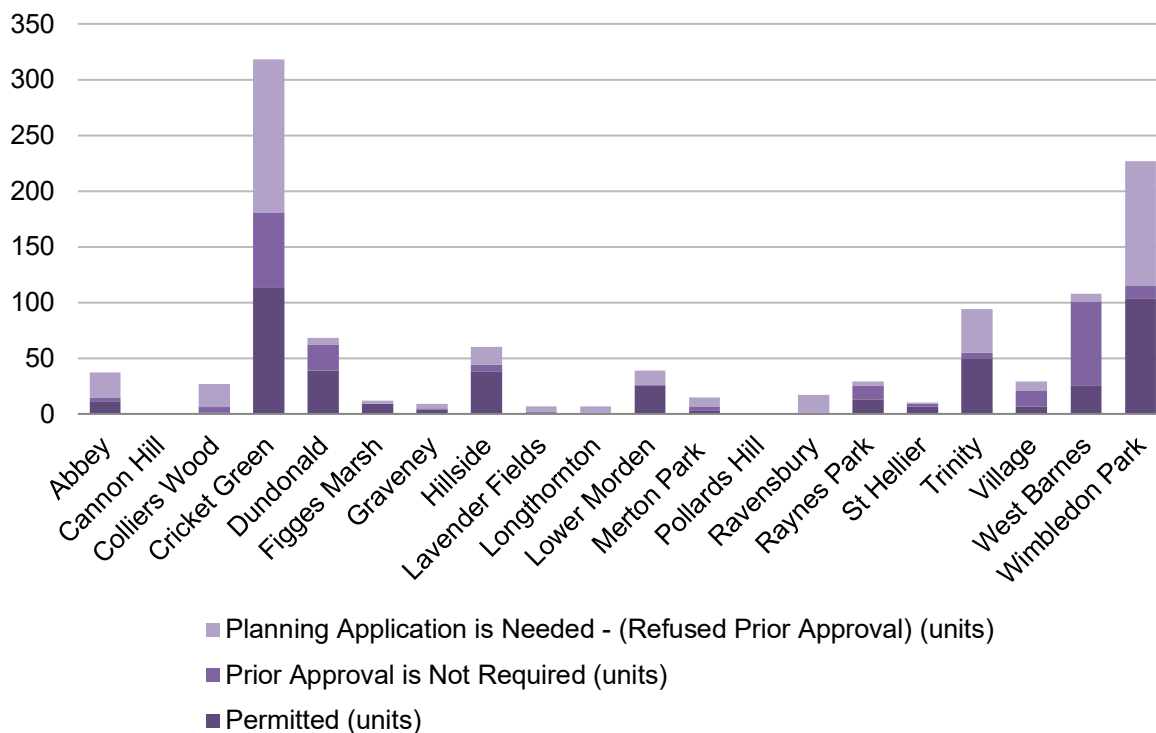


Graph 4.15 Office to homes permissions, starts and completions



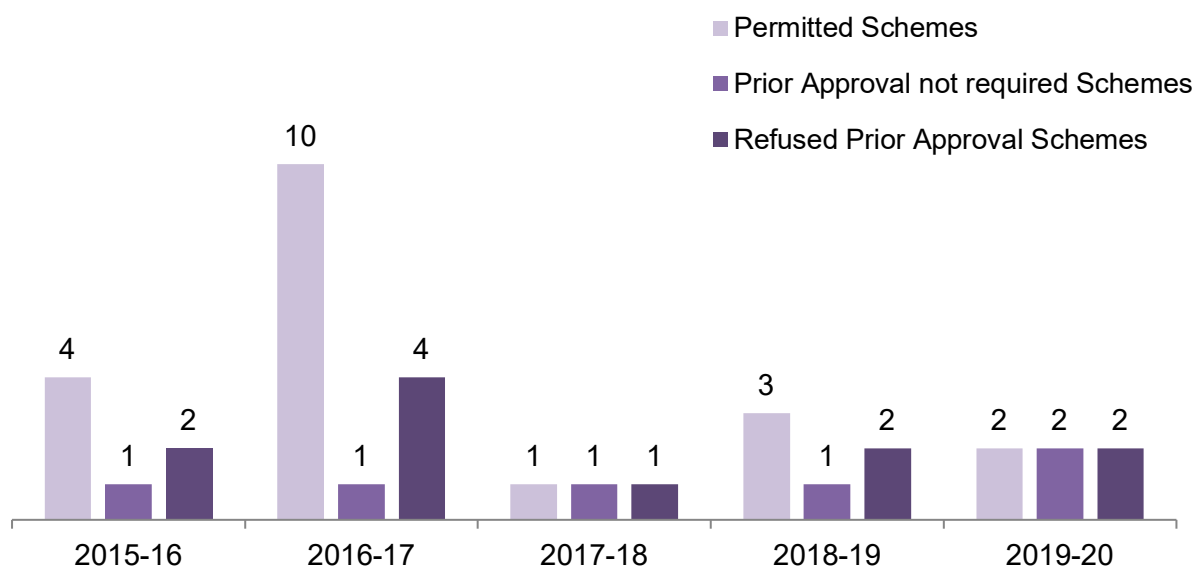
4.43. The number of permitted homes through prior approval from office to residential has fallen over the past three years. **Graph 4.16** shows all prior approval applications since 2013 by ward. The majority have been in Cricket Green and Wimbledon Park wards.

Graph 4.16 Prior Approvals from Office to Residential - Total homes per ward approved 2019/20

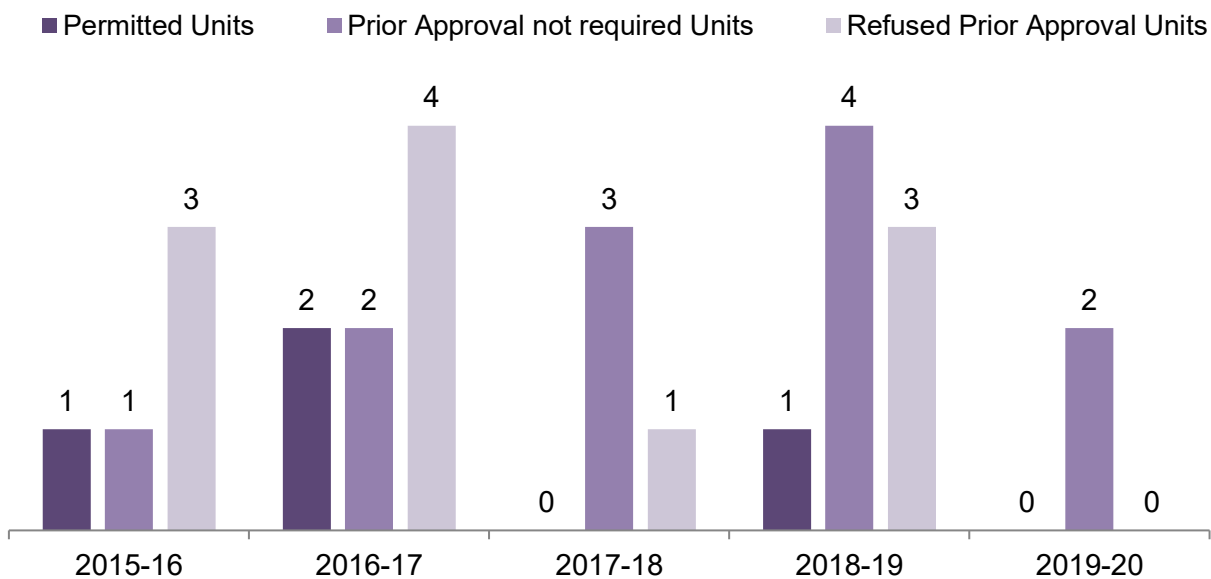


4.44. **Graph 4.17** shows the number of schemes permitted for conversion of retail spaces to residential use since 2015/16 and **Graph 4.18** shows the number of units. These represent just a smaller proportion of the total homes gained through prior approval, as shown in **Graph 4.19** where 7 new homes were completed in 2019/20.

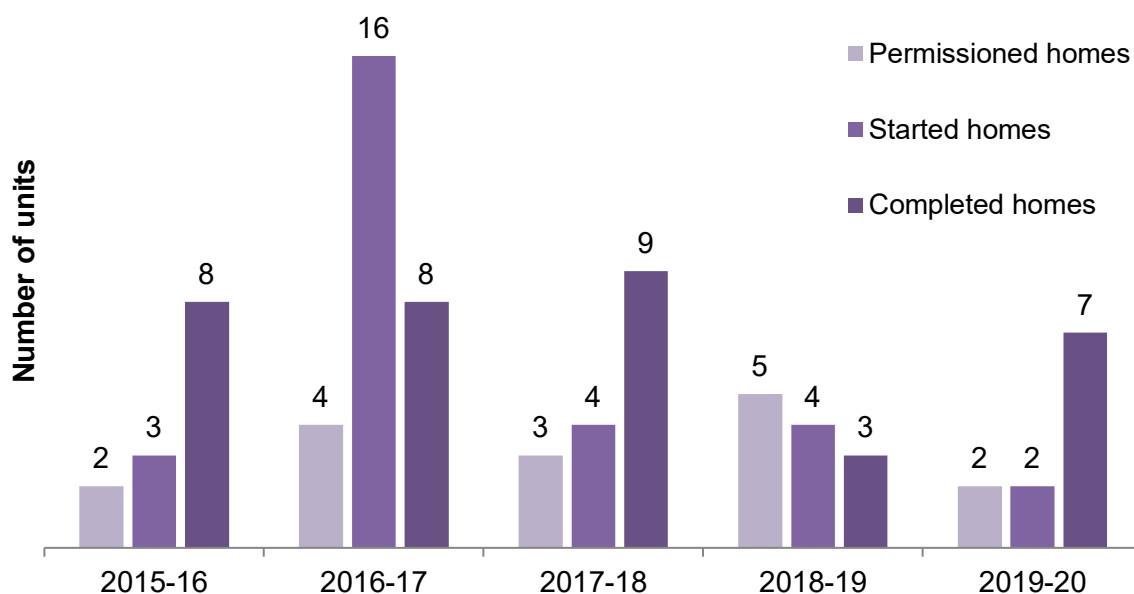
Graph 4.17 Retail to homes planning decisions - schemes



Graph 4.18 Retail to homes planning decisions - units

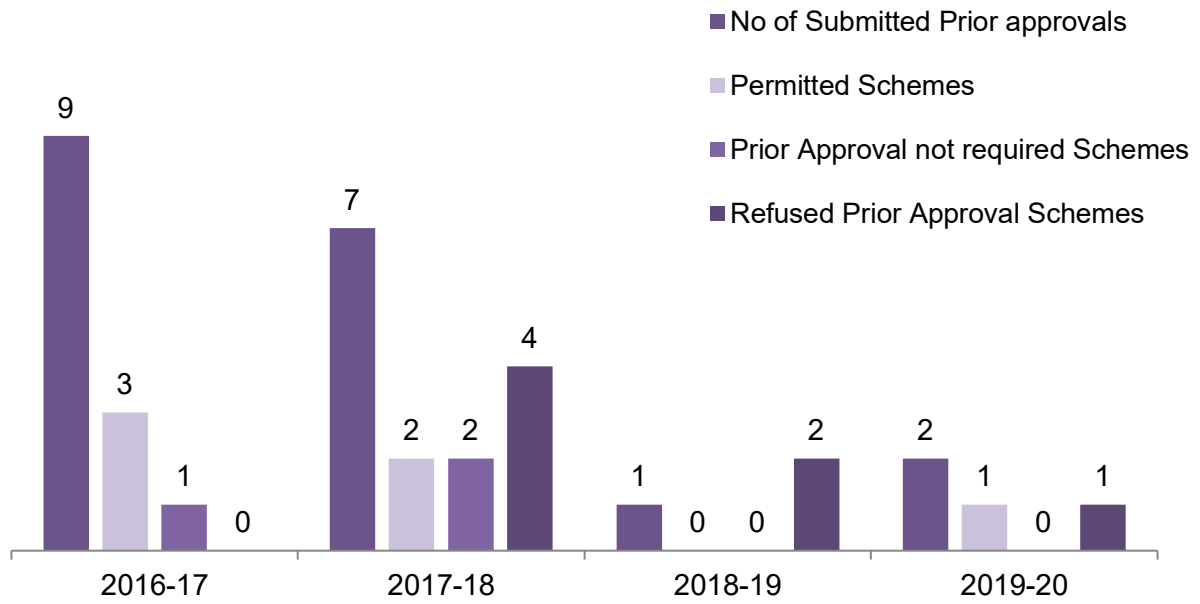


Graph 4.19 Retail to homes permissions, starts and completions - units



4.45. Permitted development rights were also temporarily applied to B8 premises under 500sqm where the prior approval was permitted before 10th June 2019. 6 new homes on 3 schemes were approved and started during the 2019/20 financial year.

Graph 4.20 Storage to homes planning decisions - schemes



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% which is equivalent to the numerical target of 1,920 affordable homes in Merton for the period 2011-2026.	<ul style="list-style-type: none"> ■ 4 schemes completed in 2019/20 that provided 70 new affordable homes on site. ■ Between 2011 2020 1,092 affordable homes have been built in Merton. 56% of the total target for 2011-2026. 	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"> ■ 60% Affordable rented ■ 30% 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"> ■ 1 scheme completed in 2019/20 that made a contribution of £466,002. 	Merton's S106 Monitoring Datastore

4.46. **Table 4.21** shows the contribution of affordable homes and S106 money received this year.

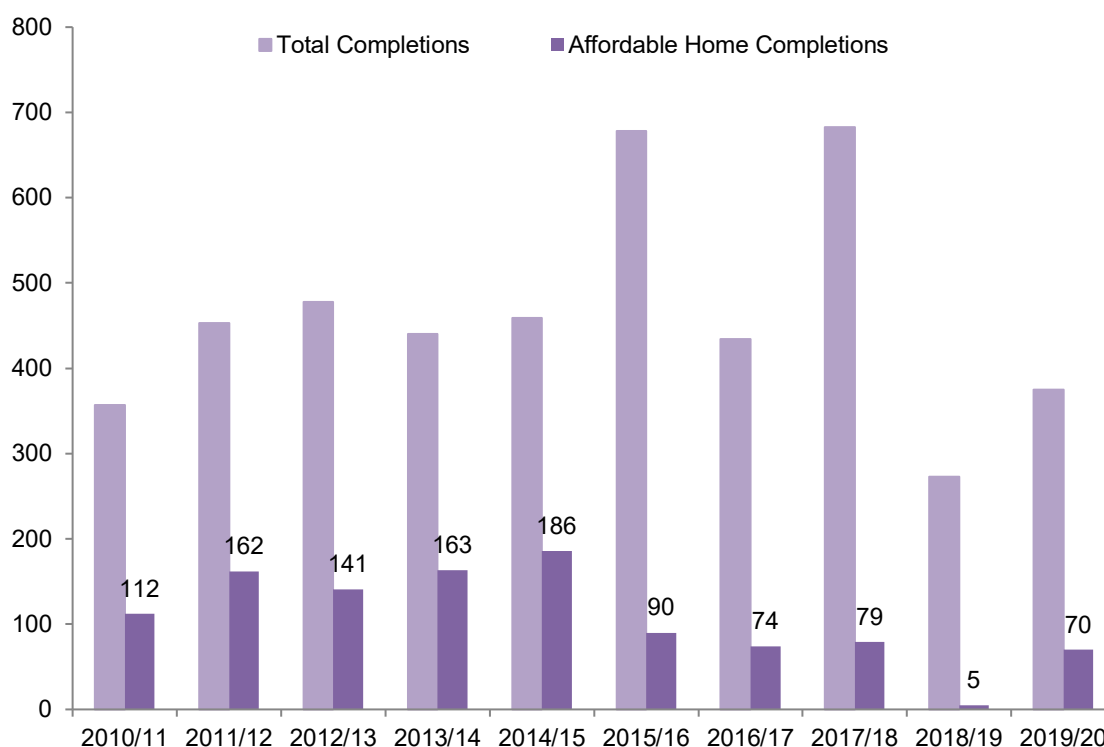
4.47. The delivery of affordable housing has been affected by the introduction of Prior Approval rights to convert office, retail and storage premises to residential use without the need for full planning permission. This is particularly evident in the financial years 2015/2016 and 2016/2017 where 47% and 36% of the total delivery was via prior approval.

Table 4.21 – Affordable Home Completions 2018/19

Application Number	Total Homes	Total Affordable Homes	% Affordable Homes	S106 Contribution
16/P1696	68	27	40%	-
13/P1038	20	5	25%	-
17/P1601	14	4	29%	-
15/P0211	34	34	100%	-
17/P4187	18	-	-	£466,002
Total	154	70		£466,002

4.48. 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 4.22** below summarises housing delivery over the past 10 years. It shows that over that period 4,630 new homes were completed, of which 1,082 (23%) were affordable housing.

Graph 4.22 – Affordable Home Completions 2010-2020



4.49. In the past 5 years, Registered Providers have delivered 192 affordable homes either by buying sites once they have received planning permission, by buying more homes within a development above those required by planning permission or by developing sites themselves. These sites include:

- 118-120 Christchurch Road, Colliers Wood – L&Q (54 affordable homes, 100%)
- 191-193 Western Road, Colliers Wood – L&Q (48 affordable homes, 100%)
- Former community centre, Woodstock Way, Mitcham (36 affordable homes, 100%)
- 2-6 High Street, Colliers Wood – Optivo (34 affordable homes, 100%)
- Windmill Road, Mitcham (20 affordable homes, 100%)

4.50. A list of the planning obligations secured through S106 for the provision of affordable housing and off-site contributions is detailed in section **Table 7.1**.

Conversions, housing sizes 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

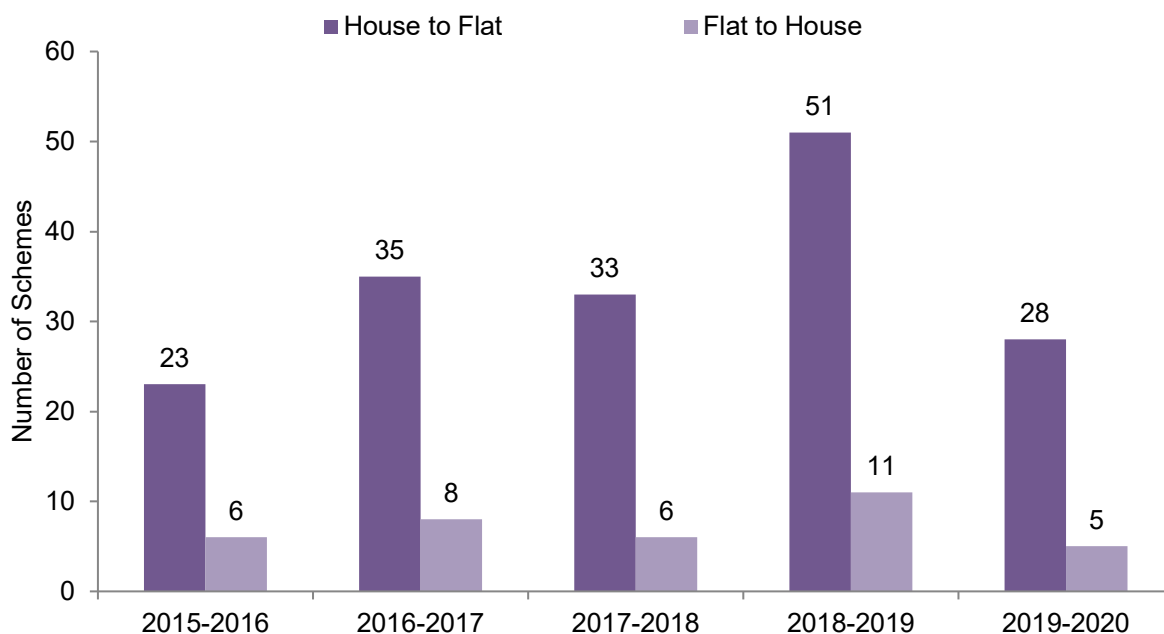
Conversions

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.	25 scheme conversions completed that resulted in 19 new homes total net gain, and a net loss of 4 family homes. 38 scheme conversions were approved this year that will result in a net gain of 55 new homes and the loss of 8 family homes.	Merton's Monitoring Datastore

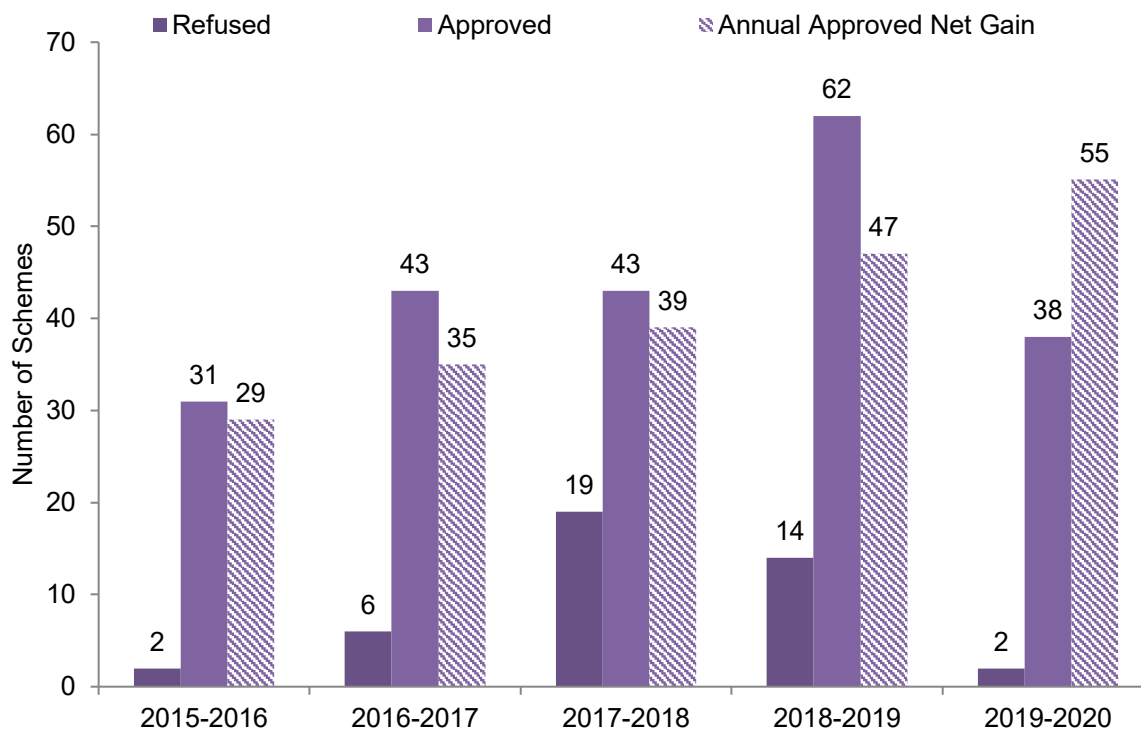
4.51. Over the past 5 years an average of 34 schemes have been approved for the conversion of family homes to smaller sized homes. From 2018/19 to 2019/20 the number of schemes for conversions from house to flat fell from 51 to 36 respectively. There has been little change in the number of schemes approved for the conversion of flats to a single family dwelling.

- 4.52. 18 schemes with houses converted to flats were completed in the monitoring year. This resulted in a net gain of 25 new homes including a net loss of 4 family homes. Of the 5 schemes that resulted in a loss of a family sized unit 3 were Lawfulness applications.
- 4.53. 28 schemes were approved in the monitoring year for conversions of houses to flats that would result in a net gain of 49 new homes, and the loss of 2 family sized homes. 5 schemes were approved for the conversion of flats to houses that would result in a net loss of 8 homes but no overall net loss or gain in the number of family sized homes.
- 4.54. **Graphs 4.23** shows that the majority of conversions approved in the last five years have been from houses to flats. **Graph 4.24** 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 4.25**).

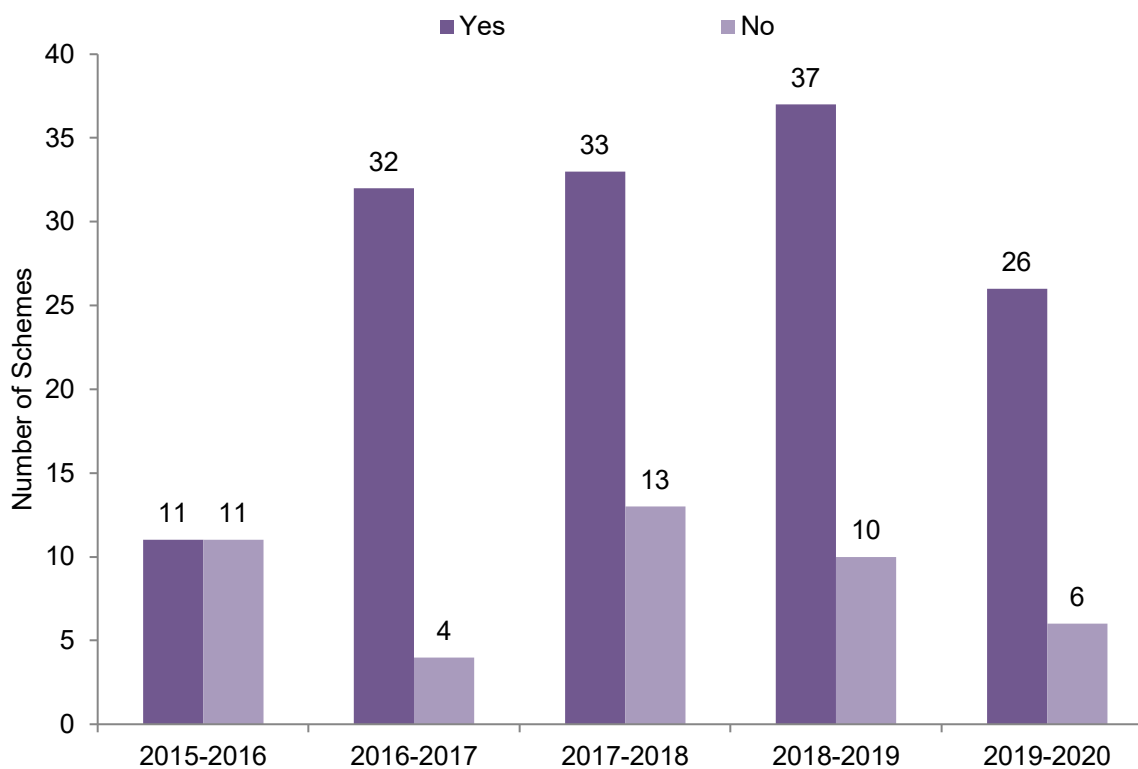
Graph 4.23 Conversions approved in the last five years



Graph 4.24 Conversion decisions in the last five years



Graph 4.25 Approvals that maintain family units in the last five years

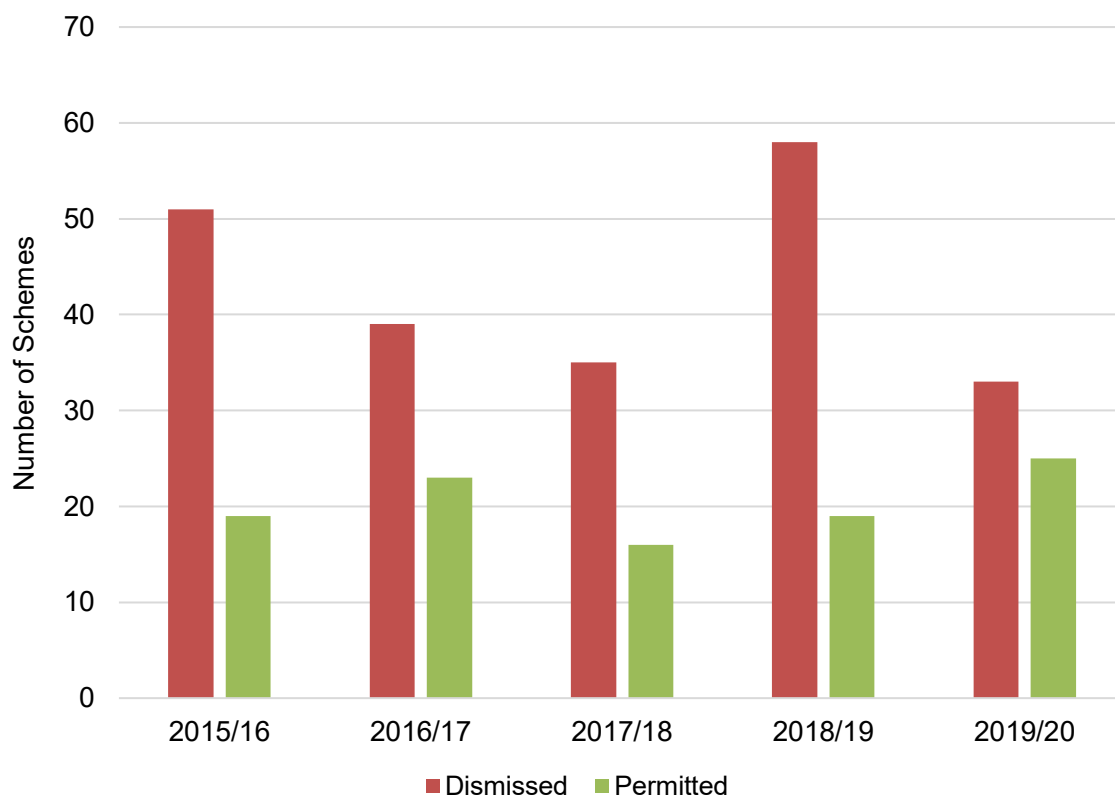


Appeals

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"> ■ 58 appeals were made in 2019/20. ■ 25 appeals were allowed in 2019/20 ■ 43% of appeals were allowed ■ 33 appeals (67%) were dismissed 	Merton's Monitoring Datastore

4.55. **Graph 4.26** 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 6% higher this financial year than the last financial year.

Graph 4.26 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

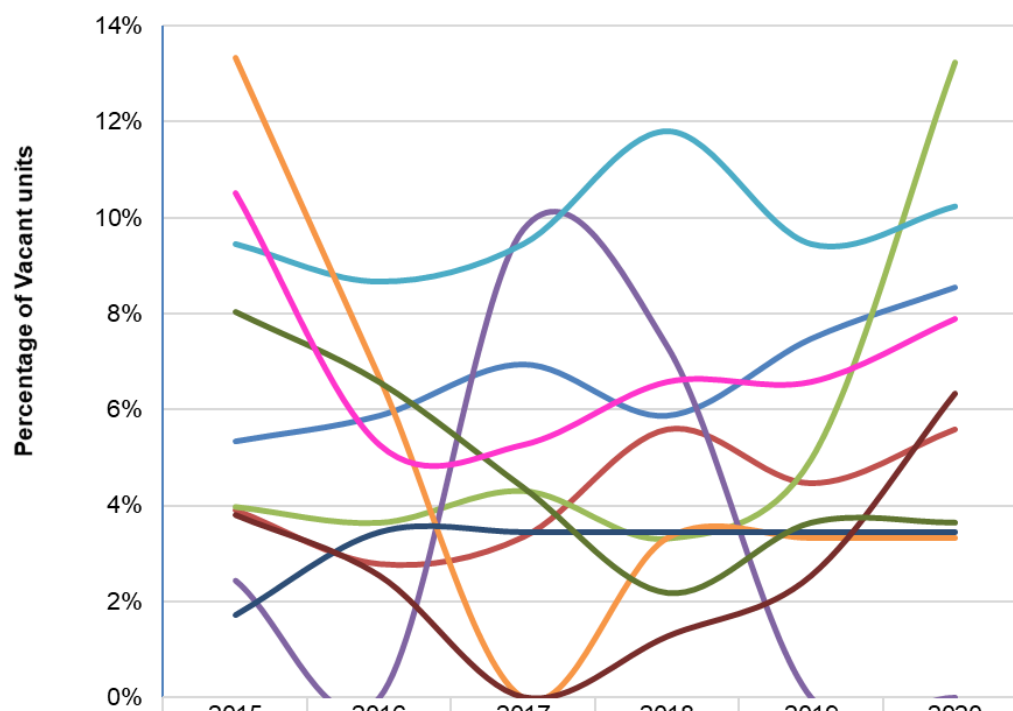
Indicator	Borough Target	Progress	Source of Information
RETAIL VACANCY RATE IN TOWN CENTRES.	Maintain the retail vacancy rate below the national average for the monitoring period.	<ul style="list-style-type: none"> ■ National vacancy rate for Town Centres in Great Britain: 12.4% (British Retail Consortium Q2 2020) ■ Mitcham: 8.6% ■ Morden: 5.6% ■ Wimbledon: 13.3% 	Merton's Monitoring Datastore 2020. British Retail Consortium 2020.
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 10.2% ■ Motspur Park: 3.3% ■ North Mitcham: 3.5% ■ Raynes Park: 6.3% ■ Wimbledon Village: 3.7% ■ South Wimbledon: 7.9% ■ All of the neighbourhood parades: 7.8% 	Merton's Monitoring Datastore – Retail Survey 2020
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: 51.0% (central frontage) and 56.1% (core frontage) ■ Mitcham: 60.3% 	Merton's Monitoring Datastore – Retail Survey 2020

	<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"> ▪ Morden: 50.7% ▪ Arthur Road: 60.87% ▪ Raynes Park: 58.70% ▪ Wimbledon Village: 62.2% ▪ Motspur Parks: 58.8% ▪ North Mitcham: 66.67% <p>Total commercial uses in Secondary shopping frontages:</p> <ul style="list-style-type: none"> ▪ Wimbledon: 80.9% ▪ Mitcham: 89.5% ▪ Morden: 83.3% ▪ Arthur Road: 100% ▪ Raynes Park: 75% ▪ Wimbledon Village: 80.00% ▪ Motspur Park: 78.6% ▪ North Mitcham: 84.5% <p>All Neighbourhood Parades are above the minimum 30% A1 use class target (48.9% in 2020).</p>	<p><i>Note: this monitoring period pre-dates the introduction of Use Class E on 1st September 2020</i></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 6 office spaces caused by Prior approval from office to residential permitted development rights resulting in the creation of 20 new homes. 	<p>Merton's Monitoring Datastore</p>

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** shows how retail vacancy increased in designated town centres and local centres in 2020, in particular Wimbledon town centre, where the vacancy rate of Centre Court Shopping Centre exceeded 30%.

Graph 5.1 Vacancy rates in Merton's town centres and local centres

Vacancy rates in Merton Town Centres and Local Centres



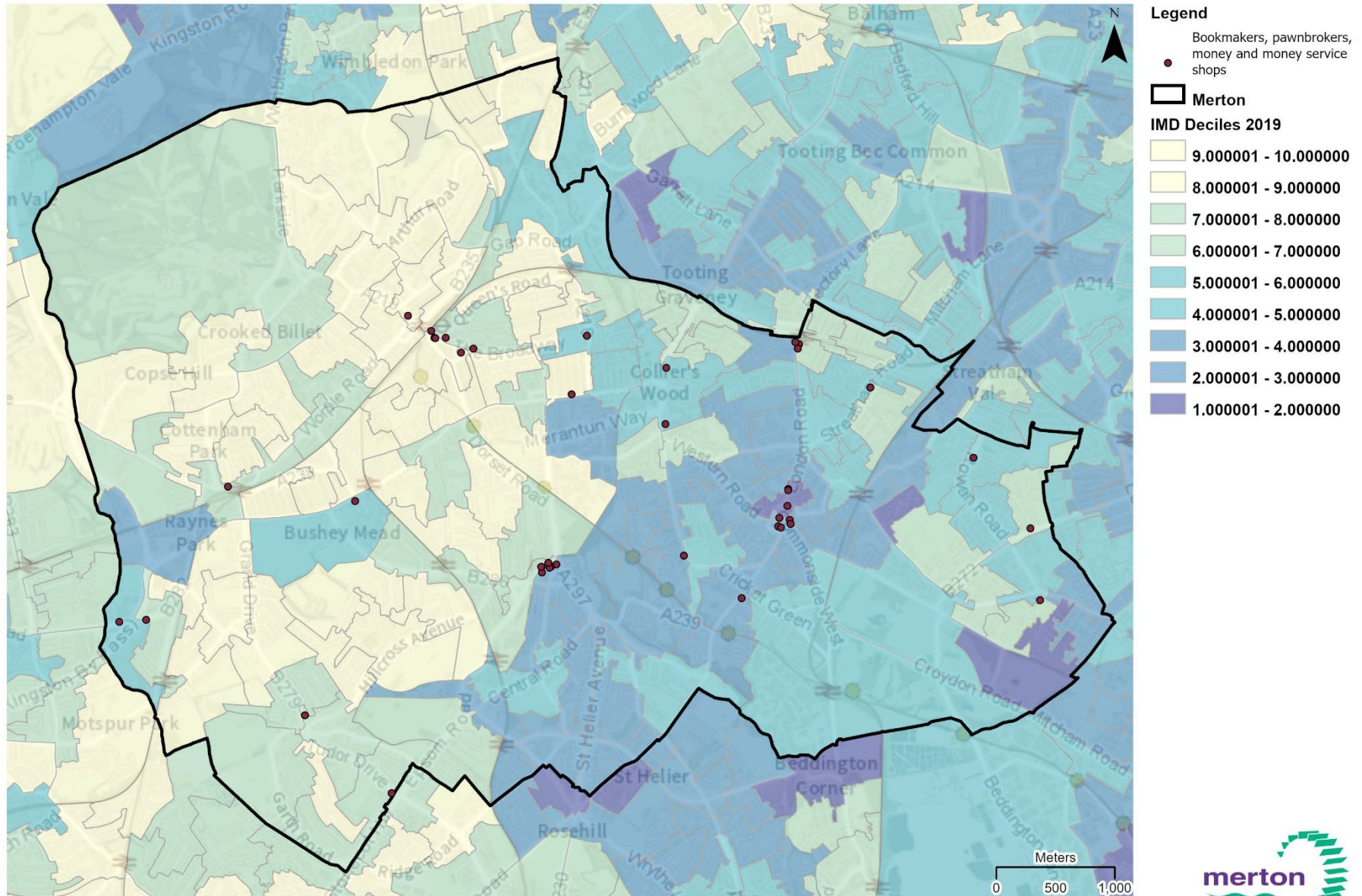
	2015	2016	2017	2018	2019	2020
Mitcham Town Centre	5.3%	5.9%	7.0%	5.9%	7.5%	8.56%
Morden Town Centre	3.9%	2.8%	3.4%	5.6%	4.5%	5.59%
Wimbledon Town Centre	4.0%	3.6%	4.3%	3.3%	5.0%	13.25%
Arthur Road Local Centre	2.4%	0.0%	9.8%	7.3%	0.0%	0.00%
Colliers Wood Urban Centre	9.4%	8.7%	9.4%	11.8%	9.4%	10.24%
Motspur Park Local Centre	13.3%	6.7%	0.0%	3.3%	3.3%	3.33%
North Mitcham Local Centre	1.7%	3.4%	3.4%	3.4%	3.4%	3.45%
Raynes Park Local Centre	3.8%	2.5%	0.0%	1.3%	2.5%	6.33%
Wimbledon Village Local Centre	8.0%	6.6%	4.4%	2.2%	3.6%	3.65%
South Wimbledon Local Centre	10.5%	5.3%	5.3%	6.6%	6.6%	7.89%

5.1. Hot food takeaways, betting shops and money services shops are three types of uses that are monitored separately of all the rest town centre uses. **Table 5.2** shows the number and proportion of these uses in Merton and the number granted planning this financial year. The map in **Figure 5.2** shows the location of betting shops, pawnbrokers and money service shops and the Index of Multiple Deprivation 2019.

Table 5.2 Takeaways and betting shops

2018/19	Total number in Merton (2020 shopping survey)	Number granted planning permission in 2019/20
Hot food takeaways	134 (6% of shop units)	2
Bookmakers, pawnbrokers, money and money service shops	34 (1.5% of shop units)	0

Figure 5.2 – Location of bookmakers, pawnbrokers, money and money service shops with the Index of Multiple Deprivation Deciles 2019



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- 5.2. During the monitoring year, 85 commercial schemes have been completed and 57 have been started. **Table 5.3** shows the completed and started permissions, and the proposed floor space per class use. Permissions of over 1,000sqm include office schemes at Wellington House, Wimbledon Hill Road and 22-24 Worple Road, and the Cricket Green School extension. The new Wimbledon Stadium is still under construction.

Table 5.3 Starts and Completions

2019/20	Completions		Started and not completed	
	Permissions	Floorspace (proposed gross sqm)	Permissions	Floorspace (proposed gross sqm)
A1-A5	41	- 2,283.30	27	- 2,976.20
B1	16	7,414.80	11	3,611.70
B2-B8	6	- 2,458.00	1	- 4,296.60
C1	1	663.00	-	-
D1	10	19,525.90	10	19,366.40
D2	7	15,433.30	3	17,924.50
SG	4	12,605.30	5	14,481.80
Loss to C3	39	- 1,943.00	27	- 4,471.90
Total	85	50,901.00	57	48,111.60

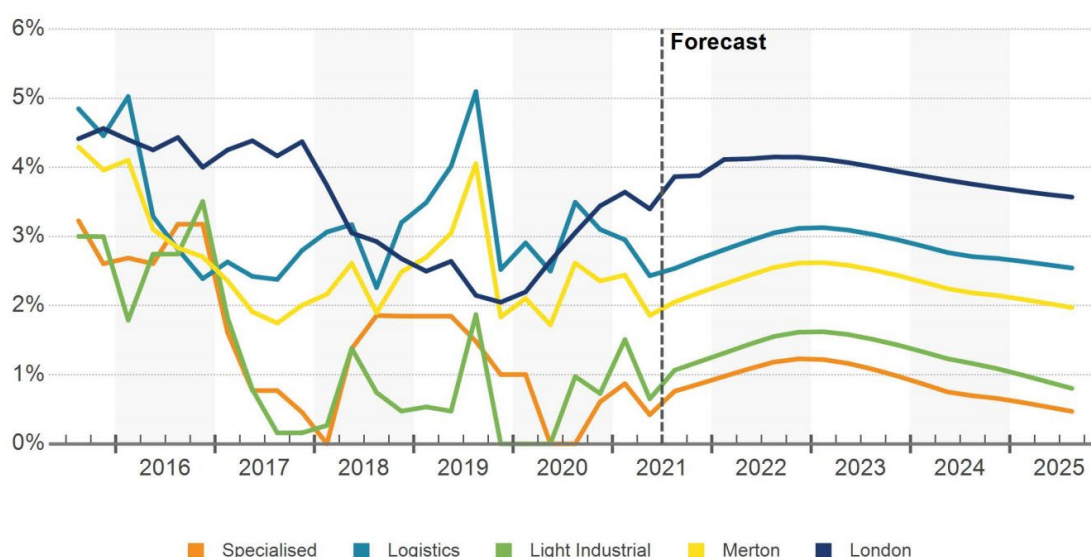
Industrial market in Merton

- 5.3. Fuelled by a combination of robust occupier demand and limited supply, the Merton industrial submarket has seen marked vacancy compression over the past decade. As a result, vacancies were lower than pre-financial crisis levels in early 2020, with positive net absorption outpacing scarce new supply additions. However, the onset of the coronavirus has largely disrupted these dynamics in the submarket, with vacancies rising into 2021.
- 5.4. Leasing activity has slowed over the past year, with only a few notable deals taking place since mitigation measures initially came into effect last spring. However, despite this slowdown, the submarket's fundamentals remain tight, with current vacancies still well below both historical averages for the submarket and the wider London average. These tight conditions could also help support rental values in the submarket. While growth is predicted to continue moderating this year, it is expected to remain positive before picking up in the medium term. There have been several new deliveries in the submarket over the past year or two. Developed speculatively, these projects are likely to remain available in the near term due to the outbreak, though once market conditions begin to normalise, they are well placed to capitalise on demand.
- 5.5. Like the occupier market, investment activity slowed initially due to the crisis, though activity has started to pick up in recent quarters. Indeed, 21Q1 recorded the strongest investment volumes in over a decade, with one standout sale and leaseback transactions posting a record low net initial yield for the submarket driving volumes.
- 5.6. Vacancies in the Merton industrial submarket have seen marked improvement over the past decade. Periods of strong positive net absorption have outpaced the limited new supply that has come online, and coupled with the removal of swathes of inventory, Merton has seen steady vacancy compression, from near double digits in 2011 to lows of sub-2% last year.

- 5.7. The impact of the coronavirus has disrupted market activity over the past year, though, with leasing activity slowing. As a result, net absorption has been relatively weak and has applied upwards pressure on vacancies, which are now rising. Vacancies are forecast to continue this rise throughout this year and into 2022, though remain relatively tight compared to historical levels and below the London Market average. Indeed, current levels are around 1.7%.
- 5.8. One notable commitment to the submarket just prior to the initial lockdown last year helped curb this vacancy rise to an extent, with online supermarket Ocado taking 33,000 SF at the recently refurbished 2 Jubilee Way in March. Aside from this, there have been few other notable deals over the past year. The only other 10,000- SF-plus deal was St George's University Hospital NHS Foundation Trust's 23,000-SF letting of 141 Garth Road in November. Tight conditions have been present for the past few years in the submarket, with available space generally letting quickly. A notable example of this demand was one of the largest move-outs recently at units 6 and 7 (41,000 SF) of The Willow Centre in early 2019. The space was let within months and was occupied by Zafron Foods in October 2019. The centre is located adjacent to Mitcham Junction Station and has been a popular location for new occupiers in recent years.
- 5.9. Central Merton has seen a number of deals of late, with several industrial parks located south of South Wimbledon and west of the River Wandle seeing strong demand. These include Saxon Business Centre, Windsor Park and Tramlink Park. New occupiers include Gandy International, SDS, Belderbos Landscapes and Forever Young. These recent trends could bode well for newly delivered space in the submarket once market conditions start to normalise in the wake of the outbreak. The most recent delivery in the submarket was Workspace Group's speculative delivery of Rainbow Industrial Park (21,000 SF) in early 2020. The project was built on the former site of a park of the same name and is currently available. The Lombard Road Industrial Estate (31,000 SF), the largest delivery in 2019, also remains available.

Industrial vacancy rate in Merton by type

VACANCY RATE



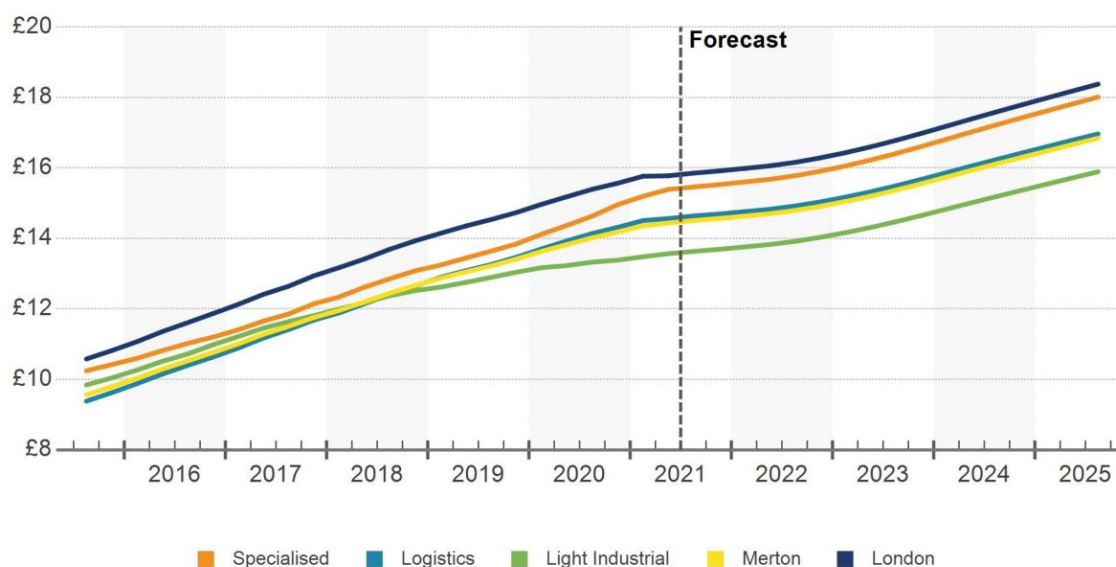
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- 5.10. The industrial sector as a whole has seen rapid growth over the past decade, and the Merton industrial submarket has been no different. It has mirrored the wider London market trend, with rents expanding in double digits in 2016–17 before moderating in the years since. Growth is expected to continue to slow throughout 2021, too, with the coronavirus's impact on leasing activity forecast to continue to drag on rental expectations.
- 5.11. As with many submarkets, logistics space has driven rent growth, with almost three-quarters of the submarket's inventory falling into this segment. Subsequently, submarket rental growth follows logistics movement closely. While growth has decelerated in line with market trends, it remains positive in 2021. The specialised industrial and light industrial subsectors have followed a similar growth movement in this time, with rapid growth easing to slower expansion.
- 5.12. Rental rates, buoyed by the rapid expansion seen in recent years, are at all-time highs in the submarket, currently at £14.40/SF. This level represents a cumulative increase of almost 50% over the past five years, but despite this, the submarket remains among the most affordable in the capital. Rents here offer a discount to neighbouring submarkets of Wandsworth, Lambeth, Sutton and Richmond & Kingston upon Thames, though the submarket does let at a marginal premium to the Croydon Submarket.
- 5.13. The relatively limited supply of new space has seen rents for new or even older refurbished spaces performed in recent years. The most notable rent of late was Elev8 Global's 3,000-SF letting at the Rainbow Industrial Estate (built in 2020) in January 2021 at an achieved rent of £21.10/SF. The Falcon Business Centre also secured a number of notable deals, with incoming occupiers Spring Box London, Kerb Food and Personalised Gifts taking space in December 2020 and March 2021 for achieved rents of £15/SF.

Merton industrial market rent per square feet

MARKET RENT PER SQUARE FEET



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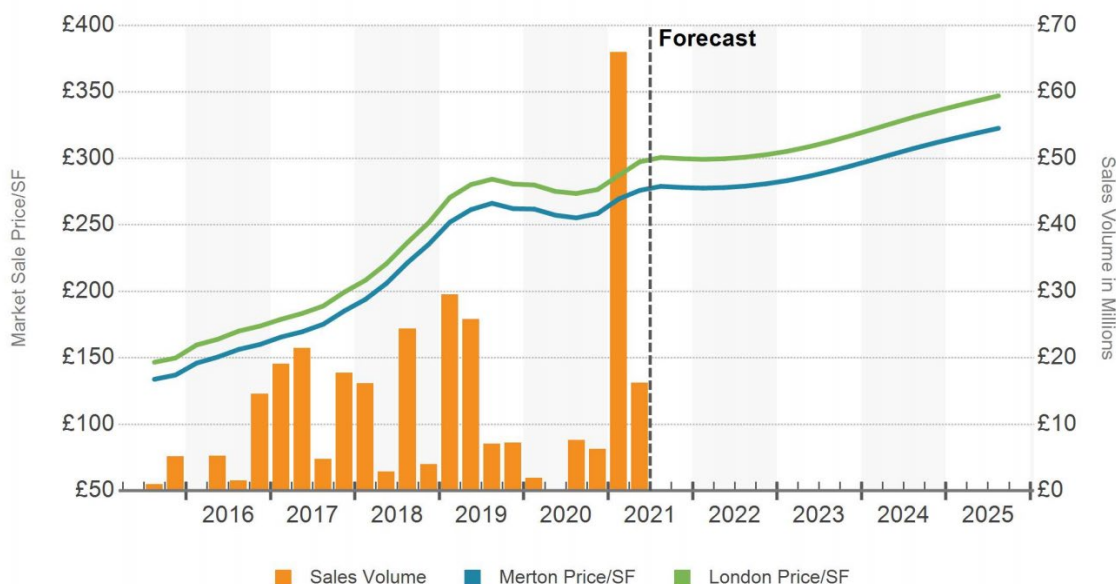
- 5.14. Merton contains around 6 million SF of industrial stock, the majority of which is categorised as logistics space. The submarket's largest units are clustered in parks in Summertown, in South Wimbledon and near Mitcham Junction. Notable occupiers include Sita UK, Elbrook

(Cash & Carry), Homebase and Amazon.

- 5.15. Despite robust demand and improving occupier fundamentals in the submarket, new supply additions have been infrequent in the submarket over the past decade. Inventory fell in the five years before 2020, with several large demolitions and conversions to alternative use removing stock. Some new supply did finally arrive recently, with around 21,000 SF speculatively developed at Rainbow Industrial Park in early 2020. The space is currently available at the top end of the submarket's rental range at circa £24/SF and has been letting well. While the coronavirus could see some of these units remain available over the coming months, pre-outbreak demand bodes well for their lease-up once more normal market conditions return.
- 5.16. Prior to these most recent deliveries, the last new additions came following the demolition of 5-7 Lombard Road (totalling 28,000 SF) and 29 Deer Park Road (36,000 SF) in 2015. The former was developed into 10,000 SF in 2016, and the latter, making way for John Wycliffe House (23,000 SF), delivered in 2015. It is currently around 50% let to Burke & Wills Removals. Refurbishments have also been relatively infrequent in recent years, though 2 Jubilee Way (32,000 SF) did complete works in early February 2020, before quickly letting to Ocado. Prior to this, the last notable works completed in 2014. The most significant of these were at the Macham Industrial Estate, with around 68,000 SF (built in 1974), and the Boundary Business Court, with 38,000 SF, completing extensive refurbishments that year. The latter has since seen a flurry of occupier activity at top-end rents.
- 5.17. Investment activity in Merton's industrial submarket has picked up markedly in recent quarters. Following easing activity in late 2019 and early 2020, several standout deals in recent quarters have driven volumes to decade highs. Indeed, two standout deals in early 2021 have sent sales volumes in the market over the past 12 months to more than £80 million — well ahead of the submarket's 10-year average of £30 million.

Merton industrial sales volume and market sale price per square feet

SALES VOLUME & MARKET SALE PRICE PER SF



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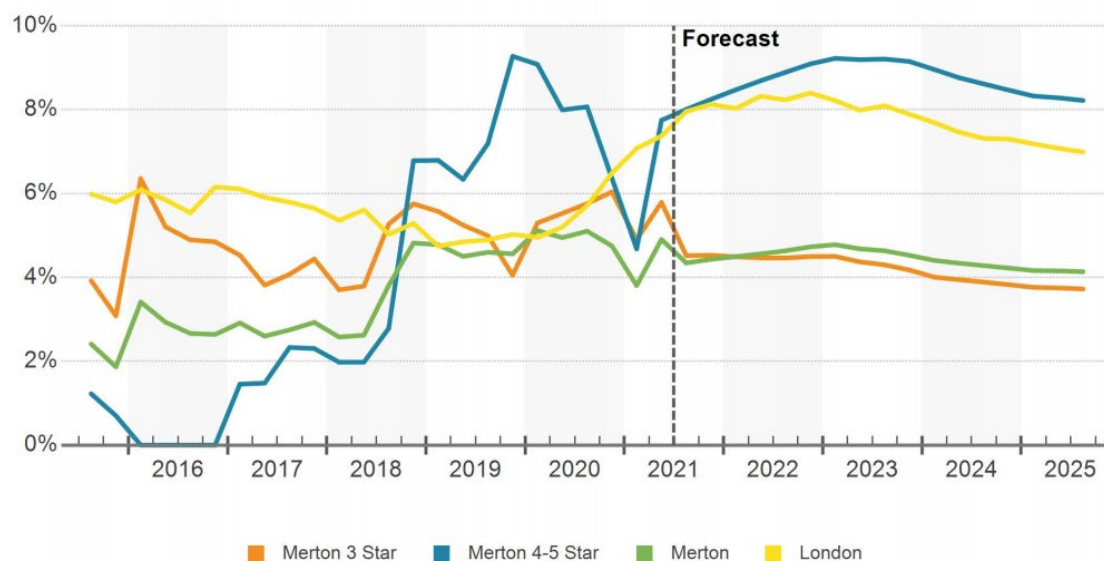


Office market in Merton

- 5.18. The impact of the pandemic on Merton's occupier market was notable last year, with leasing activity falling to a 15- year low. Fewer deals meant that net absorption was negative and continued to apply upward pressure on vacancies. This pushed already rising vacancies to the highest level since 2016 last year. This said, confidence seems to be building in the sector more recently, with a handful of notable deals starting to compress vacancies, and more broadly the UK's gradual easing of restrictions and the continued rollout of the vaccine.
- 5.19. Rental growth had already been reacting to rising vacancies pre-pandemic, with growth falling away from rapid increases several years ago. This movement is in line with the wider London market trends, though it came later than much of the capital. One factor for prolonged growth has been the submarket's scarcity of new supply, with more lost to demolitions or conversions than built since the financial crisis. In lieu of new modern office space, refurbishments have been a popular value-add opportunity of owners, often commanding top-end rental values.
- 5.20. Investment activity has also been low of late, though momentum had already been sluggish due to the combination of political and Brexit-related uncertainty the year prior. This uncertainty, coupled with limited investment-grade stock, limited investment volumes, with only one notable exception of late.
- 5.21. Vacancies have started to compress in Merton's office inventory over the past few quarters. A resurgence of demand in recent months has led this decline, following on from a period of primarily negative net absorption and rising vacancies since 2015. The pandemic saw vacancies continue to rise in 2020, with many businesses in cash preservation mode, though some deals were still getting done.
- 5.22. The most notable deals to take place recently were in early 2021, with Domestic & General Group's 37,000-SF renewal of Swan Court in January and the 37,000-SF letting of 265 Burlington Road in March the most significant. The deals are a boost for confidence in the submarket, with take-up for 21Q1 the strongest since 2015. The rollout of the vaccination programme and the gradual easing of restrictions will also be positives for landlords with more demand expected to rebound later this year.
- 5.23. There were also a number of notable deals last year, which kept leasing activity in touch with the submarket's historical 5-year average, albeit slightly below it. Notable deals came from the medical field, including HPD's 12,000-SF letting at 22-24 Worple Road in July. The property has attracted notable demand of late, also securing an 8,000-SF letting to orthopaedic specialities Fortius Group in January. The property completed an extensive refurbishment in 2019, and with limited notable supply coming online in the submarket since the financial crisis, has been able to attract top-end rental values.
- 5.24. Demand for higher-rated inventory has been strong in the submarket recently. As noted, limited notable developments over the past decade has meant quality offerings are in low supply. This, coupled with the flight to quality seen over the past year or two, has seen the vacancy rate in this quality segment to halve (to 5%). Owners have been responding to this supply deficit, with refurbishments ramping up in recent years. The aforementioned Worple Road works following projects including Wellington House, Pinnacle House and the Nelson Local Care Centre.

Merton office market vacancy rate

VACANCY RATE



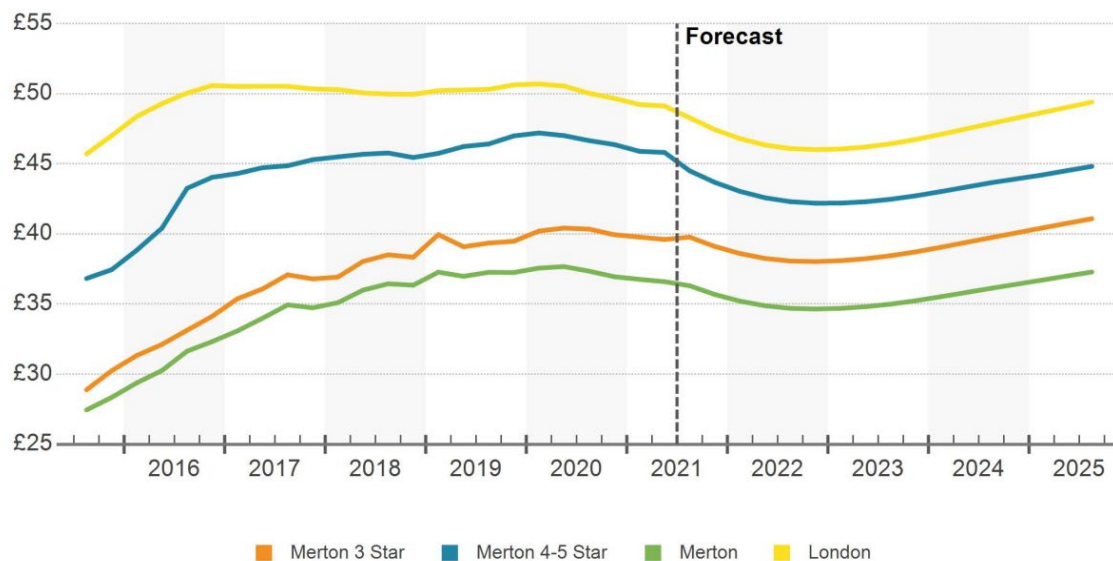
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- 5.25. Rents in Merton's office market have broadly followed that of the London average over the past decade. Strong expansion several years ago was replaced by sharp deceleration, before finally slipping into losses in mid2020. This slowdown came almost two years after the rest of the capital, suggesting that limited supply prolonged landlords' ability to push higher rents in higher quality space, a trend seen in other supply-constrained areas, particularly in south London. The coronavirus is expected to see losses persist into 2022 before gently picking up thereafter.
- 5.26. Rental values are currently at around £37.00 /SF. At this level, rents are around a quarter above levels five years ago, making the submarket one the most expensive south of the Thames. Average rental values here are more than 30% higher than in neighbouring Croydon, Sutton and Kingston upon Thames. The submarket also commands a small premium on the Southern Fringe and Richmond upon Thames submarkets, though rents are at a notable discount to the two Southbank submarkets.
- 5.27. One factor that has helped prop up rents here has been the limited new development over the past decade. There have only been a handful of deliveries in this time, with just two projects larger than 10,000 SF. There have also been several notable removals of stock in this time, with a wave of office-residential conversions removing inventory. This lack of high-quality space has enabled refurbished space to command top-end rental values. Among the highest asking rents in the submarket are at Central House on Alwyne Road at £53.50/SF and Wellington House on Wimbledon Hill Road from £55/SF-£57.50/SF.

Merton office market rent per square feet

MARKET RENT PER SQUARE FEET



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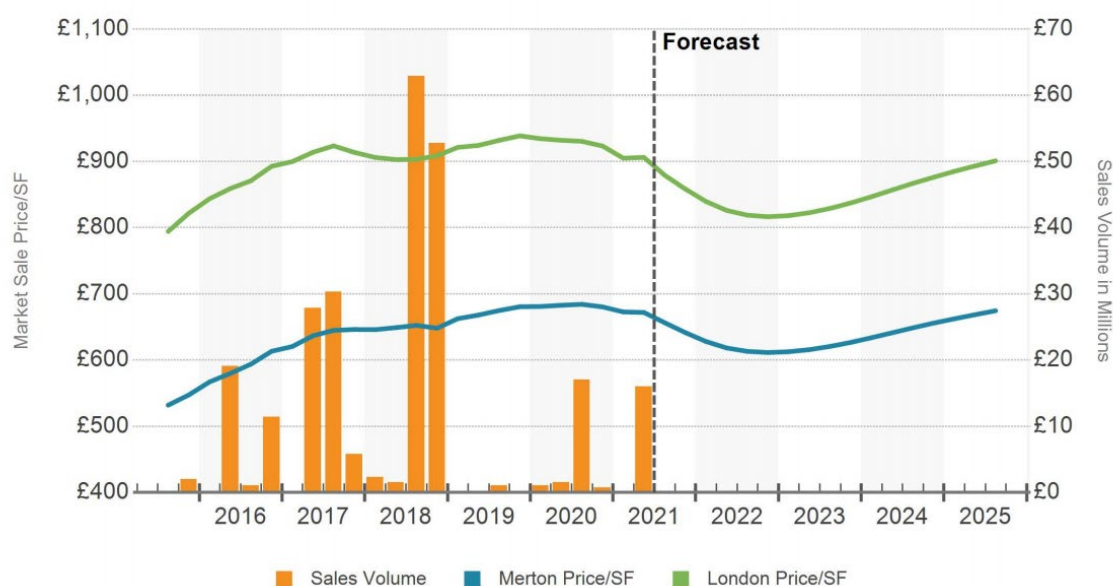
- 5.28. Merton has been starved of large-scale development over the past decade, a theme common across much of south London. This lack of new supply has also been exacerbated by the large removal of stock from the submarket's inventory through demolitions and conversions. More than 200,000 SF of space has been removed since 2012, compared to less than 30,000 SF of new deliveries. Among the most notable inventory losses came from conversions at Abbot Court (56,000 SF) and Brown & Root House (89,000 SF), which were repurposed for education and residential use, respectively.
- 5.29. The most recent delivery in the submarket was the ground floor of 223 Streatham Road, a primarily residential property. The commercial space (suitable for A1, B1 and D2 use) totals around 3,000 SF and completed in early 2020. Over the past five years, the only new supply addition larger than 10,000 SF was Hatton House, a 17,000-SF office building completed in mid-2016. However, there have been several notable refurbishments in this time, with 22-24 Worple Road (44,000 SF) and Wellington House (30,000 SF) the most recent, completed in 2019. The former is letting well, while the latter was snapped up by software firm Intelliflo with asking rents of £57.50/SF. Other notable refurbishments to complete in recent years include Pinnacle House (44,000 SF) in 2017, which was fully let to Unibet upon completion, and the Nelson Local Care Centre (66,000 SF), which completed works in 2015.
- 5.30. There is little else in Merton's development pipeline, meaning little upward pressure on vacancies from construction. This could encourage some landlords and developers to undergo refurbishment works if demand starts to pick back up in the wake of the coronavirus. Investment activity has been sluggish over the past couple of years. The impact and uncertainty of the coronavirus has compounded wider economic and Brexit related uncertainty, which had already been depressing volumes. These factors against a backdrop of limited quality supply has meant volumes have been below the submarket's long-term averages over the past couple of years.
- 5.31. There have been few deals in 2021, though there was one standout deal recorded last year. The most notable of these was NorthWest Healthcare Properties REIT's acquisition of Cancer Centre London on Parkside as part of a wider London portfolio. The Canadian public

company purchased the 18,000-SF property from NMC Healthcare and Aspen Healthcare for around £17 million in a distress sale in August 2020.

- 5.32. Aside from this however, only a handful of other deals have taken place of late, such as the £3 million sale of Phoenix House on Amity Grove. Heritage Land Capital completed the acquisition from Sunstone Properties in April, with a view for residential conversion. The sale price represents the land value of the site. Few other transactions have surpassed £1 million.
- 5.33. Activity was expected to start picking up across the sector in early 2020 as the UK's economy gets going again, but the reintroduction of tighter restrictions in the final months of 2020 and the reintroduction of the national lockdown in January, mean it is likely to take some time before investors are comfortable enough to return to the table for value-add opportunistic plays, which are common in the submarket.

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

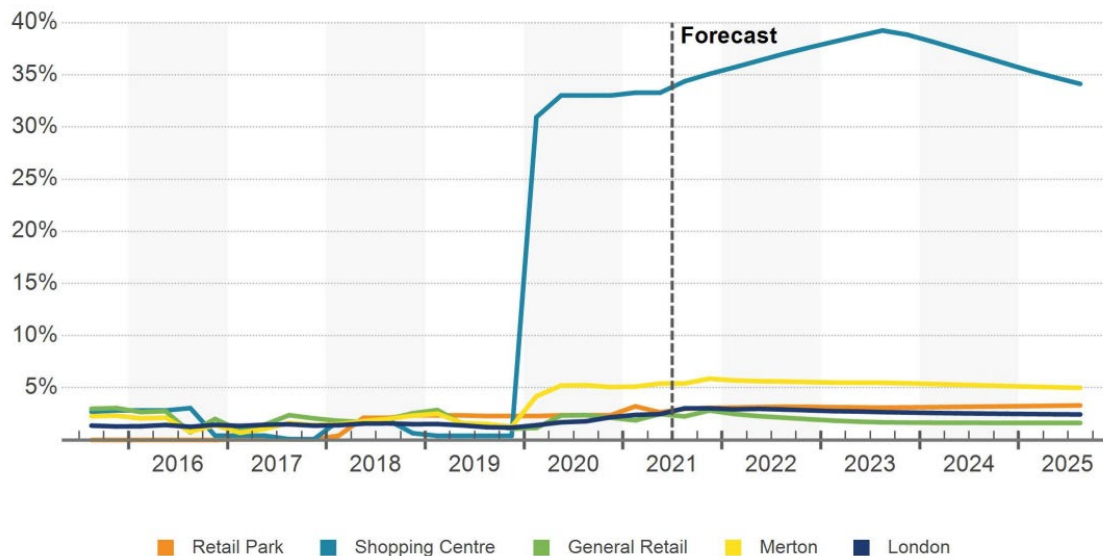
- 5.34. Retail vacancies in Merton were above the five-year average during the third quarter, but they were essentially unchanged from this time last year. The rate also sits above the overall market's average. Meanwhile, retail rents have fallen on a year-over-year basis, dropping by -2.9%. As for the pipeline, development has been relatively steady over the past few years in Merton, and it remains up and running today. Retail properties trade with regularity in Merton, and that remained the case in the past year. At £459/SF, market pricing is considerably lower than the region's average pricing. However, the pandemic has led to heightened uncertainty in commercial real estate, and retailers, in particular, may be the most susceptible to continued turbulence in the coming months. Its effects are likely to linger for the foreseeable future, impacting demand, rent growth, and the capital markets in the process.

KEY INDICATORS

Current Quarter	NIA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Shopping Centre	365,148	33.3%	£71.17	3.4%	0	0	0
Retail Park	873,480	2.6%	£25.35	2.1%	0	0	0
General Retail	2,668,007	2.4%	£32.68	4.9%	1,363	0	27,554
Submarket	3,906,635	5.4%	£34.63	4.2%	1,363	0	27,554

Merton retail market vacancy rate

VACANCY RATE

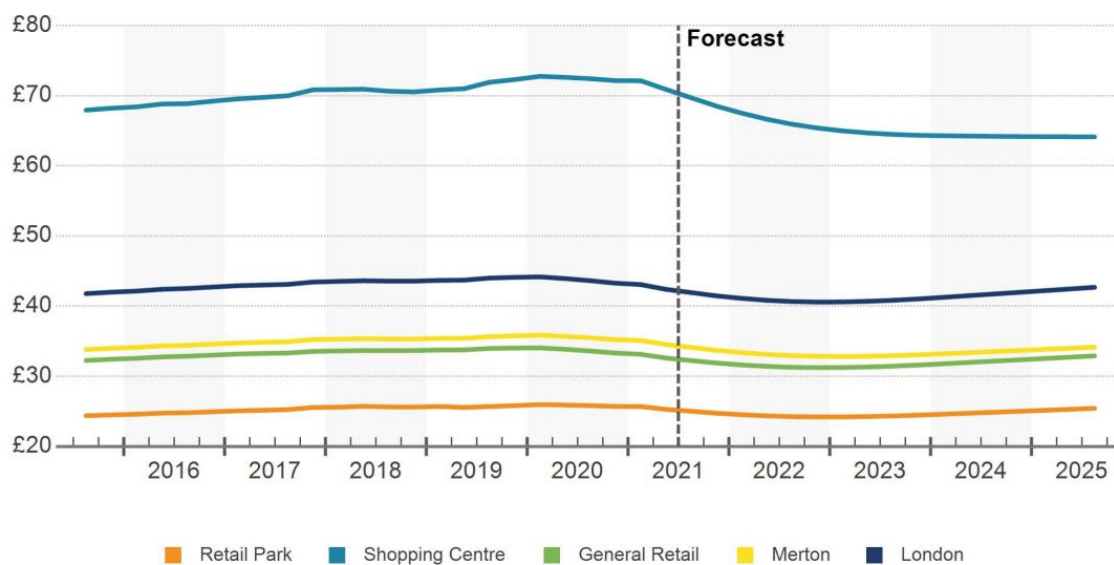


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Merton retail market rent per square feet

MARKET RENT PER SQUARE FEET



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6. LOCAL ENVIRONMENT

Headlines

- 33% of Merton's area is designated as parks, commons, playing fields or other green infrastructure.
- 99.6% of Merton's area is within less than 400m distance from a publicly accessible open space

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, 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 99.6% of Merton's total area is in less than 800m distance from open space 	<p>Merton's Monitoring Datastore, Policies Map GIS Datastore</p> <p>Merton Open Space Strategy web page</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 years prior to 31/3/2015 (X): 37 Total number of Local Sites in area (Y): 57 	DEFRA

Indicator	Borough Target	Progress	Source of Information
MITIGATION AND ADAPTATION TO CLIMATE CHANGE	<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>A review of climate policies for the local plan is underway following setting of decarbonisation targets as part of the Council's Declaration of Climate Emergency.</p>	<p>Carbon offset contributions totalling £42,634.82 were received in 2019-2020.</p> <p>More details on Merton's mitigation and adaptation to climate change is available here:</p> <p>https://www.merton.gov.uk/planning-and-buildings/sustainability-and-climate-change</p>	<p>Merton's S106 Monitoring Datastore – see table 7.2</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 is not aware of any planning permissions granted contrary to the advice of the Environment Agency (EA). Merton has published a new Strategic Flood Risk Assessment (SFRA) Level 1 in 2015 and Level 2 in 2017. Merton is looking to refresh the SFRA to take account of new climate change allowances in 2020.</p> <p>This will form the evidence base to support the new local plan in 2020/21. The council has undertaken detailed flood risk investigations at ten locations (required under Section 19 of the Flood & Water Management Act 2010, working alongside Thames Water and the Environment Agency. This information is available via the Council's website.</p>	<p>Merton's Lead Local Flood Risk Authority (LLFA)</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</p>	<p>Merton Council and 15 other local authorities across England worked with Robert Bray Associates and McCloy Consulting to produce the SuDS Design and Evaluation Guide 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>DEFRA and DCLG</p>

Indicator	Borough Target	Progress	Source of Information
	demonstrate an overall reduction in runoff rates, taking climate change into account.	<p>The SPD has been adopted by the Council. All major developments, have been commented on by Merton's LLFA and have successfully included SuDS proposals to reduce runoff rates.</p> <p>Merton and the GLA have produced a drainage proforma which is available on the GLA website and should accompany all planning applications where drainage strategies are required.</p>	

7. LOCAL INFRASTRUCTURE

Community infrastructure levy and planning obligations

- 7.1. 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.
- 7.2. Merton's Infrastructure Funding Statement (IFS) for Financial Year 2019-20 was published on the 16th of December 2020 and is available here:
https://www.merton.gov.uk/Documents/FY19-20_IFS_Report_Merton_FINAL_V1.0.pdf
- 7.3. It should be noted that CIL is only payable from when development starts (not from the date that planning permission is granted.)
- 7.4. 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.

Planning Obligations

- 7.5. 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.
- 7.6. Tables 7.1 and 7.2 list planning obligations secured for affordable housing and carbon offset measures during 2019/10.

Table 7.1 Affordable Housing planning obligations secured 2019/20

Site	Planning App Reference	Required Usage	onsite affordable dwellings	onsite affordable housing (% of overall dwellings)	Viability Review Mechanism notes	Other notes "RP" = Registered Provider of Affordable Housing
52-54 Wandle Bank, Colliers Wood SW19 1DW	18/P3780	Affordable housing onsite	1 Social Rent, 3 Shared Ownership	9%	Early and late stage viability reviews. Substantial Completion would need to have occurred by 31 October 2021 to avoid Early Stage Review and additional affordable housing units to be secured onsite subject to suitable scheme with financial contribution paid covering surplus not applied to the onsite units. Late Stage Review triggered at the point that 75% of the dwellings have been disposed. Share of surplus to be paid as a financial contribution to the Council for provision of affordable housing.	
Haslemere Industrial Estate, Ravensbury Terrace, Wimbledon Park	16/P2672	Affordable housing onsite	15 Affordable Rented 7 Shared Ownership	17%	Early and late stage viability reviews. Substantial Implementation would need to have occurred by 22/09/2021 to avoid the Early Stage Review. Late Stage Review is triggered upon	3 x 1 bedroomed Intermediate Housing Units; 4 x 2 bedroomed Intermediate Housing Units; 8 x 1 bedroomed Affordable Rented Units; 7 x 2 bedroomed Affordable Rented Units;

Clarion Estates Outline Planning Permissions - Ravensbury, Eastfields and High Path.	17/P1717 17/P1718 17/P1721	Affordable housing onsite	Indicative provision (at outline stage) shown in "other notes" section	Ravensbury 55% Eastfields 33% High Path	Reappraisals based on milestones in delivery for each site, with surpluses to be used for onsite provision within site or if that's not possible offsite but within Clarion Estates land.	Ravensbury: 110 Affordable Rented Units, 55% Eastfields: 262 Affordable Rented Units, 33% High Path: 1039 Affordable Rented Units, 21%
Total affordable dwellings secured 2019/20			1,437	50%		

Table 7.2 Carbon Offset planning obligations secured 2019/20

Site	Planning App Reference	Amount	Terms
94-96 Haydon's Road/ 1-3 Quicks Road, South Wimbledon	15/P4595	£2,214.00	For carbon offset purpose
Wimbledon Stadium, Plough Lane	14/P4361	£21,659.69	For carbon offset purpose
96 Church Road Mitcham, CR4 3BW	19/P0191	£28,513.55	For carbon offset purpose
Total Carbon Offset secured 2019/20		£52,387.24	

Transport and Public Realm

- 7.7. Based on Merton's Core Planning Strategy, the primary transport objective for the borough is to make Merton a well-connected place where walking, cycling and public transport is the modes of choice when planning journeys. The improvements and progress made to achieve this objective are presented below.
- 7.8. The Councils newly 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 Emerging Action Plan.
- 7.9. Table 7.3 summarises some key project streams towards achieving Merton's strategic transport objectives.

Table 7.3 Transport and public realm works monitoring

Project	Progress
Figges Marsh Junction Improvement	This junction redesign is now completed. It has removed the former part time signalised roundabout to improve bus journey time reliability and reduce congestion. All arms now incorporate dedicated pedestrian crossing facilities and advance cycle stop lines to support walking and cycling as well as improving road safety. For further see https://www.merton.gov.uk/streets-parking-transport/traffic-management/consultations/figges-marsh-junction
Crossrail 2	Crossrail 2 is a strategically important infrastructure investment that will provide a significant uplift in rail capacity and connectivity across South West London. A regenerated Wimbledon Station will form a pivotal regional gateway and support major growth opportunities in the town centre and surrounding neighbourhoods. The Council worked with TfL to explore scheme options to deliver borough aspirations. These discussions also examined infrastructure requirements in advance of the town centre at Raynes Park and Motspur Park Stations and intermediate level crossings. A core requirement is to minimise impacts on the local economy and employment opportunities. In the absence of further funding the scheme is now on hold, although the safeguarding of the route could be refreshed in 2021/22. Further information can be found in the Crossrail 2 website .
Tram	To improve connectivity and to support future growth the council worked with TfL and London Borough of Sutton to develop a number of route alternatives for Sutton Link. A public consultation

Electric Charge Points	<p>took place in October 2018, which presented a several bus rapid transport (BRT) and tram options. The emerging preference is for a tram scheme to Colliers Wood via Morden Road and Church Road. Work also continued on finding a solution to the significant funding gap. See https://consultations.tfl.gov.uk/trams/sutton-link/</p> <p>To promote a cleaner and healthier environment and the uptake of cleaner vehicles the Council has promoted a mix of electric vehicle charging solutions, including fast, rapid and slow charge points The Council also made a successful bid to the GO Ultra Low City Scheme (GULCS) for 20 lamp column chargers and worked with TfL to assess a number of rapid charger sites, including 2 in Wimbledon. See https://www.zap-map.com/. The Council also encourages the installation of EVCP's through its planning policies for new development.</p>
Car Clubs	<p>Car clubs can help shift people away from private car ownership. Several car club providers and user models operate in Merton including back to base, point to point and floating. Membership continued to increase annually with over 8000 members with between 60 - 80 vehicles a day operating in the borough. Due to market consolidation new providers delayed launching or discontinued their operations at the later end of 2019/early 2020.</p>

Road Maintenance

- 7.10. During the monitoring year just under £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 7.4 details road maintenance spending.

Table 7.4 Road Maintenance spending

Resources	Actual spending			Budget allocation & estimation	
	2016/17	2017/18	2018/19	2019/20	2020/21
Financial Year	2016/17	2017/18	2018/19	2019/20	2020/21
TfL	570,000	600,000	100,000	134,468	80,000
LBM Capital	2,659,000	2,590,000	2,706,856	2,824,435	2,255,000
LBM Revenue	696,010	680,000	687,009	855,835	690,000
Total	3,925,010	3,870,000	3,493,865	3,814,738	3,025,000

APPENDIX A: HOUSING TRAJECTORY LIST OF SITES

COMPLETED SITES 2019/20

Application Reference	Place Name	Street Number	Street Name	Postcode	Ward	Net gain
13/P1038		7 to 9	Darlaston Road, West Wimbledon	SW19 4LF	Hillside	-1
12/P1144		28	Lingfield Road, Wimbledon	SW19 4PU	Village	-3
12/P2536		30A	Parkside, Wimbledon	SW19 5NB	Village	-3
17/P0447		63 &65	Dora Road, Wimbledon Park	SW19 7EZ	Wimbledon Park	-1
17/P2534		45	Chatsworth Avenue, Wimbledon Chase	SW20 8JZ	Merton Park	-1
17/P3116		35 and 37	Durham Road, West Wimbledon	SW20 0QL	Raynes Park	-1
18/P0339		26	Waldemar Road, Wimbledon Park	SW19 7LJ	Wimbledon Park	-1
19/P0275		132	Dora Road, Wimbledon Park	SW19 7HJ	Wimbledon Park	-1
19/P0622		64	Bathgate Road, Wimbledon Village	SW19 5PH	Village	-1
20/P0149		47	Dorset Road, Merton Park	SW19 3HE	Merton Park	-1
14/P3132		8	Hazelbury Close, Merton Park	SW19 3JL	Merton Park	0
15/P2324		78	Arthur Road, Wimbledon	SW19 7DS	Wimbledon Park	0
15/p4629		25	Belvedere Avenue, Wimbledon Village	sw19 7pp	Village	0
15/P2852		16	Spencer Hill, Wimbledon	SW19 4NY	Hillside	0
15/P4782		9	Drax Avenue, West Wimbledon	SW20 0EG	Village	0
16/P1905	Pendragon	101	Arthur Road, Wimbledon	SW19 7DR	Wimbledon Park	0
16/P3278		15	Deepdale, Wimbledon	SW19 5EZ	Village	0
16/P3276		36	Raymond Road, Wimbledon	SW19 4AP	Hillside	0
16/P0907		3	Deepdale, Wimbledon	SW19 5EZ	Village	0
16/P4115		41a	Spencer Road, West Wimbledon	SW20 0QN	Raynes Park	0
16/P4205		9	High Cedar Drive, West Wimbledon	SW20 0NU	Village	0
16/P3595		8	Bathgate Road, Wimbledon Village	SW19 5PN	Village	0
17/P1204		1A	Lingfield Road, Wimbledon	SW19 4QA	Village	0
17/P2462		15	Marryat Road, Wimbledon	SW19 5BB	Village	0

17/P1086		12	St Mary's Road, Wimbledon	SW19 7BW	Village	0
17/P3325	135 & 135a		Cannon Hill Lane, Raynes Park	SW20 9BZ	Cannon Hill	0
18/P1186		3	McKay Road, West Wimbledon	SW20 0HT	Village	0
18/P1684		1	Hazelwood Avenue, Morden	SM4 5RS	St Helier	0
19/P2821		4	Hoylake Gardens, Mitcham	CR4 1ET	Longthornton	2.3
19/P2866		58	Cameron Square, Mitcham	CR4 3SH	Lavender Fields	2.3
19/P3219		14	Grosvenor Hill, Wimbledon	SW19 4SA	Village	0
20/P0486		11	Stanley Avenue, New Malden	KT3 6EW	West Barnes	0.7
17/P0992		572	Kingston Road	SW20 8DR	Dundonald	1
19/P0711		558	Kingston Road	SW20 8DR	Dundonald	1
19/P0575		10	Beulah Road	SW19 3SB	Dundonald	1
19/P4256	Central Kitchens	79	Craven Gardens	SW19 8LU	Trinity	1
16/P0557		206	Merton High Street, Colliers Wood	SW19 1AX	Abbey	1
14/P2510		77	Runnymede, Colliers Wood	SW19 2PG	Lavender Fields	1
15/P1464	Land adj and rear	121	Manor Road, Mitcham	CR4 1JD	Longthornton	1
15/P4380		17	Parkside Gardens, Wimbledon	sw19 5eu	Village	1
15/P0797	Grosvenor Court		Grosvenor Hill, Wimbledon	SW19 4RX	Village	1
15/P4801		12	Downe Road, Mitcham	CR4 2JL	Figge's Marsh	1
16/P1918		17	Ridge Road, Mitcham	CR4 2ET	Graveney	1
16/P2163		52b	Broadway Court, Wimbledon	SW19 1RG	Trinity	1
16/P1714		32	Mount Road, Wimbledon Park	SW19 8EW	Wimbledon Park	1
16/P3704		41	Coombe Lane, Raynes Park	SW20 0BD	Raynes Park	1
17/P0439	Oldfield House		Oldfield Road, Wimbeldon	SW19 4SD	Village	1
14/P0639		26	Lincoln Avenue, Wimbledon Park	SW19 5JT	Village	1
17/P0274		164	London Road, Mitcham	CR4 3LD	Lavender Fields	1
17/P1680	Land adjacent to	20	Nursery Road, South Wimbledon	SW19 3BT	Abbey	1
17/P1676		206A	Merton High Street, Colliers Wood	SW19 1AX	Abbey	1
16/P4672		7	Lambourne Avenue, Wimbledon Park	SW19 7DW	Wimbledon Park	1
17/P0698		210A	Merton High Street, Colliers Wood	SW19 1AX	Abbey	1

17/P1682	Birchwood	7	Ellerton Road, West Wimbledon	SW20 0ER	Village	1
17/P3571		48	Devonshire Road, Colliers Wood	SW19 2EF	Colliers Wood	1
17/P4345		557	Kingston Road, Raynes Park	SW20 8SF	Dundonald	1
17/P4302		35	Wilson Avenue, Mitcham	CR4 3JL	Lavender Fields	1
17/P2715		48	Christchurch Road, Colliers Wood	SW19 2NY	Colliers Wood	1
18/P0454		358	Martin way, Raynes Park	SW20 9BS	Cannon Hill	1
18/P0467		59	High Street Colliers Wood, Colliers Wood	SW19 2JF	Colliers Wood	1
18/P0694		104	Park Avenue, Mitcham	CR4 2EP	Graveney	1
17/P4169		6	Caxton Road, South Wimbledon	SW19 8SJ	Trinity	1
18/P0326		63	Grand Drive, Raynes Park	SW20 9DJ	West Barnes	1
18/P0875		276	Durnsford Road, Wimbledon Park	SW19 8DT	Wimbledon Park	1
18/P0896		23	Middle Way, Streatham	SW16 4HN	Longthornton	1
18/P1247		27	Crown Lane, Morden	SM4 5BY	Merton Park	1
17/P2216		116a	Durnsford Road, Wimbledon Park	SW19 8HQ	Wimbledon Park	1
18/P1673		34	Framfield Road, Mitcham	CR4 2AL	Figge's Marsh	1
18/P1060		25	Framfield Road, Mitcham	CR4 2AU	Figge's Marsh	1
18/P2380		3	Cavendish Avenue, New Malden	KT3 6QH	West Barnes	1
18/P2738		18	Denmark Road, Wimbledon	SW19 4PG	Hillside	1
18/P3118		63a	Approach Road, Raynes Park	SW20 8BA	Raynes Park	1
18/P2707		70	New Close, Colliers Wood	SW19 2SZ	Cricket Green	1
18/P2923		67	Marlborough Road, Colliers Wood	SW19 2HF	Colliers Wood	1
18/P1477		176-178	Rowan Road, Streatham	SW16 5HX	Longthornton	1
18/P3619		198	Haydons Road, South Wimbledon	SW19 8TR	Trinity	1
18/P3060		267	Martin way, Raynes Park	SW20 9BU	Cannon Hill	1
18/P4009		12	Church Road, Wimbledon	SW19 5DL	Village	1
18/P4101		23a	London Road, Tooting	SW17 9JR	Graveney	1
18/P4346	Land Adj to Central Kitchens		Craven Gardens, Wimbledon	SW19 8LU	Trinity	1
19/P0345		65	Lammas Avenue, Mitcham	CR4 2LY	Figge's Marsh	1
19/P0597	Flat 1	29	Merton Hall Road, Wimbledon Chase	SW19 3PR	Dundonald	1

19/P0447		137	Kingston Road, Wimbledon	SW19 1LT	Abbey	1
19/P1679		5	Avenue Road, Streatham	SW16 4HJ	Longthornton	1
19/P1980		18	Melrose Avenue, Mitcham	CR4 2EG	Graveney	1
19/P2790		20a	Mount Road, Mitcham	CR4 3EY	Lavender Fields	1
18/P2513		80	Brookfields Avenue, Mitcham	CR4 4BT	Ravensbury	1
19/P3223	Unit 3 The Hayloft	17a	Seely Road, Tooting	SW17 9QP	Graveney	1
16/P1436		82-84	Merton High Street	SW19 1BE	Abbey	2
17/P3440		145	Cannon Hill Lane	SW20 9BZ	Cannon Hill	2
18/P0981		107	Central Road	SM4 5SQ	St Helier	2
15/P3760	Land adj.	5	Hillview, West Wimbledon	SW20 0TA	Village	2
17/P0387		49	Manor Road, Mitcham	CR4 1JG	Longthornton	2
17/P2287		268	Worple Road, Raynes Park	SW20 8RG	Raynes Park	2
17/P2593		220	Merton High Street, Colliers Wood	SW19 1AU	Abbey	2
18/P0243	Mobility House	492	Kingston Road, Raynes Park	SW20 8DX	Dundonald	2
18/P0561		61-67	Robinson Road, Tooting	SW17 9DL	Colliers Wood	2
18/P0510		58	High Street, Wimbledon	SW19 5EE	Village	2
18/P0304	Grant Court	18	Spencer Hill, Wimbledon	SW19 4NY	Hillside	2
18/P1165		208	Queen's Road, Wimbledon	SW19 8LY	Trinity	2
17/P3608		33	Abbey Parade, Merton High Street, Colliers Wood	SW19	Abbey	2
18/P3320		150	Central Road, Morden	SM4 5RL	St Helier	2
17/P4022		198	Worple Road, Raynes Park	SW20 8PN	Hillside	2
18/P2210		35	Coombe Lane, Raynes Park	SW20 0LA	Raynes Park	2
19/P1252		12	Hawthorne Avenue, Mitcham	CR4 3DN	Lavender Fields	2
14/P3275		42	Beulah Road, Wimbledon	SW19 3SB	Dundonald	3
17/P0137		3	Clifton Road, Wimbledon Village	SW19 4QX	Village	3
17/P0652		32	Florence Avenue, Morden	SM4 6EX	Ravensbury	3
17/P2921	15 garages r/o	218	Morden Road, South Wimbledon	SW19 3BY	Merton Park	3
17/P2965		47	Kingston Road, Wimbledon	SW19 1JW	Abbey	3
18/P0687		23	Abbey Parade, Merton High	SW19 1DG	Abbey	3

			Street, Colliers Wood			
18/P1951		124	Haydons Road, South Wimbledon	SW19 1AE	Trinity	3
18/P4069		69-75	Robinson Road, Tooting	SW17 9DL	Colliers Wood	3
19/P1568		60	The Broadway, Wimbledon	SW19 1RG	Trinity	3
19/P4061	Flats 1-3	266	The Broadway, Wimbledon	SW19 1SB	Trinity	3
18/P2279		45	Queen's Road, Wimbledon	SW19 8NP	Trinity	3.4
18/P0409		8 to 10	Cricket Green	CR4 4LA	Cricket Green	4
15/P1161	Land Adj	50	West Barnes Lane, New Malden	KT3 4PS	Raynes Park	4
17/P1392	Bank House	209	Merton Road, South Wimbledon	SW19 1EE	Abbey	4
18/P0351	Garages on Land and to rear of	4 to 10	South Park Road, Wimbledon	SW19 8ST	Trinity	4
17/P4239		472	London Road, Mitcham	CR4 4ED	Cricket Green	4
16/P2134	Pelham House	32-34	Pelham Road, Wimbledon	SW19 1SX	Abbey	6
16/P2965		168-176	The Broadway	SW19 1RX	Trinity	6
16/P2454		45a	Crusoe Road, Mitcham	CR4 3LJ	Colliers Wood	6
16/P4431	Policrom House	9	Station Road, Motspur Park	KT3 6JJ	West Barnes	6
17/P3884	Garages adj to	20	Rialto Road, Mitcham	CR4 2LT	Figge's Marsh	6
18/P1192		8 &10	Edward Avenue, Morden	SM4 6EP	Ravensbury	6
12/P1012		3	Cranbrook Road, Wimbledon	SW19 4HD	Hillside	7
16/P2439	land adj	25-30	Rock Close, Mitcham	CR4 3PU	Cricket Green	8
17/P1442		34	Eveline Road, Mitcham	CR4 3LE	Lavender Fields	8
17/P4426		74	Leopold Road, Wimbledon Park	SW19 7JQ	Wimbledon Park	8
15/P1156		40	Station Road, Colliers Wood	SW19 2LP	Abbey	9
17/P1497		85-86	High Street, Wimbledon	SW19 5EG	Village	9
17/P0092	Holt Lodge	170	London Road, Morden	SM4 5AN	Merton Park	9
17/P4417	Eagle House	257a	Burlington Road	KT3 4NE	West Barnes	12
17/P1601	Garages RO Inglemere Road & Grenfell Road		Inglemere Road and Grenfell Road, Mitcham	CR4 2BT	Graveney	14

17/P4187	The Woodman Hotel	222	Durnsford Road, Wimbledon Park	SW19 8DR	Wimbledon Park	18
15/P0211		2-6	High Street, Colliers Wood	SW19 2AG	Colliers Wood	34
16/P1696	Haig Housing Estate Hill Top & Rhodes Moorhouse Court		Green Lane, Morden	SM4 5NS	St Helier	68

SITES IN MERTON'S 15 YEAR HOUSING TRAJECTORY

Status	Application Reference	Place Name	Street Number	Street Name	Postcode	Ward	Scheme Net gain	Five-year supply (net gain 2021/22-2025/26)
Completed 20-21	15/P4633	Albany House	300	Burlington Road, New Malden	KT3 4NH	West Barnes	41	
Completed 20-21	16/P1375		1	Priestly Road, Mitcham	CR4 2LL	Figge's Marsh	1	
Completed 20-21	16/P3551		12a	Ravensbury Terrace, Wimbledon Park	SW18 4RL	Wimbledon Park	21	
Completed 20-21	16/P3648		83	Haydons Road, South Wimbledon	SW19 1HH	Abbey	1	
Completed 20-21	17/P0599	Bakery House	1C	Lambton Road, Raynes Park	SW20	Raynes Park	1	
Completed 20-21	17/P1537	223 Streatham Road and 1 Ridge Road	223	Streatham Road, Mitcham	CR4 2AJ	Graveney	30	
Completed 20-21	17/P1928		8	The Grange, Wimbledon	SW19 4PT	Village	-3	
Completed 20-21	18/P0722		268	Central Road, Morden	SM4 5RG	St Helier	1	
Completed 20-21	18/P1073	Ground Floor	116	Morden Road, South Wimbledon	SW19 3BP	Abbey	1	
Completed 20-21	18/P1468		600	Kingston Road, Raynes Park	SW20 8DN	Dundonald	2	
Completed 20-21	18/P2424		123	Monkleigh Road, Morden	SM4 4EQ	Cannon Hill	1	
Completed 20-21	18/P2915		40	St George's Road, Wimbledon	SW19 4ED	Hillside	-1	
Completed 20-21	18/P4262		9	Spencer Hill, Wimbledon	SW19 4PA	Hillside	-4	
Completed 20-21	19/P0583		591	Kingston Road	SW20 8SA	Dundonald	6	
Completed 20-21	19/P1701	Garages 3 & 4 Admiral Mews		Grove Road, Colliers Wood	SW19 1AF	Abbey	1	
Completed 20-21	20/P0656	First Floor Flat	64a	London Road	SM4 5BE	Merton Park	1	
Completed 20-21	20/P0992		160	Manor Road, Mitcham	CR4 1JF	Pollards Hill	1.8	

Completed 20-21	20/P1186		391	Cannon Hill Lane, Raynes Park	SW20 9HH	Lower Morden	1	
Completed 20-21	20/P2018		12a	Deer Park Road, South Wimbledon	SW19 3TL	Abbey	8.9	
Completed 20-21	20/P2780		28c	Durham Road, West Wimbledon	SW20 0TW	Raynes Park	1	
Completed 21-22	21/P0534		4	North Place, Mitcham	CR4 3LX	Colliers Wood	2.9	2.889
Completed 21-22	21/P0661		1	Lyndhurst Avenue, Streatham	SW16 4UE	Longthornton	1	1
Completed 21-22	21/P0741		30	High Street Colliers Wood, Colliers Wood	SW19 2AB	colliers Wood	3	3
Completed 21-22	21/P1237	Flat C	215	Streatham Road, Mitcham	CR4 2AJ	Graveney	1	1
Started	17/P4190		312	Haydons Road, South Wimbledon	SW19 8JZ	Wimbledon Park	1	1
Started	17/P4379		232	Haydons Road, South Wimbledon	SW19 8TT	Trinity	3	3
Started	18/P0893		37	Hatton Gardens, Mitcham	CR4 4LJ	Cricket Green	1	1
Started	18/P1474		19	Christchurch Close, Colliers Wood	SW19 2NZ	Colliers Wood	1	1
Started	18/P3195		85	Haydons Road, South Wimbledon	SW19 1HH	Abbey	1	1
Started	19/P3178	Foster's Auto Centre Ltd	96	Church Road, Mitcham	CR4 3BW	Cricket Green	20	20
Started	20/P0888		28	Durham Road	SW20 0TW	Raynes Park	2	2
Started	20/P1608		29	St James' Road, Mitcham	CR4 2DE	Graveney	1	1
Started	14/P4361	Wimbledon Stadium		Plough Lane, Wimbledon Park	SW17 0BL	Wimbledon Park	632	517
Started	15/P0786	Land Adj.	21	Herbert Road, Wimbledon	SW19 3SQ	Dundonald	1	1
Started	15/P1750			The Drive, West Wimbledon	SW20 8TG	Raynes Park	13	13
Started	15/P3114		360-364	London Road, Mitcham (>272 & >277)	CR4 3ND	Cricket Green	22	22
Started	15/P3421		266	Burlington Road, New Malden	KT3 4NL	West Barnes	4	4
Started	15/P3876	Bushey Mansions	1-4	Grand Drive, Raynes Park	SW20 9DH	West Barnes	2	2

Started	15/P4305	Pollards Hill Estate		Pollards Hill Estate Mitcham	CR4	Pollards Hill	66	66
Started	15/P4741	52 - 54 Wandle Bank and 64 - 68 and 72 East Road	52-54	Wandle Bank, Colliers Wood	SW19 1DW	Abbey	34	34
Started	15/P4798	Volante site	46-76	Summerstown, London	SW17 0BH	Wimbledon Park	93	93
Started	16/P0112		20	Sunnyside, Wimbledon	SW19 4SH	Village	0	0
Started	16/P1211		28	Bayham Road, Morden	SM4 5JQ	Ravensbury	1	1
Started	16/P2672	Haslemere Industrial Estate		Ravensbury Terrace, Wimbledon Park	SW17	Wimbledon Park	129	129
Started	16/P2722	Lambton Court	20-36	Lambton Road, Raynes Park	SW20 0LT	Raynes Park	4	4
Started	16/P2971		260	Church Road, Mitcham	CR4 3BW	Cricket Green	14	14
Started	16/P3738	High Path phase 1		High Path, South Wimbledon	SW19 2JL	Abbey	134	134
Started	16/P4266	Bushey Mansions	5 TO 8	Grand Drive, Raynes Park	SW20 9DH	West Barnes	2	2
Started	16/P4333	Commercial Unit rear of	1	Seely Road, Tooting	SW17 9QP	Graveney	10	10
Started	16/P4604	Rutherford Court		Valley Gardens, Colliers Wood	SW19 2NS	Colliers Wood	2	2
Started	17/P0144	Land East of	40	Lyveden Road, Tooting	SW17 9DU	Colliers Wood	2	2
Started	17/P0253	The Queens Head	70	Cricket Green, Mitcham	CR4 4LA	Cricket Green	3.9	3.89
Started	17/P0763	Church	567-577	Kingston Road, Raynes Park	SW20 8SA	Dundonald	18	18
Started	17/P1718	Ravensbury Estate				Ravensbury	82	82
Started	17/P1721	High Path Estate		High Path, South Wimbledon		Abbey	938	-275
Started	17/P2459	Units A & B Elm Grove		Elm Grove, Wimbledon	SW19 4HE	Hillside	6	6

		Business Centre						
Started	17/P2802		265	Haydons Road, South Wimbledon	SW19 8TY	Trinity	1	1
Started	17/P3331	Kingswood House	31-39	Miles Road, Mitcham	CR4 3DA	Cricket Green	4	4
Started	17/P3527		1	Sibthorpe Road, Mitcham	CR4 3NN	Figge's Marsh	3	3
Started	17/P3807	Land at the Shannon Business Centre		Beverley Way, New Malden	KT3 4PT	West Barnes	3	3
Started	17/P3914		4 & 6	Griffiths Road, Wimbledon	SW19 1SP	Abbey	-2	-2
Started	17/P3976	High Range	2	Lansdowne Road, West Wimbledon	SW20 8AP	Raynes Park	2	2
Started	17/P3989	Garages Rear of	30-40	Barnes End, New Malden	KT3 6PB	West Barnes	2	2
Started	17/P3991	Garages Rear of	49-55	Barnes End, New Malden	KT3 6PB	West Barnes	1	1
Started	17/P4078		17b	Copse Hill, Wimbledon	SW20 0NB	Village	1	1
Started	17/P4158		50	Marryat Road, Wimbledon	SW19 5BD	Village	0	0
Started	17/P4268		53	Caithness Road, Mitcham	CR4 2EY	Graveney	1	1
Started	18/P0502		31a	Abbey Parade, Merton High Street, Colliers Wood	SW19 1DG	Abbey	1	1
Started	18/P0882	Unit 4 Waterfall Cottages and land to rear or	8	High Street, Colliers Wood	SW19 2AG	Colliers Wood	10	10
Started	18/P0892		102	Arthur Road, Wimbledon	SW19 7DT	Wimbledon Park	2	2
Started	18/P1286		37-39	Rookwood Avenue, New Malden	KT3 4LY	West Barnes	2	2
Started	18/P1598	Land R/O	10 to 12	High Street Colliers Wood, Colliers Wood	SW19 2AE	Colliers Wood	1	1
Started	18/P1725		1	Manor Way, Mitcham	CR4 1EG	Longthornton	1	1
Started	18/P1834		121	Cottenham Park Road, West Wimbledon	SW20 0DW	Raynes Park	0	0

Started	18/P2672		57	Approach Road, Raynes Park	SW20 8BA	Raynes Park	1	1
Started	18/P3163		2	Greenwood Road, Mitcham	CR4 1PE	Pollards Hill	1	1
Started	18/P3533		18	Ridgway Place, Wimbledon	SW19 4EP	Hillside	1	1
Started	18/P3673		164	Durham Road, West Wimbledon	SW20 0DG	Raynes Park	1	1
Started	18/P3780		52-54	Wandle Bank, Colliers Wood	SW19 1DW	Abbey	11	11
Started	18/P4078	Land Adj No 7 Building Rear Of	7	Juniper Gardens, Streatham		Longthornton	2	2
Started	18/P4132		36	Durham Road, West Wimbledon	SW20 0TW	Raynes Park	2	2
Started	18/P4168	Land R/O	42	Tamworth Lane, Mitcham	CR4 1DA	Figge's Marsh	1	1
Started	18/P4483		36	Grenfell Road, Mitcham	CR4 2BY	Graveney	2	2
Started	19/P0055		11	Beltane Drive, Wimbledon Park	SW19 5JR	Village	0	0
Started	19/P0179		95	Robinson Road, Tooting	SW17 9DN	Colliers Wood	1	1
Started	19/P0276		31	Abbey Parade, Merton High Street, Colliers Wood	SW19 1DG	Abbey	1	1
Started	19/P0369		428	Durnsford Road, Wimbledon Park	SW19 8DZ	Wimbledon Park	1	1
Started	19/P2847		63	Graham Road, Mitcham	CR4 2HB	Figge's Marsh	3	3
Started	19/P2936		129	Worple Road, Wimbledon	SW20 8RQ	Raynes Park	2	2
Started	19/P3278		6a	Griffiths Road, Wimbledon	SW19 1SP	Abbey	1	1
Started	19/P3434	Workshop North Of	107a	Seely Road, Tooting	SW17 9QX	Graveney	1	1
Started	19/P3782		2a-b	Elmhurst Avenue, Mitcham	CR4 2HN	Graveney	1	1
Started	19/P3842		16	Ebenezer Walk, Streatham	SW16 5SZ	Longthornton	1	1
Started	19/P4145		53	Palmerston Road, Wimbledon	SW19 1PG	Abbey	-1	-1
Started	20/P0450	591, 593 & 593A		Kingston Road, Raynes Park	SW20 8SA	Dundonald	6	6
Started	20/P0792		174	Grand Drive, Raynes Park	SW20 9NB	West Barnes	5	5
Started	20/P0971		60	Central Road, Morden	SM4 5RP	St Helier	1	1
Started	20/P1065		58	New Close, Colliers Wood	SW19 2SY	Cricket Green	4	4

Started	20/P1465	Oldfield House		Oldfield Road, Wembleon	SW19 4SD	Village	1	1
Started	20/P1704		16	Copse Hill, Wimbledon	SW20 0HG	Village	0	0
Started	20/P2729	Phoenix Hotel	123-125	Merton Road, South Wimbledon	SW19 1ED	Abbey	22	22
Started	20/p4266	Abbey Wall Works		Station Road, Colliers Wood	SW19 2LP	Abbey	66	66
Started	09/P1303		10	Bathgate Road	SW19 5PN	Village	0	
Started	12/P0408		45	Parkside, Wimbledon	SW19 5NB	Village	0	
Started	13/P3089		109	Home Park Road, Wimbledon Park	SW19 7HT	Wimbledon Park	0	
Started	13/P4058		03-May	Dorien Road, Raynes Park	SW20 8EL	Dundonald	9	
Started	14/P0792		187	Commonside East, Mitcham (187+)	CR4 1HB	Pollards Hill	8	
Started	14/P4287	Rainbow Industrial Estate		Approach Road, Grand Drive	SW20 0JY	Raynes Park	229	
Started	15/P0101		151	Effra Road, South Wimbledon	SW19 8PU	Trinity	2	
Started	15/P0636		9	Bathgate Road, Wimbledon Village	SW19 5PW	Village	2	
Started	15/P0740		106	Home Park Road, Wimbledon Park	SW19 7HU	Village	0	
Started	15/P1089		64	The Broadway, Wimbledon	SW19 1RQ	Trinity	1	
Started	15/P2177	Land adj.	5	Cambridge Road, West Wimbledon	SW20 0SQ	Raynes Park	1	
Started	15/P3347		11	Church Hill, Wimbledon Park	SW19 7BN	Village	0	
Started	15/P3573		101	Hamilton Road, South Wimbledon	SW19 1JG	Abbey	5	
Started	15/P4083	Southey Bowling Club	559	Kingston Road, Raynes Park	SW20 8SF	Raynes Park	9	
Started	15/P4364		522	Kingston Road, Raynes Park	SW20 8DT	Dundonald	2	
Started	15/P4601		6	Beltane Drive, Wimbledon Park	SW19 5JR	Village	0	
Started	16/P1210		443-447	Commonside East, Mitcham (187+)	CR4 1HJ	Pollards Hill	2	
Started	16/P1620		59	Dora Road, Wimbledon Park	SW19 7EZ	Wimbledon Park	1	

Started	16/P1901		110	Copse Hill, Wimbledon	SW20 0NL	Village	0
Started	16/P1968	Ravensbury Garages and Adj Land	64-70	Ravensbury Grove, Mitcham	CR4 4DL	Ravensbury	21
Started	16/P2681		3	Lincoln Avenue, Wimbledon Park	SW19 5JT	Village	2
Started	16/P2810	1 to 5		Carnegie Place, Wimbledon	SW19 5NG	Village	1
Started	16/P2975		30	Edgehill Road, Mitcham	CR4 2HU	Graveney	1
Started	16/P3430	Former Thames Water Merton Works		Fortescue Road, Colliers Wood	SW19 2EB	Colliers Wood	74
Started	16/P4618		24	Coombe Lane, Raynes Park	SW20 8ND	Raynes Park	1
Started	16/P4853	Former Wolfson Centre		Copse Hill, Wimbledon	SW20	Village	75
Started	17/P0039		2A	Valley Gardens, Colliers Wood	SW19 2NS	Colliers Wood	6
Started	17/P0433	Land at and to the north of	12	The Drive, West Wimbledon	SW20 8TG	Raynes Park	1
Started	17/P2428		2	Effra Road, South Wimbledon	SW19 8PP	Trinity	0
Started	17/P2577		287	Kingston Road, Raynes Park	SW20 8LB	Dundonald	0
Started	17/P2917		11	Orchard Lane, Raynes Park	SW20 0SE	Raynes Park	0
Started	17/P3218		46	Alwyne Road, Wimbledon	SW19 7AE	Hillside	1
Started	17/P3254		2	The Broadway, Wimbledon	SW19 1RF	Trinity	-1
Started	17/P3574	4 and 4a		Cottenham Park Road, West Wimbledon	SW20 0RZ	Village	1
Started	17/P3637		9	Deepdale, Wimbledon	SW19 5EZ	Village	0
Started	18/P0290	The Lodge	30	Arthur Road, Wimbledon	SW19 7DU	Wimbledon Park	1
Started	18/P0761		62a&b	Ridgway Place, Wimbledon	SW19 4SW	Hillside	-1
Started	18/P1578		56	Framfield Road, Mitcham	CR4 2AL	Figge's Marsh	1
Started	18/P2565		2	Windy Ridge Close, Wimbledon	SW19 5HB	Village	0
Started	18/P2570		290-298	Kingston Road	SW20 8LX	Dundonald	9

Started	18/P3059		63a	Kingston Road, Wimbledon	SW19 1JN	Abbey	9	
Started	18/P4204		25	Spencer Hill, Wimbledon	SW19 4PA	Hillside	8	
Started	19/P0172	Charlton House	65	Murray Road, Wimbledon Village	SW19 4PF	Village	-2	
Started	19/P0807		72	Southdown Road, Raynes Park	SW20 8PX	Hillside	1	
Started	20/P0490		23	Thornton Hill, Wimbledon	SW19 4HU	Hillside	-1	
Started	20/P0758		175	Kingston Road, Wimbledon	SW19 1LH	Dundonald	1	
Not Started	15/P1569		96 and 98	The Broadway, Wimbledon	SW19 1RH	Trinity	6	6
Not Started	15/P3293	Rose Court	34	Woodside, Wimbledon	SW19 7AN	Hillside	-2	-2
Not Started	16/P1208		579-589	Kingston Road, Raynes Park	SW20 8SD	Dundonald	99	99
Not Started	16/P2408		32	Sheldrick Close, Colliers Wood	SW19 2UG	Lavender Fields	1	1
Not Started	16/P3052	Land Adj	9d	Clarendon Road, Colliers Wood	SW19 3DX	Colliers Wood	1	1
Not Started	16/P3531		34	Cottenham Park Road, West Wimbledon	SW20 0SA	Village	1	1
Not Started	16/P3605		21-23	Wimbledon Hill Road, Wimbledon	SW19 7NE	Hillside	6	6
Not Started	16/P4182		50	Fortescue Road, Colliers Wood	SW19 2EB	Colliers Wood	1	1
Not Started	16/P4470	259 - 261A South Park Road and	150-152	Haydons Road, South Wimbledon	SW19 1AE	Trinity	1	1
Not Started	16/P4581		17	High Street, Wimbledon	SW19 5DX	Village	3	3
Not Started	16/P4741		641	Kingston Road, Raynes Park	SW20 8SA	Dundonald	0	0
Not Started	17/P0061		2	Merton Hall Road, Wimbledon Chase (2-78/ 1-99)	SW19 3PP	Dundonald	1	1
Not Started	17/P0296		141	The Broadway, Wimbledon	SW19 1QJ	Abbey	20	20
Not Started	17/P0339		171	Arthur Road, Wimbledon	SW19 8AD	Wimbledon Park	2	2
Not Started	17/P0372		12	Mortimer Road, Mitcham	CR4 3HS	Lavender Fields	1	1

Not Started	17/P0373		46	Church Road, Mitcham	CR4 3BU	Cricket Green	1	1
Not Started	17/P0463		130, 132 & 134	Haydon's Road, South Wimbledon	SW19 1AE	Trinity	3	3
Not Started	17/P0523	Land Adjacent to Number 6 & Number 8	6 and 8	Bordesley Road, Morden	SM4 5LR	St Helier	1	1
Not Started	17/P0527		118	Merton High Street, Colliers Wood	SW19 1BD	Abbey	3	3
Not Started	17/P0539		121	Merton Road, South Wimbledon	SW19 1ED	Abbey	3	3
Not Started	17/P0694	Brook House	1A	Cricket Green, Mitcham	CR4 4LB	Cricket Green	1	1
Not Started	17/P0706		91	The Quadrant, Wimbledon Chase	SW20 8SW	Dundonald	1	1
Not Started	17/P0775		171	Hartfield Road, Wimbledon	SW19 3TH	Dundonald	1	1
Not Started	17/P0893		392	Bishopsford Road, Morden	SM4 6BP	Ravensbury	1	1
Not Started	17/P0916		2D	Drax Avenue, West Wimbledon	SW20 0EH	Village	0	0
Not Started	17/P0921		60	Haydons Road, South Wimbledon	SW19 1HL	Abbey	1	1
Not Started	17/P1362		9	Chalgrove Avenue, Morden	SM4 5RB	St Helier	1	1
Not Started	17/P1383	Second Floor Offices, Durham House	12-16	Upper Green West	CR4 3AA	Cricket Green	11	11
Not Started	17/P1555		35	Florence Avenue, Morden	SM4 6EX	Ravensbury	1	1
Not Started	17/P1610		3 and 3A	Alan Road, Wimbledon	SW19 7PT	Village	-2	-2
Not Started	17/P1685		117	MONKLEIGH ROAD, MORDEN	SM4 4EL	Cannon Hill	1	1
Not Started	17/P1717	Eastfields Estate				Figge's Marsh	366	8
Not Started	17/P2332	Belvedere Court	1a	Courthope Road, Wimbledon Village	SW19 7RH	Village	1	1
Not Started	17/P2397	Alwyne Mansions	13-24	Alwyne Road, Wimbledon		Hillside	4	4
Not Started	17/P2541		1	Cromwell Road, Wimbledon	SW19 8LE	Wimbledon Park	1	1

Not Started	17/P2729	Land rear of	145	Claremont Avenue, New Malden	KT3 6QP	West Barnes	1	1
Not Started	17/P3001		41A	Streatham Road, Mitcham	CR4 2AD	Figge's Marsh	1	1
Not Started	17/P3153		21	Rural Way, Streatham	SW16 6PF	Graveney	2	2
Not Started	17/P3208		4	Shrewton Road, Tooting	SW17 9HX	Colliers Wood	8	8
Not Started	17/P3256		3	Orchard Lane, Raynes Park	SW20 0SE	Raynes Park	3	3
Not Started	17/P3576		22	Home Park Road, Wimbledon Park	SW19 7HN	Wimbledon Park	1	1
Not Started	17/P3635		45	Martin Grove, Morden	SM4 5AJ	Merton Park	1	1
Not Started	17/P3691		49	Whitford Gardens, Mitcham	CR4 4AB	Figge's Marsh	1	1
Not Started	17/P3701		35	Borough Road, Mitcham	CR4 3DX	Lavender Fields	1	1
Not Started	17/P3709		55	Epsom Road, Morden	SM4 5PR	St Helier	1	1
Not Started	17/P3717		9	Bury Grove, Morden	SM4 5NG	St Helier	1	1
Not Started	17/P3813	Garages rear of Grange Lodge		The Grange, Wimbledon	SW19 4PR	Village	1	1
Not Started	17/P3956		64	Drax Avenue, West Wimbledon	SW20 0EY	Village	0	0
Not Started	17/P4083	Phoenix House	2A	Amity Grove	SW20	Raynes Park	12	12
Not Started	17/P4387	Meeting Hall	18	Arras Avenue, Morden	SM4 6DF	Ravensbury	6	6
Not Started	18/P0037		28	London Road	SW17 9HW	Colliers Wood	1	1
Not Started	18/P0228		51	Park Avenue, Mitcham	CR4 2ER	Graveney	1	1
Not Started	18/P0278		22	Lancaster Place	SW19 5DP	Village	1	1
Not Started	18/P0281	Land rear of	105-111	Haydons Road, South Wimbledon	SW19 1HH	Trinity	1	1
Not Started	18/P0458	Land West of	3a	Ravensbury Lane, Morden Road, Mitcham	CR4 4DH	Ravensbury	25	25
Not Started	18/P0483		87	Epsom Road, Morden	SM4 5PR	St Helier	1	1
Not Started	18/P0553		2	Laings Avenue, Mitcham	CR4 3EP	Lavender Fields	1	1

Not Started	18/P0562		2a	Milner Road, South Wimbledon	SW19 3AA	Abbey	3	3
Not Started	18/P0566		1	Seaforth Avenue, New Malden	KT3 6JR	West Barnes	1	1
Not Started	18/P0623		32	Drax Avenue, West Wimbledon	SW20 0EJ	Village	0	0
Not Started	18/P0671		15	South Park Road, Wimbledon	SW19 8RR	Trinity	1	1
Not Started	18/P0739		83	Gap Road, Wimbledon	SW19 8JF	Wimbledon Park	1	1
Not Started	18/P0897		25	Queen's Road, Wimbledon	SW19 8NW	Trinity	-1	-1
Not Started	18/P0914		65	Haydons Road, South Wimbledon	SW19 1HQ	Abbey	1	1
Not Started	18/P1052		8	Lake Road, Wimbledon	SW19 7EL	Hillside	9	9
Not Started	18/P1058		27-35	West Barnes Lane, Raynes Park	SW20 0BL	West Barnes	3	3
Not Started	18/P1164		3	Pentlands Close, Mitcham	CR4 1HW	Pollards Hill	1	1
Not Started	18/P1167		20	High Street Wimbledon	SW19 5DX	Village	2	2
Not Started	18/P1200		29&30	Abbey Parade, Merton High Street	SW19 1DG	Abbey	2	2
Not Started	18/P1227		143	Cottenham Park Road, West Wimbledon	SW20 0DW	Raynes Park	0	0
Not Started	18/P1356		1a	Kenley Road, Merton Park	SW19 3JJ	Merton Park	1	1
Not Started	18/P1418		169	Melrose Avenue, Wimbledon Park	SW19 8AU	Wimbledon Park	1	1
Not Started	18/P1566	7-8 Morden Court Parade	7 to 8	Morden Court Parade, London Road, Morden	SM4 5HJ	Merton Park	1	1
Not Started	18/P1687		41	Streatham Road, Mitcham	CR4 2AD	Figge's Marsh	1	1
Not Started	18/P1909		47	Links Avenue, Morden	SM4 5AE	Merton Park	1	1
Not Started	18/P1938	Thornton House	39	Thornton Road	SW19 4NQ	Hillside	10	10
Not Started	18/P1966	4 Printers Yard	90A	The Broadway, Wimbledon	SW19 1RH	Trinity	2	2
Not Started	18/P2066		2	Vectis Gardens, Tooting	SW17 9RE	Graveney	1	1
Not Started	18/P2109		15	Framfield Road, Mitcham	CR4 2AU	Figge's Marsh	1	1
Not Started	18/P2207		641	Kingston Road, Raynes Park	SW20 8SA	Dundonald	9	9

Not Started	18/P2216	White Hart Backland	350	London Road, Mitcham	CR4 3ND	Cricket Green	15	15
Not Started	18/P2224		162 and 164	Hartfield Road, Wimbledon	SW19 3TQ	Dundonald	6	6
Not Started	18/P2234		41	Cottenham Park Road, West Wimbledon	SW20 0SB	Raynes Park	1	1
Not Started	18/P2254		4	Cavendish Road, Colliers Wood	SW19 2EU	Colliers Wood	1	1
Not Started	18/P2619	Units 2, 3 and 3A	32-34	Bushey Road, Raynes Park	SW20 8BP	Dundonald	32	32
Not Started	18/P2625		2b	Belvedere Drive, Wimbledon	SW19 7DG	Hillside	0	0
Not Started	18/P2722		14	New Close, Colliers Wood	SW19 2SY	Cricket Green	1	1
Not Started	18/P2781		1	St Mary's Road, Wimbledon	SW19 7DF	Village	0	0
Not Started	18/P2911		24	Hood Road, West Wimbledon	SW20 0SR	Village	0	0
Not Started	18/P2943		230	Rowan Road, Streatham	SW16 5HX	Longthornton	2	2
Not Started	18/P2948		65	Ridgway, Wimbledon	SW19 4SS	Hillside	2	2
Not Started	18/P2966		15 & 16	York Road	SW19 8TP	Trinity	4	4
Not Started	18/P2990	Alexandra House	138	Alexandra Road	SW19 7JY	Hillside	12	12
Not Started	18/P3081	Land rear of	105-111	Haydons Road, South Wimbledon	SW19 1HH	Trinity	1	1
Not Started	18/P3128		198	Queen's Road, Wimbledon	SW19 8LY	Trinity	2	2
Not Started	18/P3386	Land East of	65	Sherwood Park Road, Mitcham		Pollards Hill	2	2
Not Started	18/P3478		72	Gorringe Park Avenue	CR4 2DG	Graveney	2	2
Not Started	18/P3499		54	Drax Avenue, West Wimbledon	SW20 0EY	Village	0	0
Not Started	18/P3546		86	Melrose Avenue, Mitcham	CR4 2EJ	Graveney	1	1
Not Started	18/P3622		296	Haydons Road, South Wimbledon	SW19 8JZ	Wimbledon Park	1	1
Not Started	18/P3632		282	Burlington Road, New Malden	KT3 4NL	West Barnes	1	1
Not Started	18/P3693		129	Haydon Park Road	SW19 8JH	Wimbledon Park	1	1
Not Started	18/P3733	Garage Block		The Grange, Wimbledon	SW19 4PR	Village	1	1

Not Started	18/P3783	Land Adjacent to	1	Walton Way, Mitcham	CR4 1HQ	Pollards Hill	2	2
Not Started	18/P3787		271-273	The Broadway, Wimbledon	SW19 1SD	Abbey	8	8
Not Started	18/P3794		69	Edenvale Road, Mitcham	CR4 2DP	Graveney	1	1
Not Started	18/P3998		82	High Street, Wimbledon	SW19 5EG	Village	2	2
Not Started	18/P4017	Wandle House	10	Riverside Drive, Mitcham	CR4 4SU	Ravensbury	2	2
Not Started	18/P4143		18	Homefield Road, Wimbledon	SW19 4QF	Wimbledon Park	1	1
Not Started	18/P4148	Land to the rear of	2a	Amity Grove, Raynes Park	SW20 0LJ	Raynes Park	3	3
Not Started	18/P4284		60	Hartfield Crescent, Wimbledon	SW19 3SD	Dundonald	1	1
Not Started	18/P4341		21	Woodland Way, Mitcham	CR4 2DZ	Graveney	1	1
Not Started	18/P4343		79	Home Park Road, Wimbledon Park	SW19 7HS	Wimbledon Park	0	0
Not Started	18/P4357		58	Haynt Walk, Raynes Park	SW20 9NX	Cannon Hill	1	1
Not Started	18/P4501		106	Hamilton Road	SW19 1JF	Abbey	1	1
Not Started	18/P4548		10	Parkside Avenue, Wimbledon	SW19 5ES	Village	1	1
Not Started	19/P0122		1	Lower Downs Road, Raynes Park	SW20 8QF	Hillside	1	1
Not Started	19/P0125		66	The Crescent, Wimbledon Park	SW19 8AN	Wimbledon Park	2	2
Not Started	19/P0140		6	Parkside Gardens, Wimbledon	SW19 5EY	Village	0	0
Not Started	19/P0146		186	Martin Way, Morden	SM4 4AJ	Cannon Hill	2	2
Not Started	19/P0280		32	Eveline Road, Mitcham	CR4 3LE	Lavender Fields	6	6
Not Started	19/P0328	Kings Arms Public House	260	London Road, Mitcham	CR4 3HD	Cricket Green	4.4	4.44
Not Started	19/P0419		1-1A	Seaforth Avenue, New Malden	KT3 6JR	West Barnes	0	0
Not Started	19/P0420		20	Cottenham Park Road, West Wimbledon	SW20 0RZ	Raynes Park	0	0
Not Started	19/P0427		12	Westway, Raynes Park	SW20 9LX	West Barnes	1	1
Not Started	19/P0428		190	London Road, Mitcham	CR4 3LD	Lavender Fields	6	6

Not Started	19/P0445		15	Revelstoke Road	SW18 5NJ	Wimbledon Park	1	1
Not Started	19/P0498	Garages RO	38	Inglemere Road, Mitcham	CR4 2BT	Graveney	4	4
Not Started	19/P0544	Maria Court	18	Commonside West, Mitcham	CR4 4HA	Figge's Marsh	1	1
Not Started	19/P0546		3	Mitcham Park, Mitcham	CR4 4EN	Cricket Green	5.6	5.56
Not Started	19/P0581		591-595	Kingston Road	SW20 8SA	Dundonald	6	6
Not Started	19/P0635		34-40	Links Avenue, Morden	SM4 5AA	Merton Park	1	1
Not Started	19/P0714		109	Central Road	SM4 5SQ	St Helier	1	1
Not Started	19/P0790	Land At Rear Of	157	Arthur Road, Wimbledon	SW19 8AD	Wimbledon Park	1	1
Not Started	19/P0808		361	Kingston Road, Raynes Park	SW20 8JX	Dundonald	9	9
Not Started	19/P0809	Eltandia Hall Care Centre		Middle Way, Streatham	SW16 4HN	Longthornton	18	18
Not Started	19/P0829		2	Abbotts Road, Mitcham	CR4 1JP	Pollards Hill	1	1
Not Started	19/P0866	1 The Bungalows and	225-231	Streatham Road, Streatham	SW16 6NZ	Graveney	28	28
Not Started	19/P1136		15	Springfield Road, Wimbledon	SW19 7AL	Hillside	-1	-1
Not Started	19/P1173	Land to the rear of	111	Kenilworth Avenue, Wimbledon	SW19 7LP	Wimbledon Park	1	1
Not Started	19/P1235	Land Adjacent to	163a	Mostyn Road, Merton Park	SW19 3LS	Merton Park	1	1
Not Started	19/P1496		58	New Close, Colliers Wood	SW19 2SY	Cricket Green	1	1
Not Started	19/P1550		7	Mitcham Park, Mitcham	CR4 4EN	Cricket Green	3	3
Not Started	19/P1603		53	Heaton Road, Mitcham	CR4 2BW	Graveney	1	1
Not Started	19/P1794		8	Blenheim Road, Raynes Park	SW20 9BB	West Barnes	5	5
Not Started	19/P1798		51	Streatham Road, Mitcham	CR4 2AD	Figge's Marsh	2.9	2.89
Not Started	19/P1966	Shaftsbury House	2a	Amity Grove, Raynes Park	SW20 0LI	Raynes Park	3	3
Not Started	19/P1981		33	Queen's Road, Wimbledon	SW19 8NP	Trinity	3	3

Not Started	19/P2065		292-298	Kingston Road	SW20 8LX	Dundonald	3	3
Not Started	19/P2070		344	West Barnes Lane, New Malden	KT3 6NB	West Barnes	2	2
Not Started	19/P2072	Flats above shop	81-83	The Broadway, Wimbledon	SW19 1QE	Dundonald	2	2
Not Started	19/P2120		64-76	Kingston Road, Wimbledon	SW19 1LA	Abbey	26	26
Not Started	19/P2127		2b	Park Avenue, Mitcham		Graveney	5	5
Not Started	19/P2289		18-24	Singleton Close, Tooting	SW17 9JY	Colliers Wood	2	2
Not Started	19/P2343	1A Frensham Court		Phipps Bridge Road, Mitcham	CR4 3PG	Cricket Green	2	2
Not Started	19/P2382	Land to the Rear of	27	Leafield Road, Merton Park	SW20 9AG	Merton Park	2	2
Not Started	19/P2383	Benedict Wharf		Hallowfield Way, Mitcham	CR4 3BQ	Cricket Green	850	220
Not Started	19/P2385		536	Kingston Road, Raynes Park	SW20 8DT	Dundonald	1	1
Not Started	19/P2387	Tesco car park	265	Burlington Road	KT3 4NE	West Barnes	456	456
Not Started	19/P2422		26	Ridgway, Wimbledon	SW19 4QW	Village	2	2
Not Started	19/P2424		258	Haydons Road, South Wimbledon	SW19 8TT	Trinity	0	0
Not Started	19/P2432		9	Links Road, Tooting	SW17 9ED	Graveney	1	1
Not Started	19/P2448		113	Kingston Road, Wimbledon	SW19 1LT	Abbey	1	1
Not Started	19/P2462		21a	St Mary's Road, Wimbledon	SW19 7BZ	Village	1	1
Not Started	19/P2591		292	West Barnes Lane, New Malden	KT3 6LU	West Barnes	1	1
Not Started	19/P2611		33	Lingfield Road, Wimbledon	SW19 4PZ	Village	3	3
Not Started	19/P2612		186	Martin Way, Morden	SM4 4AJ	Cannon Hill	1	1
Not Started	19/P2613		61	Grand Drive, Raynes Park	SW20 9DJ	West Barnes	7	7
Not Started	19/P2683		23	London Road, Tooting	SW17 9JR	Graveney	1	1
Not Started	19/P2708		144	Florence Road, Wimbledon	SW19 8TN	Trinity	1	1
Not Started	19/P2714		532a	Kingston Road, Raynes Park	SW20 8DT	Dundonald	1	1
Not Started	19/P2715		36	Aston Road, Raynes Park	SW20 8BE	Dundonald	1	1
Not Started	19/P2747		33-39	Upper Green East, Mitcham	CR4 2PF	Figge's Marsh	20	20

Not Started	19/P2899		147	Abbotts Road, Mitcham	CR4 1JZ	Pollards Hill	1	1
Not Started	19/P2945		9d	Clarendon Road, Colliers Wood	SW19 2DX	Colliers Wood	1	1
Not Started	19/P2947		6 to 8	Upper Green East, Mitcham	CR4 2PA	Figge's Marsh	2	2
Not Started	19/P3181		67	Sherwood Park Road	CR4 1NB	Pollards Hill	1	1
Not Started	19/P3201		182a	Merton High Street, Colliers Wood	SW19 1AY	Abbey	1	1
Not Started	19/P3253		180	Merton High Street, Colliers Wood	SW19 1AY	Abbey	1	1
Not Started	19/P3271		252-254	Haydons Road, South Wimbledon	SW19 8TT	Trinity	8	8
Not Started	19/P3302		74	Hazelwood Avenue, Morden	SM4 5RR	St Helier	1	1
Not Started	19/P3324		28	Lauriston Road, Wimbledon	SW19 4TQ	Village	0	0
Not Started	19/P3365	Madison Heights	2a	Milner Road, South Wimbledon	SW19 3AA	Abbey	5	5
Not Started	19/P3400		2	Church Lane, Merton Park	SW19 3NY	Merton Park	8	8
Not Started	19/P3468	Holmhurst Court	9	Copse Hill, Wimbledon	SW20 0NB	Village	1	1
Not Started	19/P3474		41	Gorrington Park Avenue, Mitcham	CR4 2DH	Graveney	3	3
Not Started	19/P3715		34	Lingfield Road, Wimbledon	SW19 4PZ	Village	1	1
Not Started	19/P3744		127	Ashbourne Road, Mitcham	CR4 2BF	Graveney	1	1
Not Started	19/P3764		50	Wimbledon Hill Road, Wimbledon	SW19 7PA	Hillside	7	7
Not Started	19/P3767		171	Hartfield Road, Wimbledon	SW19 3TH	Dundonald	1	1
Not Started	19/P3820		1	St Barnabas Road, Mitcham	CR4 2DW	Graveney	2	2
Not Started	19/P3836		15a, 15 & 17	Russell Road, Wimbledon	SW19 1QN	Dundonald	6	6
Not Started	19/P3850		119	Home Park Road, Wimbledon Park	SW19 7HT	Wimbledon Park	0	0
Not Started	19/P3907		119	Edgehill Road, Mitcham	CR4 2HZ	Graveney	2	2
Not Started	19/P3937		1,2,3,4	Park Avenue Mews	CR4 2EL	Graveney	4	4
Not Started	19/P4029		66	Ridgway, Wimbledon	SW19 4RA	Hillside	1	1

Not Started	19/P4046	Farm Road				St Helier	18	18
Not Started	19/P4047	Elm Nursery Car Park		London Road, Mitcham		Figge's Marsh	21	21
Not Started	19/P4048	Raleigh Gardens Car Park		Raleigh Gardens, Mitcham		Cricket Green	36	36
Not Started	19/P4050	Development Site North of	11 to 17	Madeira Road, Mitcham	CR4	Cricket Green	18	18
Not Started	19/P4084		177-187	Arthur Road, Wimbledon	SW19 8AE	Wimbledon Park	2	2
Not Started	19/P4086		46	Church Road, Mitcham	CR4 3BU	Cricket Green	1	1
Not Started	19/P4101		14	The Drive, West Wimbledon	SW20 8TG	Raynes Park	0	0
Not Started	19/P4124		305	Martin way, Raynes Park	SW20 9BU	Cannon Hill	1	1
Not Started	19/P4238		45b	Quicks Road, South Wimbledon	SW19 1EY	Abbey	1	1
Not Started	19/P4255		57	Wandle Road, Morden	SM4 6AF	Ravensbury	-1	-1
Not Started	19/P4323		52	London Road	SM4 5BE	Merton Park	1	1
Not Started	20/P0028		48	Leopold Road, Wimbledon Park	SW19 7JD	Wimbledon Park	1	1
Not Started	20/P0087		34	Langdale Avenue, Mitcham	CR4 4AF	Figge's Marsh	4	4
Not Started	20/P0185		40a	Kenilworth Avenue, Wimbledon	SW19 7LW	Wimbledon Park	1	1
Not Started	20/P0205		117	Pelham Road, Wimbledon	SW19 1NZ	Abbey	2	2
Not Started	20/P0282		10	The Drive, West Wimbledon	SW20 8TG	Raynes Park	1	1
Not Started	20/P0304		59	Colwood Gardens, Colliers Wood	SW19 2DS	Colliers Wood	4	4
Not Started	20/P0422		91	Dorien Road, Raynes Park	SW20 8EL	Dundonald	3	3
Not Started	20/P0452		18	Devonshire Road, Colliers Wood	SW19 2EN	Colliers Wood	1	1
Not Started	20/P0458		75-77	Griffiths Road, Wimbledon	SW19 1NE	Abbey	2	2
Not Started	20/P0489		2	Elm Close, Raynes Park	SW20 9HX	West Barnes	1	1
Not Started	20/P0555		24	The Broadway, Wimbledon	SW19 1RE	Trinity	3.4	3.44

Not Started	20/P0776		12	Goat Road, Mitcham	CR4 4HU	Cricket Green	1	1
Not Started	20/P0781	Garages rear of	30-40	Barnes End, New Malden	KT3 6PB	West Barnes	2	2
Not Started	20/P0823	Fair Green Parade		London Road, Mitcham	CR4 3NA	Cricket Green	9	9
Not Started	20/P0848		80	Kingston Road	SW19 1LA	Abbey	1	1
Not Started	20/P0945	Land on south side of road		Wyke Road, Raynes Park	SW20	Raynes Park	9	9
Not Started	20/P1060		159	Commonside East, Mitcham (187+)	CR4 2QB	Pollards Hill	24	24
Not Started	20/P1256		83	Vineyard Hill Road, Wimbledon Park	SW19 7JL	Hillside	-1	-1
Not Started	20/P1275		115	Graham Road, Wimbledon	SW19 3SP	Dundonald	2	2
Not Started	20/P1301	2A Park Avenue, 6, 7-8 and 9 Park Avenue Mews		Park Avenue	CR4 2EL	Graveney	4	4
Not Started	20/P1347	Land adj.	206	Seaforth Avenue, New Malden	KT3 6JW	West Barnes	1	1
Not Started	20/P1399		95	Devonshire Road, Colliers Wood	SW19 2EQ	Colliers Wood	2	2
Not Started	20/P1463		37&39	Cottenham Park Road, West Wimbledon	SW20 0SB	Raynes Park	7	7
Not Started	20/P1467		11	Botsford Road, Wimbledon Chase	SW20 9NP	Cannon Hill	1	1
Not Started	20/P1521		11b	Copse Hill, West Wimbledon	SW20 0NB	Village	0	0
Not Started	20/P1584	Ground Floor Justin Plaza 2	341	London Road	CR4 4BE	Cricket Green	7	7
Not Started	20/P1597		24	Gladstone Road, Wimbledon	SW19 1QT	Dundonald	1	1
Not Started	20/P1722	Garages R/O	38	Inglemere Road, Mitcham	CR4 2BT	Graveney	7	7
Not Started	20/P1738	YMCA	196-200	The Broadway	SW19 1RY	Trinity	145	145
Not Started	20/P1744		12	Ravensbury Terrace, Wimbledon Park	SW18 4RL	Wimbledon Park	5	5
Not Started	20/P1822	Ground Floor & Lower Ground Floor	158-160	Arthur Road	SW19 8AQ	Wimbledon Park	4	4

Not Started	20/P1836	Rear of	18-20	Ridgway	SW19 4QN	Village	3	3
Not Started	20/P1847		41	Streatham Road, Mitcham	CR4 2AD	Figge's Marsh	3	3
Not Started	20/P1938		206	Merton High Street	SW19 1AX	Abbey	1	1
Not Started	20/P1979		162-164	Arthur Road	SW19	Wimbledon Park	4	4
Not Started	20/P1980		58a	High Street	SW19 5EE	Village	2	2
Not Started	20/P1993	Ronian Works		Elm Grove	SW19 4HE	Hillside	10	10
Not Started	20/P1994		94-98	Merton High Street	SW19 1BD	Abbey	3	3
Not Started	20/P2041		112	Park Avenue, Mitcham	CR4 2EP	Graveney	3	3
Not Started	20/P2095	Units C & D Elm Grove Business Centre		Elm Grove, Wimbledon	SW19 4HE	Hillside	2	2
Not Started	20/P2098		87	Robinson Road, Tooting	SW17 9DN	colliers Wood	8	8
Not Started	20/P2100	rear of retail unit	288	London Road	CR4 3NB	Cricket Green	3	3
Not Started	20/P2182		110	Kingston Road, Wimbledon	SW19 1LX	Abbey	1	1
Not Started	20/P2254		570	Kingston Road	SW20 8DR	Dundonald	1	1
Not Started	20/P2259	Land Rear Of	60	Manor Road, Mitcham		Pollards Hill	3	3
Not Started	20/P2260		170	Brangwyn Crescent, Colliers Wood	SW19 2UD	Lavender Fields	1	1
Not Started	20/P2276		30	Lancaster Gardens, Wimbledon	SW19 5DG	Village	0	0
Not Started	20/P2287		30	Vectis Road, Tooting	SW17 9RG	Graveney	1	1
Not Started	20/P2290	Land r/o	1	Firtree Avenue, Mitcham	CR4 2JP	Figge's Marsh	1	1
Not Started	20/P2294		415-421	Durnsford Road, Wimbledon Park	SW19 8EE	Wimbledon Park	5	5
Not Started	20/P2297	Marquis of Lorne Public House	117	Haydons Road, South Wimbledon	SW19 1HH	Trinity	9	9
Not Started	20/P2396		141-145	Cannon Hill Lane, Raynes Park	SW20 9BZ	Cannon Hill	4	4
Not Started	20/P2399		23	Jersey Road, Tooting	SW17 9RQ	Graveney	1	1

Not Started	20/P2528		3	Thornton Hill, Wimbledon	SW19 4HU	Hillside	1	1
Not Started	20/P2546	Garages Adj 19	19	Lewis Road, Mitcham		Lavender Fields	1	1
Not Started	20/P2547	Former	101	Hamilton Road, South Wimbledon		Abbey	5	5
Not Started	20/P2548		38	Ashbourne Road, Mitcham	CR4 2BA	Graveney	1	1
Not Started	20/P2553		22	Lancaster Place	SW19 5DP	Village	1	1
Not Started	20/P2555		296	Haydons Road	SW19 8JZ	Wimbledon Park	1	1
Not Started	20/P2622	Integra House	138-140	Alexandra Road	SW19 7JY	Hillside	15	15
Not Started	20/P2623		7	Mitcham Park, Mitcham	CR4 4EN	Cricket Green	-1.4	-1.44
Not Started	20/P2636		562	Kingston Road	SW20 8DR	Dundonald	2	2
Not Started	20/P2779		49	Queen's Road, Wimbledon	SW19 8NP	Trinity	2.8	2.822
Not Started	20/P2838		56	Byegrove Road, Colliers Wood	SW19 2AY	Colliers Wood	1	1
Not Started	20/P2841	Vista House & Prospect House		Chapter Way, Colliers Wood	SW19 2RE	Colliers Wood	5	5
Not Started	20/P2882		9a	The Grange, Wimbledon	SW19 4PT	Village	-2	-2
Not Started	20/P2894		1	Orchard Close, Raynes Park	SW20 9HU	West Barnes	1	1
Not Started	20/P2897		96-98	Merton High Street, Colliers Wood	SW19 1BD	Abbey	1	1
Not Started	20/P2899		18	Clifton Road, Wimbledon Village	SW19 4QT	Village	-1	-1
Not Started	20/P2912		70	Home Park Road	SW19 7HN	wimbledon park	1	1
Not Started	20/P3088		94	The Broadway, Wimbledon	SW19 1RH	Trinity	4	4
Not Started	20/P3284	Princes Road Surgery	51	Prince's Road, Wimbledon	SW19 8RA	Trinity	5	5
Not Started	20/P3348		58-60	Durham Road	SW20 0TW	Raynes Park	7	7
Not Started	20/P3352		81	High Street, Wimbledon	SW19 5EG	Village	2	2
Not Started	20/P3385	Brook Farm House	1	Station Road, Colliers Wood	SW19 2LP	Abbey	9	9
Not Started	20/P3532		57a	High Street, Wimbledon	SW19 5EE	Village	1	1

Not Started	20/P3544		36	Grenfell Road, Mitcham	CR4 2BY	Graveney	1	1
Not Started	20/P3548		11	Taylor Road, Mitcham	CR4 3JR	Colliers Wood	1	1
Not Started	20/P3659		13	Park Road, Colliers Wood	SW19 2HS	Colliers Wood	1	1
Not Started	20/P3806		108	Kingston Road	SW19 1LX	Abbey	1	1
Not Started	20/P3821		12	Rustic Avenue, Streatham	SW16 6PD	Graveney	1	1
Not Started	20/P3839		144-146	Durnsford Road, Wimbledon Park	SW19 8HJ	Wimbledon Park	5	5
Not Started	20/P4059	Unit C and D Elm Grove Business Centre		Elm Grove	SW19 4HE	Hillside	10	10
Not Started	21/P0008		18d	Ridgway, Wimbledon	SW19 4QN	Village	1	1
Not Started	21/P0021		7	Elm Grove	SW19 4HE	Hillside	4	4
Not Started	21/P0070		340	West Barnes Lane, New Malden	KT3 6NB	West Barnes	2	2
Not Started	21/P0175	Deseret House	288a	London Road, Mitcham	CR4 3NB	Cricket Green	6	6
Not Started	21/P0197		19a-f	Prince's Road, Wimbledon	SW19 8RQ	Trinity	2	2
Not Started	21/P0408		232&232A	Worple Road, Raynes Park	SW20 8RH	Raynes Park	-1	-1
Not Started	21/P0428		138	Copse Hill, West Wimbledon	SW20 0NP	Village	0	0
Not Started	21/P0626		12	Park Avenue, Mitcham	CR4 2EL	Graveney	1	1
Not Started	21/P0628		33	Graham Road, Mitcham	CR4 2HB	Figge's Marsh	3	3
Not Started	21/P0706		12	Beltane Drive, Wimbledon Park	SW19 5JR	Village	0	0
Not Started	21/P0743		201a&b	South Park Road, Wimbledon	SW19 8RY	Trinity	-1	-1
Not Started	21/P0860		507	Kingston Road, Raynes Park	SW20 8SF	Dundonald	1	1
Not Started	21/P0928		2	Lyveden Road, Tooting	SW17 9DU	Colliers Wood	1	1
Not Started	21/P0969	Flats 1 and 2	44	Chatsworth Avenue, Wimbledon Chase	SW20 8JZ	Merton Park	-1	-1
Not Started	21/P0999		311	Martin way, Raynes Park	SW20 9BU	Cannon Hill	1	1

Not Started	21/P1050		51	Fortescue Road, Colliers Wood	SW19 2EA	Colliers Wood	0.7	0.67
Not Started	21/P1078		100	Farm Road, Morden	SM4 6RB	St Helier	-1	-1
Not Started	21/P1329		116	Chestnut Grove, Mitcham	CR4 1RA	Pollards Hill	3	3
Not Started	21/P1365		61	Revelstoke Road, Wimbledon Park	SW18 5NL	Wimbledon Park	1	1
Not Started	21/P1371		309	Martin way, Raynes Park	SW20 9BU	Cannon Hill	1	1
Not Started	Mo3	Imperial Fields Tooting and Mitcham Hub				Ravensbury	77	77
Not Started	17/P2280		251	Streatham Road	SW16 6PB	Graveney	1	
Not Started	17/P2372	Neba House	257d	Burlington Road	KT3 4NE	West Barnes	8	
Not Started	17/P3656		374	Grove Road	CR4 1AB	Longthornton	1	
Not Started	17/P3734	Rear of	18-20	Ridgway	SW19 4QN	Hillside	3	
Not Started	20/P1073	Unit 3A, The Hayloft	17a	Seely Road, Tooting	SW17 9QP	Graveney	1	
Not Started	20/P3071	Rear of	25-27	Landgrove Road, Wimbledon	SW19 7LL	Wimbledon Park	1	
Not Started	20/P3210	Flat 4	270	Haydons Road, South Wimbledon	SW19 8TT	Trinity	1	
Not Started	20/P3779	Unit 4, The Hayloft	17a	Seely Road, Tooting	SW17 9QP	Graveney	1	
Submitted	CW2	Brown & Root phase 2				colliers Wood	230	130
Submitted	21/P1907	Eddie Catz		Station Road, Colliers Wood		Colliers Wood	100	100
Pre-app	17240020	White Hart and car repairs centre	144	Kingston Road, Wimbledon		abbey	63	63
Pre-app	19/P3772	Former Barclays 16 - 20 Morden Road	16-20	Morden Road, South Wimbledon	SW19 3BN	Abbey	26	26

Pre-app	20/P2445	Amity Grove, Raynes Park				Raynes Park	8	8
Pre-app	Mi9	Mitcham Fire Station				Cricket Green	2	2
Pre-app	Wi7	Rufus Business Centre, Ravensbury Terrace				Wimbledon Park	106	106
Pre-app	20/P1667/NEW		293	Mitcham Road, London	SW17 9JQ	Graveney	9	
Pre-app	Mi16	Mitcham Gasworks	49	Western Road, Mitcham	CR4	Longthornton	329	329
Pre-app	Mi18	Wilson Hospital				Cricket Green	11	11
Pre-app	20/P3237	LESSA Grand Drive				West Barnes	92	
Pre-app	Mi8	Majesetic Way, Morrisons, Mitcham TC				Figge's Marsh	160	80
Pre-app	CW5	Merton High Street - Priory Retail Park		Merton High Street, Colliers Wood		Colliers Wood	300	
Pre-app	Pre-app 1	Co-op Wimbledon Chase				Merton Park	34	
Pre-app	Pre-app 2	Wimbledon Chase station				Merton Park	62	
Site allocation	CW1	Baltic Close				Colliers Wood	2	2
Site allocation	Mi15	Taylor Road Day Centre				Colliers Wood	5	5
Site allocation	Mi19	Worsfold House		Church Road, Mitcham		Cricket Green	60	60
Site allocation	Mi2	Birches / Freshfields, Whitford Gardens, Mitcham		Birches Close, Mitcham	CR4	Cricket Green	40	40

Site allocation	Mi6		326-328	London Road, Mitcham		Cricket Green	11	11
Site allocation	Mi7		366-374	London Road, Mitcham		Cricket Green	18	18
Site allocation	Mo1	Chaucer Centre		Canterbury Road, Morden	SM4	St Helier	60	60
Site allocation	Mo7	Gifford House				St Helier	24	24
Site allocation	Wi1	Battle Close				Trinity	75	75
Site allocation	CW3	Colliers Wood Community Centre				Colliers Wood	10	
Site allocation	CW4	Colliers Wood Station				Colliers Wood	31	
Site allocation	Mi10	Mitcham Library				Figge's Marsh	28	
Site allocation	Mi12	Sibthorpe Road Car Park		Sibthorpe Road, Mitcham		Figge's Marsh	36	
Site allocation	Mi13	30 St Mark's Road				Figge's Marsh	7	
Site allocation	Mi3	Burn Bullock and MOT garage		London Road, Mitcham	CR4 4YF	Cricket Green	18	
Site allocation	Mo4	Morden town centre regeneration				Ravensbury	1822	
Site allocation	Mo5	Morden Hall Medical Centre/Morden Road Clinic		Merton Road, Morden		Merton Park	54	
Site allocation	Mo6	York Close car park		York Close, Morden		Merton Park	40	
Site allocation	RP2		245-247	Burlington Road, New Malden		West Barnes	81	
Site allocation	RP8	West Barnes Library				West Barnes	13	
Site allocation	Wi11	Victoria Crescent, Wimbledon				Dundonald	227	

Site allocation	Wi13	20-26 St George's Road and	8-20	Worple Road, Wimbledon		Hillside	99	
Site allocation	Wi5	Hartfield Road Car Park		Hartfield Road, Wimbledon		Dundonald	62	
Site allocation	Wi8	South Wimbledon Station				Abbey	28	