

**Borough Plan Advisory Committee
07 January 2010**

THE DRAFT CORE STRATEGY PUBLIC CONSULTATION

**Appendix 3:
Consultees comments
and draft Council responses**

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Organisation and/or Name	Comment ID	Q1 - Support vision and objectives? Comments Q2 - CS based on robust evidence?Comments Q3 - CS most appropriate strategy for Merton? Comments Q4 - CS effective? Comments Q4b - Government defines effective core strategy as; Q5 - CS consistent with national planning policy Comments	Q6 Any other comments	Draft Council Response
01 Foreword from Councillor				
Mr David Foster	cs21	<p>Q1 Yes Overall the strategy appears sound but i do have one concern and that is the increased density that over 2000 new homes will create. Has consideration been given to the amount of school places that will be needed to service this increased density and greater improvement to current transport infrastructure will also be needed. They also does not seem to be any thought given to part pedestrianising Morden town centre. If this was undertook it would greatly improve the feel of the town centre.</p> <p>Q3 Yes.</p> <p>Q4 Yes. The strategy should go further and the civic centre and transport house should be looked at as these two buildings severly detract from the look of Morden.</p> <p>Q5 Yes.</p>		Thank you for your comments. We will consider your response through future revisions to the Core Strategy.
Mr Neil Citron	cs25	<p>Q1 Yes. Your plan continues the Croydonisation of Wimbledon and leaves open the door to the construction of multistorey buildings in the town centre, presumably like the black tower at Colliers Wood. The centre of Wimbledon is congested enough as it is: the population of Wimbledon town has grown enormously because of the building of blocks of flats on previous commercial properties, and on sites previously occupied by single family houses.</p> <p>Q2 No. Why does the council want to know my ethnicity, sexual preferences and religion? What is it to do with them? Surely all that matters is that I am a Merton ratepayer. If Merton happened to contain a large number of Chinese buddhist lesbians for instance, so what. Their presumably biased opinions would be perfectly valid as they comprise a large proportion of the ratepayers. Why should the council spend money offering translation services for the plan? If someone has come to this country and cannot be bothered to learn the language then they cannot expect to contribute to the planning process. How can they understand the context of what is being discussed if they cannot understand what is going on around them in the wider society. Other than in countries with more than one official language such as Belgium, such services are not provided and are a waste of ratepayers money.</p> <p>Q3. No.</p> <p>It is disappointing that you did not express stronger views about obtaining a mix of businesses in the borough. In particular stronger policies regarding the presence of chain stores. Even more disappointing was a lack of expressed intent to overturn the imbalance in the present situation where there are so many restaurants and especially bars in the Broadway area, and so few small shops. On a Friday and Saturday night the wailing of Police sirens is constant as they go to attend disturbances, a situation the Council has brought about by its lax policy in regard to retail premise use. How many fast food outlets, bars and restaurants do we need? We have more than enough.</p> <p>Q4 No. May I point out that for most people, SHOPPING IS NOT THE MOST IMPORTANT THING IN THEIR LIVES. There are other factors such as a pleasant, quiet and safe environment which are more important.</p>	<p>Do not support.</p> <p>I would have liked to see some mention of community multiuse spaces n the plan. These only need be halls or meeting rooms with a little storage space and no other particular specialised attributes. There are a host of activities which bring people together across social and neighbourhood boundaries such as choirs, orchestras, indoor sports of various kinds, religious groupings, birdwatchers, stamp collectors,etc, etc, and they need inexpensive local facilities to flourish. Communal spaces are important in developing an open society and no mention of them was made in the plan. As far as I can see, the omission of rebuilding the civic centre is particularly glaring. This was promised as part of the payback for permission to build Centre Court and has still not been honoured. The developers have got away scot free.</p>	<p>* The Core Strategy serves to transparently set out the types of development, mix of uses etc. that we want to encourage in our town centres for developers. The views on maintaining a mix of businesses in the borough are supported by Policy 4.9 of the London Plan Replacement Draft that requires boroughs to develop local policies to support the provision of affordable shop units for small or independent retailers. Table 5 - Summary of town centre aims in the draft Core Strategy encourages a mix of retail unit sizes, including smaller units in Wimbledon and Colliers Wood, however this is not expressed in policy. The Centres Policy will be revised to support a mix of retail unit sizes, including smaller units. This will be cross-referenced in paragraph 20.25 of the Wimbledon Sub-Area Policy. Planning Policy cannot discourage chain stores within centres, and in the case of Wimbledon the Council is not a major landholder and therefore has limited control over chain stores occupying the retail units in the centre.</p> <p>* Wimbledon Town Centre is identified as a strategic cluster of night time economy in the London Plan Replacement Draft. The Wimbledon sub-area policy acknowledges that a balanced approach needs to be taken to the night time economy through a mix of uses.</p> <p>* Wimbledon Town Centre is a designated Major Centre in the London Plan with high public transport accessibility, and is subject to the 'central' character setting within the development density matrix in the London Plan. The Core Strategy encourages development in the town centre on key sites within the town centre boundaries, whilst also protecting the low scale residential character in surrounding neighbourhoods. Building height and scale is therefore dependent on the location of the building within the town centre, having regard to the surrounding character. Building heights and congestion are being addressed in the Vision for Wimbledon Project. It is recommended that the sub-area policy be modified to acknowledge this project, which will help guide the future development of WTC.</p> <p>* The strategy maintains an even balance between the need to promote the vitality of centres (including Wimbledon) by encouraging retail activity amongst other things such as office accommodation and leisure and cultural activities, as well as providing for a pleasant, quiet and safe environment, through the protection of open spaces and community facilities, and through encouraging high quality design of new buildings that enhance community safety. CONTINUED BELOW.</p>
Mr Neil Citron	cs25			<p>CONTINUED FROM ABOVE.</p> <p>* In relation to community multi-use spaces, this comment will be addressed in Infrastructure - Policy 20, through the introduction of a 'community infrastructure section that will highlight the importance of community spaces that can be used by a variety of users.</p> <p>* Equality monitoring is an important consideration regarding the effectiveness and reach of community consultation. Collecting and assessing monitoring information which is treated confidentially provides a means by which the Council can assess if consultation exercises are reaching all members of the community and ensure that the policies consulted on suitably represent all members of the community.</p>

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Coal Authority Miss Rachael Bust,	cs252	Q2 - n/a Q3 - n/a Q4 - n/a Q5 - n/a	Having reviewed your document, I confirm that we have no specific comments to make on this document at this stage. We look forward to receiving your emerging planning policy related documents; preferably in an electronic format. Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our departmental direct line.	We welcome the respondent's support of this Draft Core Strategy.
Mr Frederick Rayner	cs256		I would like to point out that the on line submission form is of a poor design. The fact you have to click submit after inputting your comments is not clear and the submit option not easy to find.	We are looking into how we can improve the website to make it easier for people to leave comments and read the documents
Merton Priory Trust Cyril Maidment	cs210 1	Q1 No. I will support the draft if my comments on Q6 are accepted and implemented. Q2 - Yes Q3 - Yes Q4 - Yes Q5 - Yes	Do not support. Q6. Are there any other aspects of the draft Core Strategy that you do not support? Chapter 10 Key Diagram Sadly, the historic, ancient parish of Merton is no more. Merton must be included in the Core Strategy. Chapter 15 Paragraph 15.5 It must be noted that the houses on the north side of the Bus Depot, numbers 4, 6 and 8 Merton High Street, were built in 1790, before Nelson lived in Merton. Chapter 15 Paragraph 15.8 It is a sad reflection that Merton's national treasure, the Priory has been on the National Heritage "At Risk" Register for ten years with no attempt to have it removed. Steps should be put in hand to achieve this. The Council set up Merton Priory Trust and then withdrew secretarial support. This should be renewed to facilitate progress. Chapter 15 Paragraph 15.9 The Thames Water Ring Main Servicing Area does not occupy a "large" site. At the most it is about 5% of the Tandem site. This must be corrected. Chapter 17 Paragraph 17.10 The Morden Listed Buildings must be stated. Chapter 19 Paragraph 19.5 A beautiful feature should be made of the "Meeting of the Waters", the rivers Graveney and Wandle. This will not be easy because part of the ugly Graveney flood channel will have to be re-constructed. Chapter 19 Paragraph 19.8, Policy 6, Objective b. The Merton Priory Conservation Management Plan, produced at a cost of £20,000, should be implemented as a matter of priority. Chapter 19 Paragraph 19.14 The former Wimbledon Football site is not an opportunity for growth as is stated. Please correct. On the other hand, just across the Wandle, is the Copper Mills site, which will be available because the giant electricity sub-station is being transferred nearby to a site in Wandsworth. Please include this site. Chapter 19 Paragraph 19.19 The design workshops and the works of William Morris were not at the Merton Abbey Mills site as stated. They were north of Merantun Way, through to Merton High Street. (Trellis House in Mill Road) This error should be corrected. Chapter 29 Paragraph 29.21 It is important to add the following accredited Museums, which are priceless assets to Merton although they are not a charge on the Council: Windmill Museum Wandle Industrial Museum Wimbledon Museum of Local History	* Refer to comments below at reference cs2200 regarding the ancient parish of Merton and the key diagram. * You comments regarding individual reference to heritage assets in the borough are welcomed and will be considered in further revisions to the Core Strategy. * The current reference to the 'large' Thames Water utility site in Colliers Wood will remain given its strategic position and size within the centre. * The comments on the Merton Priory and Chapter House are welcomed. The Core Strategy must demonstrate that policies for the borough are deliverable over the plan period in accordance with PPS12. Paragraphs 19.18, 19.19 and 19.20 of the sub-area outline the historical importance of the assets. The current reference to the archaeological sites and Wandle Valley Conservation Area in Policy 6 of the strategy allows for suitable protection and enhancement of the assets over the life of the plan, and for the raising of awareness of heritage in the sub-area. The Merton Priory Conservation Management Plan will be added to the Key Drivers under the Wandle Valley Sub-Area Policy, as the document was a consideration Strategy. In accordance with feedback from English Heritage, more cross referencing will be included between the Colliers Wood and Wandle Valley sub-areas in relation to heritage assets. * Para 19.5: Comment is welcomed. The open space, nature and recreation policy 12 includes a reference to improving access to our waterways. This will be reconsidered to incorporate enhancement of the blue ribbon network along with a supporting paragraph within the justification text. This will also be linked with the Wandle Valley Policy 19. However, detail regarding individual projects cannot form part of the Core Strategy. * The comments regarding the former Wimbledon Football Club site are noted, and this will be made clear in the text. In relation to the electricity sub-station, it is not for the Core Strategy to designate individual sites for redevelopment, but rather outline a vision for how the borough will develop over the plan period. The Site Allocations DPD will address site specific proposals following adoption of the Core Strategy. * A reference to 'museums' in general will be added to paragraph 29.21 will be added, but specific museums not be listed to keep the document strategic and long term.
Merton Priory Trust Cyril Maidment	cs210 1		CONTINUED FROM ABOVE. Chapter 30. Paragraph 12D Please state that £300k is funded by the developer and not the Council. It must be made clear.	REFER ABOVE.
Mr Dean Parsons	cs212 1	Q1 Yes. None. Q5 - Yes	Support.	Support noted.

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Sutton and Merton PCT Angela Gibson	cs2323		<p>REFER TO WHOLE SUBMISSION.</p> <p>3. Summary</p> <p>The HUDU checklists used to review Merton's Draft Core Strategy (Table 1, 2) have illustrated aspects of the Core Strategy that may be strengthened through more detailed health impact consideration and more explicit explanations of how they reduce health inequalities.</p> <p>The HUDU 'Health Check' (table 1) highlighted 'Gathering evidence- is the core strategy justified' as a particularly weak area. Contribution of the Joint Strategic Needs Assessment will provide a valuable evidence base offering up-to-date mapping, identification of local health priorities and allow consideration and assessment of how spatial planning policies may further support the reduction of health inequalities.</p> <p>The HUDU 'Watch out for health' checklist (table 2) has also highlighted key areas where opportunities to strengthen health improvement may exist. This checklist was useful in classifying health influences as direct or indirect. With regards to the direct health influences, whilst there is potential to reinforce health in many of the sub-areas, important comments in this section relate to housing which has exceptionally great impact on health. Opportunity for physical activity is an area that is explored well in the Core Strategy.Regarding indirect influences, climate change, resource minimisation and social cohesion & social capital are robust areas within the Core Strategy; however crime and access to work are areas that may benefit from further improvements or exploration. Importantly access to healthy food is an area that does not seem to be clearly addressed within the Core Strategy.The Kings Fund & NHS HUDU report: The health impacts of spatial planning decisions, provides evidence of relationships that exist between planning and health, Key conditions that are influenced by spatial planning include: Cardiovascular disease, mental health, obesity (and diabetes), respiratory disease and injuries. The key health priorities for Merton, as identified by NHS Sutton and Merton Commissioning Strategy Plan (CSP) include most of these conditions, which are all amenable to influence through spatial planning.</p> <p>CONTINUED BELOW.</p>	Comments noted. Health and Well Being is one of the key issues of the Core Strategy Sustainability Appraisal and health is reviewed as part of the process. It will be considered in further revisions of the document.
Sutton and Merton PCT Angela Gibson	cs2323		<p>CONTINUED FROM ABOVE.</p> <p>It is often difficult to measure the effects of these relationships and thus rarely are direct causal relationships identified between the physical environment and health². However, this recent Kings Fund & NHS HUDU report contributes to an increasing research base that seeks to further explore these relationships and presently provides a useful insight for consideration.In conclusion, whilst health is implicitly embedded within the Core Strategy, the further exploration of health impacts and contribution of spatial planning policies towards reducing health inequalities may benefit from being made more explicit and readily accessible, possibly, through supporting documentation.</p>	REFER ABOVE.
Government Office for London Julie Shanahan	cs2447	Q1 - Yes. We welcome the overall approach to the document. The document includes a vision, strategic objectives, broad locations and thematic policies which present a credible strategy for Merton. The document includes some information on the infrastructure needed to deliver the growth in the Borough and includes targets and indicators to monitor policies. However, there is scope to enhance the document further and we note how this could be achieved in the remainder of this letter.		Support noted and detailed aspects of response addressed specifically.

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HCA	cs2254		<p>These comments are submitted on behalf of the Homes and Communities Agency (HCA), the national housing and regeneration agency.</p> <p>Our role is to create opportunity for people to live in high quality, sustainable places. We provide funding for affordable housing, bring land back into productive use and improve quality of life by raising standards for the physical and social environment.</p> <p>Response to Consultation – London Borough of Merton Draft Core Strategy: Pre-Representations Consultation</p> <p>The Homes and Communities Agency welcomes the invitation to comment on Merton's Draft Core Strategy.</p> <p>The document focuses on strategic issues including climate change, new challenges and opportunities facing Merton, as well as important planning principles such as sustainable development, infrastructure, the re-use of brownfield land, regeneration and renewal. The objective is that the Core Strategy will provide greater certainty to individuals and businesses when submitting planning applications and for speedier decisions to be made. We welcome any move which further encourages regeneration within Merton together with the implementation of sustainable development in the area.</p> <p>Page 7, Consultation It is important to fully engage with the community in relation to future planning, to ensure that as many views as possible are sought, especially from the harder to reach members of the community within Merton. HCA support the broad policy approach for the regeneration of communities, however further text is needed to explain what will happen in detail, for example in relation to community engagement, capacity building and empowering the community.</p> <p>Summary of Response to Consultations</p> <p>The Homes and Communities Agency looks forward to the publication of Merton's Core Strategy and supports the main principles contained in the emergent document. We have attached detailed comments in relation to this document, and have suggested that some clarification may be needed in certain areas to strengthen the overall document. HCA would be very willing to comment on any other proposed revisions before publication of the documents.</p>	Thank you for your support.
05 Key Drivers and Evidence Base				
Workspace Group Plc	cs2208		<p>Support.</p> <p>We support the reference to London Plan Policy 5E,1, in particular the reference to 'managing the reuse of surplus industrial land taking into account waste management requirements'. This is further supported by London Plan Policy 4A.27 which identifies the broad locations for recycling and waste treatment facilities. This is also reflected in the SLWP. This is of particular importance as there are a number of existing industrial estates within the borough (such as the Rainbow Industrial Estate) which are currently characterised by out-moded, inefficient buildings which are in need of redevelopment, and which support uses that are un-regulated. Redevelopment of these brownfield sites for waste management facilities is a positive reuse of the sites, with positive visual, environmental and economic benefits.</p>	Thank you for your comments
Tree Warden Group Merton Ms Jane Plant	cs2136	<p>Q1 - Yes Q2 - No. Don't know? Q3 - No. Don't know. Q4 - We hope that it proves to be more effective than the current UDP which although written in great detail was too easily ignored with regard to planning issues. Q5 - Yes.</p>	<p>Support.</p> <p>We note and approve the London Plan objective for growth without encroaching on open space.</p>	Thank you for your comments

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La Salle Investment Management	cs2178	Q1 - Yes. We support the overall vision however have concerns regarding the evidence base. Q2 - No. Refer to comments under Question 6.	Whilst paragraph 5.24 rightly recognises that the recession has created uncertainty in terms of projecting future needs such as housing and economic development, it goes on to state that "the speed and severity of the recession means that even the most recent analysis is rapidly out of date" - whilst we acknowledge the uncertainty created, this cannot be used as an excuse to rely on out of date evidence. National planning policy PPS12 requires DPDs to be founded on a robust and credible evidence base, involving evidence of community participation and demonstration that the choices made in the document are backed up by facts. Failure to comply with the tests in PPS12 would render the DPD unsound. Furthermore, the uncertainty in assessing future needs for the borough should be reflected in the Core Strategy by creating flexibility through allowing the careful release of allocated sites where the designated land use is unviable, e.g. where lack of demand and unviability can be demonstrated. This would allow opportunities for appropriate development to come forward and improve the economy of the borough where otherwise sites and areas would remain vacant and underutilised.	No change proposed - this section on the recession should not be read in isolation. Revise paras 5.22-25 to update on recession
MR John Davis	cs2212		Chapter 5 5.5 This point about "growth without encroaching on open spaces" is paramount. Policy 12 seems to reinforce the message, but aspects later in the Core Strategy (25.15) create a dangerous wedge. Paras. 25.15 & 25.16 should be deleted, together with any other references in this section to schools provision.	DUPLICATE WITH CS2212; 2309; 2294; 2326; 2391) Ensure co-ordination between all parts of the Core Strategy: e.g. with respect to open space and education (paras 5.5, Policy 12; 25.15; 25.16)
Village Residents Association (Mitcham) Carole Mauger	cs2309		Chapter 5 5.5 This point about "growth without encroaching on open spaces" is paramount. Policy 12 seems to reinforce the message, but aspects later in the Core Strategy (25.15) create a dangerous wedge. Paras. 25.15 & 25.16 should be deleted, together with any other references in this section to schools provision.	DUPLICATE WITH CS2212; 2309; 2294; 2326; 2391) Ensure co-ordination between all parts of the Core Strategy: e.g. with respect to open space and education (paras 5.5, Policy 12; 25.15; 25.16)

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Sutton and Merton PCT Angela Gibson	cs2323		<p>REFER TO WHOLE SUBMISSION</p> <p>The 'Health Check' has been used to review Merton's LDF Cores Strategy. This review has drawn attention to any gaps and highlighted opportunities that exist to strengthen health improvement within Merton through the Core Strategy. Comments have been categorised under the 'Health check' four main headings and subheadings (Table 1).</p> <p>Legislation and Policy requirements National Planning Policy No comments.</p> <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> • Information sources and gaps unclear. • Sustainability appraisal has been completed for all policies except 2-7; uncertain why these policies are excluded. <p>Conforming to the London Plan</p> <ul style="list-style-type: none"> • HIA for 'major development proposals' • Meeting floor targets. • Shopping facilities discussed, however access to 'fresh food' has not been explicitly addressed. <p>Sustainable Community Strategy No comments.</p> <p>Partnership Working</p> <ul style="list-style-type: none"> • The PCT and LB Merton have agreed arrangements for on going joint working <p>Gathering evidence- is the core strategy justified</p> <ul style="list-style-type: none"> • Core strategy would benefit from mapping projected demographic changes • As yet the Joint Strategic Needs Assessment is neither mentioned in core strategy nor listed as key driver for any policy. <p>Health and Wellbeing</p> <ul style="list-style-type: none"> • Health is relevant to most of the Core Strategy policies however it has not explicitly been addressed as a cross cutting theme or as a specific policy topic. <p>CONTINUED BELOW.</p>	<p>Thank you for your comments. We will consider the response through future revisions to the Core Strategy, and offer the following specific comments:</p> <p>* Legislation and Policy Requirements: Access to healthy food - It is intended to consider the wording under para 25.21 of the open space, nature and recreation policy to be in line with the emerging draft consultation replacement London Plan policy 7.22 which refers to Land for food. (Policy 2A.9). Gathering evidence: Links with adjoining boroughs can be included within the infrastructure policy text. Healthcare facilities can also be included in the infrastructure policy. The redevelopment of the Morden Road Healthcare Centre will be referenced in the Infrastructure Projects table.</p> <p>* Gathering evidence - is the core strategy justified: Housing - An Area Action Plan is being prepared for the regeneration of Morden Town Centre. The Council will work jointly and consult with key providers in this preparation, such as the PCT. We will consider updating the Infrastructure Projects Table in the Core Strategy with regards to any new or additional healthcare facilities proposed in Morden.</p> <p>* Implementing and monitoring the core strategy: We will consider reviewing the EIA and HIA and risks of delivery. The projects included in the table have already been through some form of consideration in terms of need and accessibility. The PCT will be invited to participate in future AMR's.</p>

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Sutton and Merton PCT Angela Gibson	cs2323		<p>CONTINUED FROM ABOVE. Health improvement within the Core Strategy would be greatly strengthened through greater emphasis of the relationships/impacts that exist between health and each policy.</p> <ul style="list-style-type: none"> • The Core Strategy would benefit from including the following: <ul style="list-style-type: none"> - Mapping of health inequalities - Identification of health issues most susceptible to spatial planning interventions. - Links with adjoining boroughs regarding health <p>a Causes/ pathways of health issues agreed/ identified and mapped to identify 'hotspots' Inclusion of these health issues and priorities could be supported through JSNA.</p> <p>Healthcare facilities</p> <ul style="list-style-type: none"> • Core Strategy would benefit from <ul style="list-style-type: none"> - Mapping & reporting capacity of current healthcare facilities. - Transport accessibility to current & future health care facilities • The Primary Care development's planned by the PCT support the proposed housing developments. However the proposed Morden healthcare development, preferably by redeveloping the existing Morden Road Health Centre will need to be synchronised with timing of housing developments in Merton <p>Developing and effective policy framework</p> <p>Vision - No comments.</p> <p>Strategic Objectives</p> <ul style="list-style-type: none"> • Objectives are recommended to be SMART. <p>Planning policies for health</p> <ul style="list-style-type: none"> • Unclear if all key health issues have been explicitly dealt with by range of policies- either directly or indirectly. <p>Implementing and Monitoring the Core Strategy</p> <ul style="list-style-type: none"> • The following issues would benefit from further clarification: <ul style="list-style-type: none"> o Risks of delivery & flexibility o Links with Mental Health service development o EIA and HIA procedures and responsibilities. <p>The PCT should be invited to participate in the Annual Monitoring Report process.</p>	REFER ABOVE.
HCA	cs2255		<p>Page 9, Paragraph 5.4 The draft replacement London Plan and two related strategy document drafts (the Transport Strategy and the Economic Development Strategy) have recently been published for consultation (October 2009). Paragraph 5.4 confirms that the Merton draft Core Strategy is based on the 2008 London Plan Consolidated with Alterations. HCA therefore recommend that this document is checked against the newly emerging revised London Plan to ensure that Merton's document remains sound. Page 12, Paragraph 5.23 5.25 We agree that it is important to acknowledge the credit crunch, however the reference to the public sector enjoying an unexpected bonus in paragraph 5.23 may be somewhat misleading. The constraints being placed on the public sector purse and public sector grant funding have not been acknowledged in this section. It should also be remembered that many parts of the public sector also have a land-owning role which is being detrimentally affected by reduced land prices. This needs to be clarified so that the overall picture which is presented is not misleading.</p>	Merton's Core Strategy is being reviewed against any new documents including draft PPS15, new London Plan and associated strategies. Revise paragraph 5.23-25 to reflect comments.
Gwen Martin and Nicholas Richmond	cs2294		<p>Chapter 5 5.5 This point about "growth without encroaching on open spaces" is paramount. Policy 12 seems to reinforce the message, but aspects later in the Core Strategy (25.15) create a dangerous wedge. Paras. 25.15 & 25.16 should be deleted, together with any other references in this section to schools provision.</p>	DUPLICATE WITH CS2212; 2309; 2294; 2326; 2391) Ensure co-ordination between all parts of the Core Strategy: e.g. with respect to open space and education (paras 5.5, Policy 12; 25.15; 25.16)

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Melanie Nunzet	cs2326		Chapter 5 5.5 This point about "growth without encroaching on open spaces" is paramount. Policy 12 seems to reinforce the message, but aspects later in the Core Strategy (25.15) create a dangerous wedge. Paras. 25.15 & 25.16 should be deleted, together with any other references in this section to schools provision.	DUPLICATE WITH CS2212; 2309; 2294; 2326; 2391) Ensure co-ordination between all parts of the Core Strategy: e.g. with respect to open space and education (paras 5.5, Policy 12; 25.15; 25.16)
Wimbledon Society Chairman Mark Leclercq	cs2415		<p>The Society sees the production of a Core Strategy as a very significant part of the Council's plans for the future of the Borough. With the Council saying that it "represents the last chance for you to influence the content of the Core Strategy", and with the current document being so very different from the draft produced last year, it is unfortunate that the public consultation period has been limited to just 6 weeks.</p> <p>Is the Strategy Sound ?</p> <p>It is perhaps helpful to take as the starting point the guidance issued to Inspectors when they are testing a draft Core Strategy (CS) for "soundness".</p> <ul style="list-style-type: none"> • To be accepted, the CS needs to be consistent with both National and Regional Policy. <p>It should be justified with evidence; shown to be the most appropriate option when compared to alternatives; and shown to be effective, and able to be carried out:</p> <p>Comment: Whilst a range of objectives and policies is stated, there seems to be no evidence that they can be shown to be effective, nor able to be carried out. Some objectives appear contradictory. For example, what is the effect on local distinctiveness and character of increased and more intensive development, plus retention of all open land and garden space, plus more public facilities?</p> <ul style="list-style-type: none"> • To be justified, the choices made in the CS need to be founded on a credible evidence base backed up by facts: <p>Comment: The evidence base which should underpin the selected strategy is not adequate, and the strategic choices therefore are not sufficiently justified. The housing trajectory in Figure 1 (page 132) is an example of inadequate information.</p> <p>CONTINUED BELOW.</p>	<p>* Regarding the view on competing objectives, the planning framework will allow for a balanced approach to be taken between the various strategic objectives. For instance, a rising borough population and new housing targets and the need to address the implications of climate change are factors that are beyond the control of the borough, but must be addressed in a balanced way, for example by protecting severely flood affected land from housing development. The policies in their current format set out a strategic framework that will be used as a tool to achieved balanced planning outcomes in the borough over the plan period.</p> <p>* The Core Strategy has been drafted using a credible evidence base. The evidence base is proportionate to the job being undertaken by the plan, is relevant to the place in question and is up-to-date as is practical having regard to what may have changed since the evidence was collected, in accordance with PPS12. We will continue to update the evidence bases where appropriate prior to submission of the Core Strategy.</p> <p>* Merton's LDF has been subject to extensive research, policy development and consultation that has involved presenting numerous options for how the LDF should guide the development of Merton over the plan period. In terms of consultation, the Issues and Options in 2004 and Preferred Options in 2007 presented reasonable policy alternatives for the Core Strategy. The current document represents the Pre-representations consultation, and this is the first opportunity to present the preferred spatial plan for Merton, and not about presenting reasonable alternatives. The draft Core Strategy has been drafted taking into account the feedback received during the previous consultation stages.</p> <p>* The Sustainability Appraisal Report was available for analysis on the Council's website during the consultation period, and will be updated prior to submission of the Core Strategy in 2010.</p> <p>* We will consider the comments made in relation to projects and delivery, and consider how these can be better articulated within the document in order to achieve the vision over the life of the strategy. This will include a review of the timescales identified for delivery. Projects identified must be deliverable, and suitably flexible to allow for changing circumstances over the plan period.</p>

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Wimbledon Society Chairman Mark Leclercq	cs2415		<p>CONTINUED FROM ABOVE.</p> <ul style="list-style-type: none"> The sustainability appraisal needs to show how the different CS options perform, and that the selected approach is the most appropriate when considered against reasonable alternatives: <p>Comment: No "reasonable alternatives" are properly explained or examined, the proposed approach seems to be on a take it or leave it basis.</p> <p>The Sustainability Appraisal Information Report on the Council's website does not appear to meet the above requirement. In relation to Policy 1, it refers back to the earlier Key Options Report, but its main objective appears to be to assess how far the detailed CS policies (no reference is made to options or 'reasonable alternatives') measure up against the sustainability criteria identified in earlier reports. It is not clear to us whether a fuller SA Report exists, or will be prepared before public examination.</p> <ul style="list-style-type: none"> Objectives need to be specific to the place, rather than general and applicable to anywhere. The infrastructure implications of the selected strategy and policies need to be identified,; <p>Comment: How the key policy objectives are to be achieved has to be explained: The list of Infrastructure projects is largely "what we already know", an assemblage of projects already in hand by various agencies, derived from past plans, rather than a positive programme for innovation and change. It should be clear who is going to deliver this infrastructure, and in what timeframe.</p> <ul style="list-style-type: none"> And for monitoring, the document needs to be clear about both the targets and the milestones which relate to the delivery of the policies: <p>Comment: The timescale for the delivery of the chosen strategies is hazy, with little attempt to set interim targets and milestones for the various policies. The present draft CS is not considered to meet these guidance criteria adequately. As a result there is a feeling that the document as currently presented is a kind of "wish list" of aspirations, but is not yet in a co-ordinated and believable form that meets the Inspectorate's criteria set out at the beginning of this letter and is not in a suitable format for effective final consultation. CONTINUED BELOW.</p>	REFER ABOVE.
Wimbledon Society Chairman Mark Leclercq	cs2415		<p>CONTINUED FROM ABOVE.</p> <p>As now written, the draft CS asks the reader to accept far too much on trust. The policies are presented on a 'take it or leave it' basis with no reference to alternatives which may have been considered, no indication is given that the often competing objectives and policies are able to be reconciled; the local evidence base lacks specific content (section 5 on "Key Drivers and Evidence base" contains no "evidence").. . .</p> <p>In short, the draft CS does not appear to provide a basis for a document that would meet the tests of soundness at the public examination.</p>	REFER ABOVE.

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Sustainable Merton Mr J White	cs2399		<p>> Merton's Core strategy covers a period during which the UK will move from a situation where imports less than a fifth of its energy to one where we will import almost four-fifths of the energy we use. This means the UK will be in a bidding war with lots of other countries competing for ever diminishing sources of energy. This will make energy not only expensive but also scarce. During this time the UK's electricity generating capacity is likely to fall by 30% as old power stations are decommissioned. Climate change means that this energy cannot be replaced by burning coal and in the long term nuclear requires more energy to construct manage and decommission than is produced by the plants.</p> <p>> There is no magic technology lined up to save us and the latest scientific thinking suggests that to avoid runaway climate change we are actually going to have to reduce our carbon emissions to beyond zero. This means reforestation on a massive scale and a complete rethink about the way we go about our daily lives including how we think about our urban environment.</p> <p>> Framed in this scenario, the core strategy should consider sustainability in it's real sense - something that can be done over and over again (forever) because it takes no more resources out of the system than it puts in. How many of the policies in the strategy can really be considered sustainable in this context?</p> <p>> Many of the assumptions made by national and regional plans (in section 5) which feed into this plan may, over the coming decades, be proved to be flawed because they failed to take into account the facts detailed above.</p> <p>> Deprivation in the borough is measured according to financial income (para 5.20). Financial income does not necessarily bear a linear relation to quality of life but it is the latter that we should be seeking to measure and improve. The current recession (para 5.25) may be the first of many to come and the borough should plan for this eventuality and not assume that recovery is certain or likely to last.</p>	Thank you for your comments. One of the overarching themes of the three transport policies is to contribute to mitigation of climate change. Merton Council are currently proud to have been awarded one of London's first Low Carbon Zones where we will be piloting ideas with local people to reduce energy consumption across both home and travel environments.
Sandra Routledge	cs2391		Chapter 5 5.5 This point about "growth without encroaching on open spaces" is paramount. Policy 12 seems to reinforce the message, but aspects later in the Core Strategy (25.15) create a dangerous wedge. Paras. 25.15 & 25.16 should be deleted, together with any other references in this section to schools provision.	DUPLICATE WITH CS2212; 2309; 2294; 2326; 2391) Ensure co-ordination between all parts of the Core Strategy: e.g. with respect to open space and education (paras 5.5, Policy 12; 25.15; 25.16)
GLA	CS2472		The references to the London Plan are welcomed.	Support welcomed.
Wimbledon YMCA Andy Redfearn	cs2387		Page 12 - 5.23 might imply that social housing development in Merton is booming, the lack of suitable sites (size and location) is having an impact upon RSLs ability to deliver in Merton the potential numbers	Noted. Para 5.23 factually states what is is being experienced currently and does not imply or provide any information on the scale or quantum of this current position. Considerations on how revisions to the Core Strategy affordable housing requirements to maximise all opportunities for provision will be considered and informed by Merton's Affordable Housing Viability Study and Strategic Housing Market Assessment work.
06 Portrait				
AFC Wimbledon	cs27	Q1 - Yes. None	Support. Paragraph 6.16 This could make a more specific reference to the proven value (several examples in this country and abroad) of sporting stadia being an important catalyst to wider regeneration.	No change proposed - the portrait is intended to be a general overview of issues in Merton, with solutions, where appropriate addressed later in the Core Strategy. Policy 12 supports a sports stadium in Merton
HCA	cs2256		Page 13, Paragraph 6.3 The use of the word "other" i.e. "some other inner London boroughs", implies that Merton is an inner London Borough, although in paragraph 6.1 you have already stated that Merton is an outer London borough. We therefore recommend that you delete the word "other".	Revise para 6.3 in line with comments

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Raynes Park and West Barnes RA Mr. David Freeman	cs2376		Para. 6.10 and 6.11 (Page 14). We suggest a review of the statistics recorded here. The latest Annual Monitoring Report shows the mid year 2007 population of Merton as 199K (these figures are rounded down) with projections of 213K by 2011 and 220K by 2016. These projections are probably too high but they conflict with a figure of 205K for 2026 which is probably too low.	More information on demography and population projections will be added to the Core Strategy.
Sustainable Merton Mr J White	cs2399		> The kind of skills we will need in our low energy society in the future are, I imagine, different to the 'higher skilled professions' described in the portrait (para 6.16). I suspect that over the period covered by the plan we will come to appreciate individuals who are more gifted with their hands and perhaps their incomes will reflect this and those in 'higher skilled professions' may find themselves retraining as demand for professionals in financial services decreases.	Comments noted. No change proposed.
07 Issues and Opportunities				
AFC Wimbledon	cs28	Q1 - Yes. None	Support. Paragraph 7.7 The principle of stadium and arena developments being powerful regeneration catalysts is now accepted. Paragraph 7.12 This paragraph could have a stronger broader mixed use development description that could include community/sporting stadium aspects.	Support welcomed. We will consider the feedback through future revisions of the Core Strategy.
Moat Mr Tony O'Connor	cs2133	Q1 - Yes. 7:16 : Merton's changing population is a particularly challenging area. There is a tremendous demand for larger affordable homes with gardens for affordable housing. However, Merton's wider regeneration plans and demographic changes could well have an impact here. I agree that this is an area that has to be closely monitored.		Comments noted
Moat Mr Tony O'Connor	cs2131	Yes. This has been a strong strand of your strategic thinking in recent years. I would endorse this theme and your plans to regenerate Morden and Mitcham. The current economic climate with reduced starts for all housing and particularly affordable housing, does however give a specific problem. How can you continue to reach your affordable housing targets and meet the tremendous need in this area if you are concentrating on developing affordable housing in the more affluent west of the Borough?		Noted. Assessment of Merton's housing delivery indicates that strategic housing target will be achieved over the 15 year plan period. Whilst it is acknowledged that the current economic uncertainty will have an impact on the the level of affordable housing delivery over the next few years, the Core Strategy has to look forward over a 15 year duration. Merton seeks to achieve the affordable housing target over the lifespan of the Plan having regard to a number of factors such as viability and the need to achieve balanced communities.
Workspace Group Plc	cs2222		Support. We support the Core Strategy seeking to devise ways to ensure that the carbon footprint of existing new developments is reduced. This is also reflected in the SLWP Proposed policy WP2 which seeks waste management facilities to be developed in a sustainable manner e.g. development meeting 'excellent' BREEAM rating etc. We consider that waste has a significant role to play in reducing the carbon footprint and this is also supported in the adopted and draft London Plan, terms of meeting waste recycling and composting targets, diverting waste from landfill, reducing carbon dioxide and methane emissions to air and producing green gases (biogas) through waste to energy technologies.	Support noted.
Tree Warden Group Merton Ms Jane Plant	cs2137	Q1 - Yes Q2 - No. Don't know. Q3 - No. Don't know Q5 - Yes.	Do not support Clause 7.17. Perhaps this is the location to discuss in detail the lack of school provision rather than in Item 25, Policy 12?	Comment is welcomed and consideration will be given to expanding on para 7.17 within the issues and options section.

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Highways Agency Patrick Blake	cs2266		<p>1. Thank you for inviting the Highways Agency (HA) to comment on the London Borough of Merton's Local Development Framework draft Core Strategy (CS) pre-representations report.</p> <p>2. The HA is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving England's motorway and all-purpose trunk road network, collectively known as the Strategic Road Network (SRN), on behalf of the Secretary of State for Transport.</p> <p>3. In spatial planning and development control terms, we have a duty to safeguard the operation of the motorway and trunk road network as set out in the DfT circular 02/2007 (Planning and the Strategic Road Network). The circular encourages the HA to work co-operatively with Local Planning Authorities (LPAs) within the framework of the Government's policies for planning, growth areas, regeneration, integrated transport and sustainability. We look to your Council's LDF to promote strategies, policies, and land allocations which would support alternatives to the private car.</p> <p>4. Please see below some general comments regarding the draft CS, which has been assessed from a transport perspective against the soundness requirements set out in Section 4.52 of PPS12 (2008). Issues and Opportunities</p> <p>5. We support policies that encourage a mode shift away from the private car to sustainable transport modes. This has the greatest opportunity to meet PPG13 objectives by reducing the need to travel by car, and therefore help the draft CS to meet PPS12 soundness requirement that it is consistent with national policy and demonstrate that it is 'justified' (i.e. based on a robust and credible evidence base).</p>	Thank you for your comments.
HCA	cs2257		<p>Pages 16 -18, Issues and Opportunities We agree that it is important to reduce inequalities, address climate change and improve the local economy through additional sustainable development. Â Page 17, Merton's Changing Population It is important to explain how the population in Merton is changing and is predicted to change in the future. The first paragraph in this section, paragraph 7.14, seems only to state that there is currently confusion over the actual population statistics. The Homes and Communities Agency recommend that the section be re-written to clarify the reasons for the need for new homes within the borough, rather than focusing on the inadequacy of population modelling techniques.</p>	Comments noted. Further revisions will be considered

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Sustainable Merton Mr J White	cs2399		<p>> The work required to make the transition to a resilient community able to withstand the challenges of both climate change and peak oil is likely to require a range of skills which are lacking in the community at present. These skills should be considered in any discussions about skills shortages (para 7.6)</p> <p>></p> <p>> Para 7.7 claims that 'Wimbledon needs to maintain its status as the borough's major centre'. Why? The issue as i see it is how can we ensure that our community's needs are met by locally owned businesses so that 80p out of every £1 spent is retained in the local economy rather than losing 80p out of every £1 to businesses who take the profits out of the area. A programme of plugging the gaps should identify this and seek to encourage locally owned businesses to keep local money in the local economy. Other tools such as the Merton Pound could be useful in this respect.</p> <p>> Out of town shopping centres (para 7.8) need to be completely restructured to discourage car use and encourage local economies.</p> <p>> The local economy (para 7.9) doesn't need to compete with other areas so much as become much more self sufficient, providing for the needs of the local community by the local community ensuring that considerably more of the money spent in the community stays in the community.</p> <p>> At the moment the car does play an important role (para 7.13). It's important that future planning reduces the role of the car to virtually non-existent. There's no need for one now and there's be no room for one in the future.</p> <p>> Population decline should be a target for the borough with future employment shortfall being made up from the climate refugees from around the world we have a duty to invite into our communities (para 7.14).</p>	Comments noted. A no. of issues raised which fall outside of the plan making system to address. Revisions will be considered with reference to the status and role of Wimbledon town centre.
GLA	CS2472		<p>London Plan ref. Vrious, 3C.3, Policy 6.1 of the draft.</p> <p>These are welcomed. Transport for London (TFL) concurs that the core strategy should aim to improve transport choices and reduce the dominance of the private car, to deter the growth in the levels of traffic congestion and make walking, cycling and public transport the modes of choice.</p>	Our active transport policy should be taken in parnership with the design policy where it clearly identifies that all new infrastructure adheres to National PPS guidance that all design is fit for purpose, safe and accessible. In terms of cycle parking, we can only require this where it relates to a parking standard and therefor we cannot alter the language as suggested. As with the GLA, a local authority can only recommend rather than require unless legislatively supported, i.e. the parking standards. We will be ammending our parking standards in line with the London Plan.
Wimbledon YMCA Andy Redfearn	cs2387		<p>Page 17 - Accommodating new development sustainable. Good housing influences people's quality of life, their life expectancy and the economic and social opportunities available to them. Local economies will only thrive if people who work in an area can find the right housing within reach of their jobs. Sustainable, cohesive communities will only develop if there are jobs, good education services, good public health and leisure, sport and cultural activities within reach of their homes.</p>	Thank you for your comments. We will consider the suggestion through future revisions to the Core Strategy.
08 Spatial Vision				
AFC Wimbledon	cs29	Q1 - Yes. None	<p>Support.</p> <p>Paragraph 8.4 Should include reference to (second line) neighbourhoods being anchored around social, commercial and recreational (including for example community sporting stadiums) hubs [the rest of the text of 8.4 would be left intact].</p> <p>Paragraph 8.12 Should include a strong reference to sports facilities that provide a wide range of sports facilities through a community stadium concept.</p>	Vision to be revised with regard to GOL's comments and this text will be amended, however do not propose to link recreation specifically to sports stadia

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Dese Child	cs2206		<p>Comments on Merton's Core Strategy Document. I am not answering the specific questions because they do not tackle what I see as the root problem with this document. Merton may be a green and leafy Borough, handy as a dormitory for city workers, but that is unlikely to be a status quo it can sustain until 2030 without more foresight than is set out in this Strategy.</p> <p>As you read the Strategy, it comes over as a very bland and re-assuring recital of more or less what we have already. It's a very 1980's approach to life, and assumes that all will go on, much as it has been doing for the last 20 years, for the next 20 years.</p> <p>Unfortunately, if we carry on like that, we may find we have difficulty with keeping clean water running, the lights on, and food on the tables, as Earth's diminishing resources become more in demand from an ever increasing global population. Very gentle "don't rock the boat" lip service is paid to factors such as local food production, on site (including home) energy generation, waste management to produce energy, etc. They get a mention, but that is about all. Little more is envisaged to the references to climate change. All this plan foresees is we may get the odd hot day and a few flash floods. No mention that we might need to take substantial measures to protect lives and existing homes and premises as well as new ones. The buck is passed to other agencies, such as BREEAM. Good as they may be for new buildings, their policies will be national and may need tempering to local conditions. Most of the buildings we have now will still be there by 2030. We have to take that into account too. When changes are proposed, e.g. for local economic growth - the discredited "Leeds City Centre" approach to development is recommended.</p> <p>There is no other way one can describe proposals to redevelop Morden by building lots of flats to increase footfall. One cannot judge an area by looking just at its retail shops from street level. That ignores all the small business that thrive behind the scenes in Morden at the moment (shoe menders, dry cleaners, dentists, opticians, small scale accountants, bookkeepers and lawyers, helpful plumbers merchants) - to name but a few.</p> <p>CONTINUED BELOW</p>	<p>Thank you for your comments.</p> <p>Open space: See cs2207</p>

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Dese Child	cs2206		<p>If Morden is re-developed as proposed, then most of those types of businesses will be unable to afford the higher rents and we will lose the experience, local knowledge, and good and affordable personal service they give to a wide and diverse community at the moment. If people want the major chains, then only short bus rides take them to Wimbledon, Colliers Wood, (including the Tandem Works shops), Sutton, Kingston, etc. The last thing we need in Merton is a practical and very useful place like Morden turned into yet another clone town centre. No more than natural regeneration and a face lift, led by local trade, should be envisaged.</p> <p>I don't know Mitcham as well as I know Morden, but Mitcham residents tell me a weary façade there camouflages many thriving local traders and businesses, many of whom will be at risk if their premises become unaffordable by "redevelopment". Incidentally they also tell me that Mitcham has lost its "girls only" secondary school, meaning there are no local schools which meet the cultural requirements of many of its residents. I see no Core Strategy to right that wrong.</p> <p>Throughout the Borough, small local businesses, probably without flashy premises, need to be encouraged, as they will be more flexible to changing economic circumstances and less likely to cause spectacular failures and leave large empty premises if they go under.</p> <p>I would like to see a Core Strategy which faces up to the likely realities of life in Merton by 2030 and puts forward some realistic policies which anticipate challenges before they become critical problems.</p> <p>To sum up, the Strategy lacks foresight, resourcefulness and energy. Under this Strategy the convenient leafy dormitory may become a bit wet and chilly and the larders a bit bare.</p>	REFER ABOVE.
Tree Warden Group Merton Ms Jane Plant	cs2138	<p>Q1 - Yes Q2 - No. Don't know. Q3 - No. Don't know Q5 - Yes.</p>	<p>Clause 8.3. We welcome the aim that "existing valued character and the environment has been enhanced" but "right balance" is a woolly term. Clause 8.6. Mention needed of aim to forge more green chains between other parks & those mentioned to provide a more extensive network of green space. Items 8.14/8.15. Should include reference to shade trees & absorption of rainfall by trees</p>	<p>DUPLICATE WITH GARTH ROAD RA CS2246 Green chains through design of development schemes but no proposals at present to designate more green chains or other open space; Merton already has 18% green space though some wards in the west are identified as being deficient. Note desire for reference to shade trees and rainfall absorption but such detail not appropriate for a Core Strategy.</p>
MR John Davis	cs2210	<p>Q1 - Yes. We agree with the overall spatial vision, but list our reservations below Q2 - We feel that the Core Strategy understates the efforts currently being made to improve the communities of both Mitcham and Morden. Plans to create a pedestrian precinct in Morden as a cornerstone for town centre regeneration are not outlined. Mitcham has been designated as a regeneration area, but the concentration of the Core Strategy appears to assume that the "Town Centre" is Fair Green, and that its status is a mere sub-area. Q3 - No.</p>		<p>Extensive references made within the Mitcham and Morden sub-area chapters (16&17) on the regeneration priorities in these areas (e.g. paras 16.17 – 16.20). Policy 3 (e) makes reference to the public realm strategy improvements for Mitcham and the sub area map identifies the public realm area in Mitcham. Detailed guidance on what is proposed including the pedestrian precinct is included in the Public Realm Strategy (2009).</p>
MR John Davis	cs2213		<p>Chapter 8 Apart from 17.19 & 25.3, Morden Hall Park is hardly mentioned in this document. We realise it is not a Council owned asset, but it is a jewel in the centre of the Borough, and serves education, retail, recreation and leisure. The picture of the idyll that is Morden Hall Park heads the Spatial Vision section, but the fact is not recognised within the text. 8.3 misrepresents Mitcham's valued character, especially it's considerable heritage.</p>	<p>DUPLICATES CS2310; 2213;2328;2392 Morden Hall Park not a Council asset and no proposals for redevelopment associated with it apart from links to Morden town centre (addressed via Area Action Plan). Mitcham assessment to be revisited to check balance between different issues is correct.</p>

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Village Residents Association (Mitcham) Carole Mauger	cs2310		Chapter 8 Apart from 17.19 & 25.3, Morden Hall Park is hardly mentioned in this document. We realise it is not a Council owned asset, but it is a jewel in the centre of the Borough, and serves education, retail, recreation and leisure. The picture of the idyll that is Morden Hall Park heads the Spatial Vision section, but the fact is not recognised within the text. Â Misrepresents Mitcham's valued character, especially it's considerable heritage	DUPLICATES CS2310; 2213;2328;2392 Morden Hall Park not a Council asset and no proposals for redevelopment associated with it apart from links to Morden town centre (addressed via Area Action Plan). Mitcham assessment to be revisited to check balance between different issues is correct.
Garth Residents' Association Mrs Margaret Groves	cs2246		Garth Residents' Association Draft Core Strategy Response Section 8 Spatial Vision Clause 8.6. Mention needed of aim to forge more green links between other parks & those mentioned to provide greater network of green space. Items 8.14/8.15. Should include reference to shade trees & absorption of rainfall by trees.	DUPLICATE WITH TREE WARDEN GROUP CS2138 Green chains through design of development schemes but no proposals at present to designate more green chains or other open space; Merton already has 18% green space though some wards in the west are identified as being deficient. Note desire for reference to shade trees and rainfall absorption but such detail not appropriate for a Core Strategy.
Mr Mike Dees	cs2220		<p>Merton's Core strategy covers a period during which the UK will move from a situation where imports less than a fifth of its energy to one where we will import almost four-fifths of the energy we use. This means the UK will be in a bidding war with lots of other countries competing for ever diminishing sources of energy. This will make energy not only expensive but also scarce. During this time the UK's electricity generating capacity is likely to fall by 30% as old power stations are decommissioned. Climate change means that this energy cannot be replaced by burning coal and in the long term nuclear requires more energy to construct manage and decommission than is produced by the plants.</p> <p>There is no magic technology lined up to save us and the latest scientific thinking suggests that to avoid runaway climate change we are actually going to have to reduce our carbon emissions to beyond zero. This means reforestation on a massive scale and a complete rethink about the way we go about our daily lives including how we think about our urban environment.</p> <p>Framed in this scenario, the core strategy should consider sustainability in it's real sense - something that can be done over and over again (forever) because it takes no more resources out of the system than it puts in.</p> <p>How many of the policies in the strategy can really be considered sustainable in this context?</p> <p>Many of the assumptions made by national and regional plans (in section 5) which feed into this plan may, over the coming decades, be proved to be flawed because they failed to take into account the facts detailed above.</p> <p>Deprivation in the borough is measured according to financial income (para 5.20). Financial income does not necessarily bear a linear relation to quality of life but it is the latter that we should be seeking to measure and improve. The current recession (para 5.25) may be the first of many to come and the borough should plan for this eventuality and not assume that recovery is certain or likely to last.</p> <p>CONTINUED BELOW.</p>	Refer to responses under cs2399.

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Mr Mike Dees	cs2220		<p>The kind of skills we will need in our low energy society in the future are, I imagine, different to the 'higher skilled professions' described in the portrait (para 6.16). I suspect that over the period covered by the plan we will come to appreciate individuals who are more gifted with their hands and perhaps their incomes will reflect this and those in 'higher skilled professions' may find themselves retraining as demand for professionals in financial services decreases. The work required to make the transition to a resilient community able to withstand the challenges of both climate change and peak oil is likely to require a range of skills which are lacking in the community at present. These skills should be considered in any discussions about skills shortages (para 7.6)</p> <p>Para 7.7 claims that 'Wimbledon needs to maintain its status as the borough's major centre'. Why? The issue as I see it is how can we ensure that our community's needs are met by locally owned businesses so that 80p out of every £1 spent is retained in the local economy rather than losing 80p out of every £1 to businesses elsewhere.</p> <p>A programme of plugging the gaps should identify this and seek to encourage locally owned businesses to keep local money in the local economy. Other tools such as the Merton Pound could be useful in this respect.</p> <p>Out of town shopping centres (para 7.8) need to be completely restructured to discourage car use and encourage local economies.</p> <p>The local economy (para 7.9) doesn't need to compete with other areas so much as become much more self sufficient, providing for the needs of the local community by the local community ensuring that considerably more of the money spent in the community stays in the community.</p> <p>At the moment the car does play an important role (para 7.13). It's important that future planning reduces the role of the car to virtually non-existent. There's no need for one now and there's be no room for one in the future.</p> <p>CONTINUED BELOW.</p>	REFER ABOVE.

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Mr Mike Dees	cs2220		<p>Population decline should be a target for the borough with future employment shortfall being made up from the climate refugees from around the world we have a duty to invite into our communities (para 7.14).</p> <p>By 2030 (section 8) the world will be producing roughly the same amount of oil as it did in 1980 but the global population will have doubled in that time. The difference in demand versus supply will make oil incredibly expensive and therefore everything that we rely on oil to produce, 95% of our food, 90% of the goods we buy, will be very expensive if available at all. Merton will only have a thriving economy in 2030 (para 8.2) if that economy is localised. It will only have excellent transport links if that transport is electrified and powered from renewable sources, or consists of cycles and/or walking routes. virtually all vehicles would be electrically powered by 2027. With the added capacity to feed into the Grid as well as draw from it. If sustainable communities do exist (para 8.4) then the things they do must be capable of being repeated over and over again without loss from the system. This essentially means zero waste, zero carbon communities. If this has been achieved it is likely to have been the result of tradable energy quotas (TEQs) - essentially carbon rationing. New builds would be effectively zero-carbon from 2012, with a vigorous programme to refurbish older buildings for lower energy consumption. The Centre for Alternative Technology estimates that Britain should aim for an annual target of 262,500 new builds or replacements and 500,000 refurbishments. Merton should obviously take its share of this but I'm presently unable to do the maths. Basically though we need to be refurbishing twice as much housing stock as we build each year - at the very least. Our diet will change to support a 60% reduction in land use for livestock. This basically means Merton residents will need to do their bit by eating 60% less meat. Chickens will be common place in Merton gardens as will vegetable plots, pig clubs will thrive and considerable space will have been identified for new allotments, community orchards, gardens and apiaries. CONTINUED BELOW.</p>	REFER ABOVE.

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Mr Mike Dees	cs2220		<p>CONTINUED FROM ABOVE. Merton will contribute it's share of the new renewable grid with</p> <p>wind turbines in large open spaces, solar water and PV common on most buildings and CCHP systems in all Merton's centres running off a range of fuels from waste to biomass. The local education structure (para 8.10) is set up to provide the local population with the skills it needs in this low carbon futureMerton can can eliminate emissions from fossil fuels in 20 years (para 8.15) and</p> <p>break our dependence on imported energy. We can achieve this by halving energy demand and installing massive renewable energy generation in partnership with a national 'vehicle to grid system'.</p> <p>Long term economic growth (pata 9.1) is one of those targets we're going to have to learn to live without. Long term economic growth is based on the creation of money as debt and if we are to form a more resilient community we should be helping our residents get out of debt not get into debt. If they had less debt they might actually be able to work less and enjoy life more. Of course this would have an adverse effect on the GDP but it would have a</p> <p>positive effect on the happiness and quality of life of our communities.</p> <p>Long term economic growth is not sustainable as it requires the consumption of ever increasing quantities of resources and in a closed system, which the Earth is, the resources, sooner or later, will run out.</p> <p>The local economy can be made stronger and more resilient (para 9.3), as discussed before, if local ownership is encouraged for businesses which are currently owned outside of Merton.</p> <p>Merton's health can be improved by improving the quality of life of it's residents, helping them reduce their debt burden, engage in healthy activities, access healthy food and receive locally provided health services which focus on prevention of ilnesses rather than cure.</p>	REFER ABOVE.
HCA	cs2258		<p>Pages 19 - 21, Vision for Merton in 2030 (Question 1) We support the principles contained within the Vision, especially those relating to a balanced mix of uses and tenures, the importance of a thriving mixed economy, the encouragement of non-car forms of travel and the focus on climate change. We recommend that in the next version of the Core Strategy, there is an up-front vision statement - i.e. the vision is included far earlier in the document than page 19.</p>	Support noted

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Brenda Josiah	cs2278		<p>I write to offer feedback on the LBMCore Strategy that we spoke about by phone. I have lost the link to the feedback page, sorry.</p> <p>My answer comes as a Merton resident and a person with 'standing' in the community - I have been involved with community work for 30 years having held office on South Mitcham Community Association's Board of Directors for several years. I am also a professional teacher working in Merton with some 20 music students.</p> <p>In this capacity and having read the strategy document online last week, here is my feedback: -</p> <p>The Core Strategy document clearly shows that Merton are planning a variety of projects to enhance the open spaces and improve the ways in which Merton residents can access them, increase the ways they can get involved in them, making good use of them and enjoy them while benefitting their health and sense of well-being. This is encouraging as it reflects the consensus of residents surveyed where open spaces was 'the best thing about living in this area'.</p> <p>Sustainability is commendably high on the agenda with increased opportunities to cycle, own allotments, get involved with the low-carbon zone initiatives, join pathway and waterway clean-ups and help to decide the future of animal and plant reservations - all vital to building personal pride in the living environment. It also shows some joined up thinking, much needed in the built environment, and will bring improvements to run down town centres and to transportation systems - these regeneration ideas are also more user-led than previously. I welcome this very comprehensive report and the many relevant working partnerships that have been formed to implement it. All the sections of the document are set out clearly and target seem sensible - this nurtures confidence in the viability of the plans and in their resulting benefits to Merton's residents.</p> <p>Thank you.</p>	Support noted
Gwen Martin and Nicholas Richmond	cs2296		<p>Chapter 8 Apart from 17.19 & 25.3, Morden Hall Park is hardly mentioned in this document. We realise it is not a Council owned asset, but it is a jewel in the centre of the Borough, and serves education, retail, recreation and leisure. The picture of the idyll that is Morden Hall Park heads the Spatial Vision section, but the fact is not recognised within the text. Â 8.3 misrepresents Mitcham's valued character, especially its considerable heritage.</p>	<p>DUPLICATES CS2310; 2213;2328;2392 Morden Hall Park not a Council asset and no proposals for redevelopment associated with it apart from links to Morden town centre (addressed via Area Action Plan). Mitcham assessment to be revisited to check balance between different issues is correct.</p>
Melanie Nunzet	cs2328		<p>Chapter 8 Apart from 17.19 & 25.3, Morden Hall Park is hardly mentioned in this document. We realise it is not a Council owned asset, but it is a jewel in the centre of the Borough, and serves education, retail, recreation and leisure. The picture of the idyll that is Morden Hall Park heads the Spatial Vision section, but the fact is not recognised within the text. Â 8.3 misrepresents Mitcham's valued character, especially its considerable heritage.</p>	<p>DUPLICATES CS2310; 2213;2328;2392 Morden Hall Park not a Council asset and no proposals for redevelopment associated with it apart from links to Morden town centre (addressed via Area Action Plan). Mitcham assessment to be revisited to check balance between different issues is correct.</p>
Raynes Park and West Barnes RA Mr. David Freeman	cs2374	<p>Q1. Spatial Vision. The aspirations are fine but we feel they are probably not achievable by 2030 given the projections on population growth. The claims about what is deliverable eg in para's 8.2 and 8.12 are not justified. Against the limited achievements over the last 10 years we do not feel the Vision can be met.</p>		The vision will be revised to be more locally distinctive
Wimbledon Civic Forum	cs2356	Q1 - Yes		Thank you for your support

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Wimbledon Society Chairman Mark Leclercq	cs2415		<p>Objectives and Vision</p> <p>Turning to the detail of the opening sections some specific points should be addressed.</p> <p>Reference to “bridging the gap” between the East and the West is divisive and misleading. It does not matter what the state of “the west” is, the generally poor conditions in the east of the Borough that needs to be radically improved (5.20, 7.2, 7.17, 12.1e, 12.2, 29 etc).</p> <p>There needs to be clarity about the population growth assumptions on which the strategy is based; 7.14 is not helpful, and 29.9 is both vague and confusing.</p> <p>The Issues and the Spatial vision sections lack coherence. They also need to be more radical, firm & clear sighted.</p> <p>In addition to providing increased housing of the required type, and countering social/environmental deprivation, there is the need to spell out the basics, for example:</p> <ul style="list-style-type: none"> • Firmly protect neighbours from aggressive development; daylighting, sunlight, privacy; • Protect all open spaces from all development, including their surrounding fringe lands; <p>the current plan has not achieved this and open land is continuing to disappear;</p> <ul style="list-style-type: none"> • Ensure that garden land is protected and provided in new developments, for biodiversity,for water retention, food production, nature appreciation, climate control, as well as human well-being; Use the “Tree Years” approach to increase tree stocks; • Ensure that all new (and many existing) buildings are fit for purpose, particularly in terms of energy (specifying required technical performance standards) and water use; Less emphasis on shallow issues of “style,” and more on the realities of practical and imaginative design; CONTINUED BELOW. 	<p>* The reference to 'bridging the gap' between the east and the west of the borough is an objective that underpins the priorities of Merton's Community Plan. In accordance with PPS12, the Core Strategy's Vision must be in in general conformity with the RSS (London Plan) and it should closely relate to any Sustainable Community Strategy (Merton Community Plan) for the area. The inclusion of the reference to 'bridging the gap' is therefore consistent with national guidance and appropriate.</p> <p>* Clarification of population growth at paragraphs 7.14 and 29.9 - these comments are acknowledged and will be addressed through future revisions to the Core Strategy.</p> <p>* The Core Strategy vision outlines how the borough will develop over the plan period, and is in general conformity with the London Plan and Merton Community Plan as required by PPS12. The vision has an aspirational tone, is postively worded and in paragraph 8.1 clarifies that some elements of the vision may not necessarily be achieved by this Core Strategy, but that it is important to establish a clear picture of what we are working towards.</p> <p>*Regarding the view on overcoming competing objectives,the planning framework will allow for a balanced approach to be taken between the various strategic objectives. For instance, a rising borough population and new housing targets and the need to address the implications of climate change are factors that are beyond the control of the borough, but must be addressed in a balanced way, for example by protecting severly flood affected land from housing development. The policies in their current format set out a strategic framework that will be used as a tool to achieved balanced planning outcomes in the borough over the plan period.</p> <p>* We welcome the bullet points made in relation to the Issues and Spatial Vision. The points highlighted will be considered either through the Core Strategy, other Planning Frameworks or other mechanisms such as Building Control. The issues are largely already addressed in the Core Strategy, or will be addressed in future planning frameworks. In relation to some of the points we offer the following feedback:</p> <p>* Housing quality space standards are addressed in the new London Plan Replacement Draft, and we will consider how these standards should be applied within Merton's planning framework.</p>

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Wimbledon Society Chairman Mark Leclercq	cs2415		<p>CONTINUED FROM ABOVE.</p> <p>Establish space standards in new housing (eg Parker Morris);</p> <ul style="list-style-type: none"> • Create/maintain local distinctiveness in new development. Reflect local street scale. <p>Define the essence of each area's character, avoid the assumption that the answer is poorly built pastiche, encourage innovative design, specify maximum building height limits (and stop high buildings, none of which have been successful locally). Selectively use Article 4 Directions, Areas of Special Advertisement Control, Heritage grants, public realm improvements, including footpath widening and cycleways;</p> <ul style="list-style-type: none"> • Provide the transport and community infrastructure that is needed as a result of current deficiencies, noting increased population, and future aspirations; • Tame traffic behaviour, to improve the balance between movement and local environmental quality; re-balance pedestrian and vehicular spaces in town centres • Reduce the importation of energy and water into the Borough, locally generate more; • Prevent all (ie 100% not the current 90% EA compliant) development in flood prone areas, attenuate run off, replenish aquifers, improve river flows, protect existing floodvulnerable uses; • Prevent development in safety exclusion zones eg around gas holders; • Prevent development that damages Town & local centres; and that loses local employment and services and industrial land. And much more. <p>It is accepted that the CS cannot deal with all these matters in detail, but it may be impossible to produce further DPDs that will themselves survive public examination unless the principles on which detailed policies are based are spelt out in the CS. As we all know, further DPDs must be in conformity with the CS.</p>	<p>CONTINUED FROM ABOVE.</p> <ul style="list-style-type: none"> * Policy 9 - Design sets out urban design principles that will guide future development in the borough to protect, reinforce and enhance local distinctiveness. This will be supported by relevant planning frameworks that include SPG's, in particular the Design SPG that incorporates a 'Distinctive Areas of the Borough Map' to protect local character. * Safety exclusion zones are addressed in national policy and not appropriate to be repeated in the LDF. * The Core Strategy at Policy 16 - Economic Development, will protect all designated and scattered employment land for employment use, and Policy 10 - Flood Management addresses flood risk management. * The issues around infrastructure provision and population growth will be considered through future revisions to the Core Strategy.
Wimbledon Society Chairman Mark Leclercq	cs2415		<p>CONTINUED FROM ABOVE.</p> <p>The current approach to describing a vision for 2030 is not helpful or believable. It is close to posturing, and invites some distrust, which is unfortunate (8.2 etc). It also contains some bad grammar and changes of tense likely to confuse the reader. Where are the worked examples that could demonstrate the ways in which these often competing objectives can be realistically reconciled in real life localities? For example, what is the effect on local character and open lands of increased and more intensive development? What is the effect on town centres such as Wimbledon, of a strategy that focuses solely on it as the economic driver without describing how this will impact local character and distinctiveness.</p>	REFER ABOVE.

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Sustainable Merton Mr J White	cs2399		<p>> By 2030 (section 8) the world will be producing roughly the same amount of oil as it did in 1980 but the global population will have doubled in that time. The difference in demand versus supply will make oil incredibly expensive and therefore everything that we rely on oil to produce, 95% of our food, 90% of the goods we buy, will be very expensive if available at all. Merton will only have a thriving economy in 2030 (para 8.2) if that economy is localised. It will only have excellent transport links if that transport is electrified and powered from renewable sources, or consists of cycles and/or walking routes.virtually all vehicles would be electrically powered by 2027.</p> <p>With the</p> <p>> added capacity to feed into the Grid as well as draw from it.</p> <p>> If sustainable communities do exist (para 8.4) then the things they do must be capable of being repeated over and over again without loss from the system. This essentially means zero waste, zero carbon communities. If this has been achieved it is likely to have been the result of tradable energy quotas (TEQs) - essentially carbon rationing.</p> <p>> New builds would be effectively zero-carbon from 2012, with a vigorous programme to refurbish older buildings for lower energy consumption.</p> <p>The Centre for Alternative Technology estimates that Britain should aim for an annual target of 262,500 new builds or replacements and 500,000 refurbishments. Merton should obviously take its share of this but I'm presently unable to do the maths. Basically though we need to be refurbishing twice as much housing stock as we build each year - at the very least.Our diet will change to support a 60% reduction in land use for livestock. This basically means Merton residents will need to do their bit by eating 60% less meat. Chickens will be common place in Merton gardens as will vegetable plots,pig clubs will thrive and considerable space will have been identified for new allotments, community orchards, gardens and apiaries.Merton will contribute it's share of the new renewable grid with wind turbines in large open spaces, solar water and PV common on most buildings and CCHP systems in all Merton's centres running off a range of fuels from waste to biomass.</p> <p>The local education structure (para 8.10) is set up to provide the local population with the skills it needs in this low carbon future.</p>	Noted. Chapter 25 of the Core Strategy will include reference to the positive contribution trees can make to mitigating climate change. Planning has a role to play however a number of strategies and initiatives outside of the planning system have a significant contribution to make in achieving this Comments noted. Further revisions will be considered e.g. Merton's Climate Change Strategy.
Sustainable Merton Mr J White	cs2399		CONTINUED FROM ABOVE. Merton can eliminate emissions from fossil fuels in 20 years (para 8.15) and break our dependence on imported energy. We can achieve this by halving energy demand and installing massive renewable energy generation in partnership with a national 'vehicle to grid system'.	REFER ABOVE.
Sandra Routledge	cs2392		Chapter 8 Apart from 17.19 & 25.3, Morden Hall Park is hardly mentioned in this document. We realise it is not a Council owned asset, but it is a jewel in the centre of the Borough, and serves education, retail, recreation and leisure. The picture of the idyll that is Morden Hall Park heads the Spatial Vision section, but the fact is not recognised within the text. Â misrepresents Mitcham's valued character, especially it's considerable heritage.	DUPLICATES CS2310; 2213;2328;2392 Morden Hall Park not a Council asset and no proposals for redevelopment associated with it apart from links to Morden town centre (addressed via Area Action Plan). Mitcham assessment to be revisited to check balance between different issues is correct.
Government Office for London Julie Shanahan	cs2420	Q1 - The Spatial Vision is rather descriptive and includes limited details of how the area will look by the end of the plan period. The Core Strategy vision should be very clear aboutÂ what the borough will look like in 15 years time. There is significant scope to enhance this vision by the inclusion of more locally distinctive information. The spatial strategy could be enhanced by making reference to the sub-areas and how those areas are likely to develop and form part of the spatial strategy.		The vision will be revised to be more locally distinctive

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GLA	CS24 72		The spatial vision for Merton is welcomed. It is requested that the first sentence of paragraph 8.14 is amended to add the words ' . . At the borough level . . ' so it reads: "Merton continues to lead the way forward at the borough level in tackling and adapting to climate change, especially in areas that have . . "	Thank you for your comments. We will consider the amendments through future revisions to the Core Strategy.
LB Wandsworth	CS24 74		Thank you for the opportunity to comment on Merton's Draft Core Strategy. The comments set out in this letter are based on this Council's experience of progressing its own Core Strategy through to the Submission version. These are officer comments and have not been reported to committee.Overall, the vision contains a strong spatial dimension with clear strategic objectives for key areas of the borough. The linkages between issues, objectives, policies and monitoring are also clearly identified throughout the document.	Support welcomed
09 Strategic Objectives and Spatial Principles				
Mr Nicholas Hart	cs23	Q1 - No. The heritage of the borough needs protection and support. It is constantly referred to throughout the document as important, but doesn't appear as either part of a core strategy or as a policy. This will make it impossible for planners to inhibit inappropriate planning applications which damage the heritage of the borough. Q2 - No. Pedantically, your list of strategic objectives does not include objective no 7 (although it is included in the pi chart). It is that objective which could be stretched to include heritage protection. Q3 - No. see above. Q4 - No. see above. Q4b. b. Providing a sound infrastructure delivery plan. Q5 - Heritage informs many decisions, especially in planning. If it can not be included as an important reference point then not only will precious heritage assets be prejudiced, but more diverse one's also, like the cohesive feels for the architecture of differing neighbourhoods within the borough.		Strategy (strategic objective) 7 includes respecting the borough's built heritage and historic assets as a key element of a well designed and attractive borough. This translates into three themes in the design policy - design quality, heritage and public realm, and is consistent with the approach taken in the London Plan. In addition, PPS15 is moving away from 'protecting heritage' in isolation, and more towards heritage assets forming a central part of the design process to promote local distinctiveness. It is considered that the structure and wording of strategic objective 7 is appropriate having regard to heritage protection. As identifies in cs23, amendments will be required to Startegic Objective 7 will be required to take into account the revised PPS15 Consultation Draft.
Mr Nicholas Hart	cs24	Q1 - No. Strategy 7 needs to be stretched to include protection and dissemination of our heritage None of the strategies permitÂ LBM to insist that riverside development incorporates alternative energy strategies where possible. The Wandle has provided power to the area for 1,000 years - why is this not now to be resumed? Q3 - No. see above.		Strategy (strategic objective) 7 includes respecting the borough's built heritage and historic assets as a key element of a well designed and attractive borough. This translates into three themes in the design policy - design quality, heritage and public realm, and is consistent with the approach taken in the London Plan. In addition, PPS15 is moving away from 'protecting heritage' in isolation, and more towards heritage assets forming a central part of the design process to promote local distinctiveness. It is considered that the structure and wording of strategic objective 7 is appropriate having regard to heritage protection. As identifies in cs23, amendments will be required to Startegic Objective 7 will be required to take into account the revised PPS15 Consultation Draft. * Thank you for the feedback on alternative energy and the Wandle River. The Councils Climate Change Team has advised that there are plans to utilise the Wandle as a source of power in a number of locations including the Snuff Mill and Abbey Mills. However, the amount of power that might be generated from the Wandle is tiny compared to the amount of energy Merton uses as a whole, even with the latest low head turbine history as a source of power there has been an enormous increase in the energy that we now use in our processes.
AFC Wimbledon	cs210	Q1 - Yes	Support. Paragraph 9.3 subsection 4 To make Merton healthier and a better place, etc: element 5 of this subsection should be altered to the following text:- "5. Improving access to nature, leisure and sporting facilities including opportunities for a wide range of sport and play facilities for a community stadium'.	No change proposed - section 5 covers a wider range of issues than the proposed change would have considered.

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Metropolitan Police	cs2186		<p>Section 9 - Objectives & Spatial Principles</p> <p>Objective Number 4 within this section of the Draft Core Strategy aims To make Merton a healthier and better place for people to live and work in, or visit'. A list of objectives are provided, however it is prudent to add specific reference to ensuring a safe and secure environment is created and maintained in order that the document fully complies with Government Guidance within PPS1 which states that Councils should prepare development plans which promote inclusive, healthy, safe and crime free communities.</p> <p>Recommended alteration:</p> <p>Bullet point number 7 should be altered, to read (new text italics): - "7. Creating safe and accessible places, in particular by ensuring that the requirements of the Metropolitan Police Authority are taken into account".</p> <p>Objective Number 7 within section 9 aims 'To make Merton a well designed borough with an attractive urban and suburban environment'. An additional bullet point should added to include reference to 'Secured by Design' principles, concurrent with national guidance.</p> <p>Recommended alteration: "4. Ensuring Secured by Design Principles are met".</p>	* Strategic objective number 7 - high quality design encompasses secure by design principles and this is expressed in the justificatory text to Policy 8 - Design. It is not considered that secured by design should be explicitly mentioned in the strategic objective, however this will be reviewed having regard to the new London Plan Replacement Draft.
National Grid	cs2229		<p>Core Strategy Objectives National Grid supports objective 1 of the Draft Core Strategy which seeks to: "Promote social cohesion and tackle deprivation by reducing inequalities" It is understood that the Council will aim to meet the objective by the regeneration of certain areas of the borough including Colliers Wood and Mitcham. National Grid welcome the identification of Mitcham as an area which needs to be regenerated and consider that the recently approved planning permission will support Mitcham's regeneration. National Grid also support Objectives 2 and 3 which state: n Objective 2 - "To make accommodate Merton's population change within its centres and residential areas, without encroaching on other spaces"; and objective 3 - "To make Merton more prosperous with strong and diverse long term economic growth" The development proposed by the outline planning permission for Western Road, Mitcham will provide residential and employment development which will help the Council to deliver housing and economic growth.</p>	Comments noted
Workspace Group Plc	cs2223		<p>Support.</p> <p>We support the 5 initiatives as outlined in the text, supporting the objective to make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place. We support the application of the waste hierarchy however it is important to ensure that the waste hierarchy is understood. We suggest that the diagram currently identified in the SLWP could be incorporated in the Core Strategy. This objective should also make reference to the appropriate adoption of thermal technologies as an appropriate tool in diverting waste to landfill, meeting the boroughs waste apportionment and also in reducing carbon and methane emissions to air. Thermal treatment options also provide significant benefits in terms of energy, heat and cooling and these should be recognised as appropriate techniques to ensure that the waste capacity gap is minimised. These technologies offer environmental, social/community and economic benefits, and should be considered as a solution to landfill and considered an improvement to existing facilities such as waste transfer.</p>	Thank you for your comments. It is not considered necessary to provide a comprehensive explanation of the waste hierarchy as this is duplicated elsewhere in the London Plan and in the Joint Waste DPD

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Tree Warden Group Merton Ms Jane Plant	cs2139	Q1 - Yes Q5 - Yes.	Support. Clause 3.2 We welcome commitment to accommodate population change without encroaching on other spaces Clause 3.5 We welcome the commitment to protect & enhance open spaces and the natural environment in relating to adapting to climate change Clause 3.6 To help make Merton a well connected place, a commitment to increase the green chains should be included.	DUPLICATES: CS 2139 AND 2247 Policy 12 Open Space requires development to incorporate appropriate elements of open space; this could include green chains. At present there are no proposals for new green chains in Merton.
Garth Residents' Association Mrs Margaret Groves	cs2247		Garth Residents' Association Draft Core Strategy Response Section 9 Strategic Objectives & Spatial Principles Clause 9.32. We welcome commitment to accommodate population change without encroaching on other spaces. Clause 9.3/5. We welcome the commitment to protect & enhance open spaces and the natural environment in relating to adapting to climate change. Clause 9.36. To help make Merton a well connected place a commitment to increase the green chains should be included.	DUPLICATES: CS 2139 AND 2247 Policy 12 Open Space requires development to incorporate appropriate elements of open space; this could include green chains. At present there are no proposals for new green chains in Merton.
HCA	cs2259		Pages 24 - 25, Strategic Objectives 1 (Question 1) The Homes and Communities Agency supports Merton's Strategic Objectives. Sustainable growth is needed to meet the needs of the community and ensure Merton's long term economic prosperity. The importance which Merton places upon climate change, sustainable forms of transport and improvements to the environment is strongly supported by the Homes and Communities Agency.	Thank you for your support
John Hawks	cs2306	Q1 - COMMENTS I support the overall spatial vision and strategic objectives (Q.1), but note from the Matrices (11) and Summary (120 that the word "heritage" is notable by its absence. Since all agree that Heritage is such an important ingredient and all are aware how easily the eye could be taken off the ball in any future planning situation, or its absence be used as an excuse, I would suggest there doesn't seem to be any reason why it should not be included explicitly in the strategy right from the start. Q2-5: I do not feel I, or for that matter most of the potential consultees from the wider public, are in a position to answer Q.2-5, but under the heading Q.6 would make the following detailed comments which I hope may inform the strategic thinking: (Refer to separate comments under Colliers Wood Sub-Area, Wandle Valley Sub- Area and Design).		* The strategic objectives will be reviewed (including Strategic Objective 7) having regard to the London Plan Draft Replacement and the PPS15 Consultation Draft.
Raynes Park and West Barnes RA Mr. David Freeman	cs2375	Q1 - Strategic Objectives In para 9.3 we support principles 1,3,4,5,6 and 7. We do not support 2 which has an assumption that inward migration as well as natural growth of the population should be "accommodated". Delivering high density residential development would probably encourage inward movement thus adding to natural growth in a situation where there must be doubts over whether the necessary additional supporting infrastructure can be delivered. NB Under principle 6 the phrase " well connected" (often repeated later) is too vague. Also suggest " walking , cycling and public transport are the preferred means of travel for all journeys". Q2 Unable to answer without access to the evidence. Q3. Ulf this is intended to mean @ Is the Strategy broadly appropriate for Merton@ then Yes notwithstanding the highly aspirational tone. Q4 (a). If this is intended to mean @ Do you think the Core Strategy is a creditable mechanism - in terms of the direction fo travel - towards meeting the Vision of 2030 @ then the answer is, No. Q4. (4). The points unlikely to be met are mainly a and b. We are unable to comment on weather d is applicable. Q5. Broadly yes but with some caveats - see notes attached.		Thank you for your support. As part of the capital of the UK and one of the world's most dynamic cities, there is constant movement of population between Merton, neighbouring boroughs and the wider south east. It is unrealistic not to plan for population movement in a relatively dense urban area. Delivering more new homes within or adjoining areas that are easily accessible to public transport will encourage public transport usage, help minimise congestion and pollution from transport modes, create better markets for commercial activities and help protect the wider suburban residential areas and open spaces from inappropriate development.

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Wimbledon Civic Forum	cs2371	Q1 - Yes. Strategic objective 7. p25. Comments:Suggest the word 'attractive' is replaced by elegant and enjoyable' Reason 'attractive' suggests a purely visual understanding of environment, which is multi sensory. Attractive is also a weak word, like 'pretty', whereas we want place and spaces that work well and give a sense of enjoyment and well-being.	Do not support. Strategic objective 7. p25. Comments:Suggest add after 3., new point 4. 'Providing exemplary development for our own sites or where we are commissioning architecture ourselves.' Reason: Council should lead by example.	* A 'well designed borough' takes into account the multi sensory nature of buildings, as design principles at national , regional and local level take into account the need to design buildings and spaces for people and not just for appearance. The 'attractive' component of the strategic objective reflects the visual element of building in relation to Mertons local character. The word 'attractive' is therefore most appropriate for what the strategic objective is trying to achieve. Amendments will be considered however to reflect the new draft London Plan Replacement objective 'A city that delights the senses', and PPS15 Consultation Draft - the importance of heritage assets in relation to place making and regeneration. * All Council-led projects are required to comply with local planning policy. The Core Strategy requires new development in the borough to be sustainable and of a high quality, including Council-led development. Therefore no amendment should be made to strategic objective number 7.
The Theatres Trust Rose Freeman	cs2407		Thank you for your email of 9 September consulting The Theatres Trust on the Draft Core Strategy – Pre-Representations consultation. As it is our policy to save all Core Strategy documents we request that there is an option for a pdf version on your website of the whole document as it is impractical to save segments. Thank you. The Theatres Trust is The National Advisory Public Body for Theatres. The Town & Country Planning (General Development Procedure) Order 1995, Article 10, Para (v) requires the Trust to be consulted on planning applications which include 'development involving any land on which there is a theatre.' It was established by The Theatres Trust Act 1976 'to promote the better protection of theatres'. This applies to all buildings that were either built as theatres or are used for theatre presentations, in current use, in other uses, or disused. Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and therefore anticipate policies relating to cultural facilities. We support this document in respect of Policies 1, 3, 4 and 7 as these reflect one of your spatial principles on page 24 to promote cultural and heritage activities. The performing arts are seen as an important community element providing social, cultural, environmental and economic benefits. Protection of theatre use contributes to the Government's programme of creating sustainable communities and provide a cultural anchor in town centres, offering opportunities for residents, businesses and visitors to be entertained, informed, challenged and educated and we believe that theatres are therefore essential in the creation of sustainable communities. We look forward to being consulted on further LDF documents and being kept informed of the Examination process.	We welcome the respondents support of the Draft Core Strategy.

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Sustainable Merton Mr J White	cs2399		<p>> Long term economic growth (para 9.1) is one of those targets we're going to have to learn to live without. Long term economic growth is based on the creation of money as debt and if we are to form a more resilient community we should be helping our residents get out of debt not get into debt. If they had less debt they might actually be able to work less and enjoy life more. Of course this would have an adverse effect on the GDP but it would have a positive effect on the happiness and quality of life of our communities. Long term economic growth is not sustainable as it requires the consumption of ever increasing quantities of resources and in a closed system, which the Earth is, the resources, sooner or later, will run out.</p> <p>> The local economy can be made stronger and more resilient (para 9.3), as discussed before, if local ownership is encouraged for businesses which are currently owned outside of Merton.</p> <p>> Merton's health can be improved by improving the quality of life of its residents, helping them reduce their debt burden, engage in healthy activities, access healthy food and receive locally provided health services which focus on prevention of illnesses rather than cure.</p> <p>> Merton must improve its access to locally produced food if it is to be a healthy, resilient, sustainable borough. This can be done by both producing food within the borough in allotment sites, community gardens, gardens, balconies, patios and roofs, by producing fruits and nuts in the borough's parks and open spaces, by creating more apiaries in the borough and by encouraging community supported agriculture links between Merton's communities and food producers in the south east of England.</p>	Comments noted. We will consider the response through further revisions to the Core Strategy.

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Thomas Walsh	cs2413		<p>Response to Merton's Draft Core Strategy – Merton's draft core strategy is fundamentally flawed and so is not fit for purpose. This is because it relies on The London Plan's six objectives to form the back bone of its thinking and these are mutually conflicting. Objective number six aims 'To make London an exemplary world city in mitigating and adapting to climate change'. While number one seeks to accommodate yet more growth within London's boundaries and number three seeks to encourage yet more economic growth. Objective 6 is in conflict with objectives 1 and 3 and failure to face up to this fact renders, in very large part, the whole strategy meaningless. It is not possible for London boroughs to mitigate and adapt to the effects of climate change on the one hand while seeking to encourage actual and economic growth on the other. One of the most dire effects of climate change in the coming decades will be the increased instances of widespread flooding. A logical response to this in a borough's core strategy would be a ban on any new development on our flood planes. This policy does not appear because that would clash with the policy to build 3,700 new homes during the next decade. An even more pressing issue and one not even touched upon in this strategy is that of future resource availability. The world's fossil fuels and minerals are all finite and so can not be replaced once used. That being the case, the very least resident's might justifiably expect from this document would be an energy decent plan and a codified policy on local energy production. Neither appears in this strategy and this is a serious omission. By 2030 the issue of peak oil will be obvious to all so by failing to anticipate this problem and proposing policies which will mitigate its effects; this strategy is failing the people of Merton. One of the most obvious consequences of peak oil will be a rise in the cost of imported foods. In anticipation of this, an increase in urban agriculture is evident right across London. This far sighted trend must be encouraged and the core strategy must contain policies which reflect this. It is now more than three years since Lord Nicholas Stern, a resident of Merton, published his seminal report. CONTINUED BELOW.</p>	The draft revised London Plan has subsequently been released and therefore our own parking standards will need to be revised accordingly. When amended and approved they will be contained in the new DPD section of the LDF.
Thomas Walsh	cs2413		<p>CONTINUED FROM ABOVE. In it, he made clear that our failure to act decisively now to mitigate the effects of climate change and our dependency on oil and other finite resources would carry with it the most dire consequences for our future. It will be a particularly cruel irony if the borough which conceived the Merton Rule should now fail to heed that warning.</p>	REFER ABOVE.
GLA	CS2472		The strategic objectives and spatial principles for Merton are welcomed.	Support welcomed.
Mr Cyril Maidment	cs2200		Chapter 10 Key Diagram Sadly, the historic, ancient parish of Merton is no more. Merton must be included in the Core Strategy.	* The key diagram is intended to illustrate how the vision and strategic objectives of the strategy will come together spatially over the plan period. It is acknowledged that the historic parish of Merton should be mentioned in the document, potentially in the portrait of the borough, outlining how Merton has evolved over time. As the ancient parish is not included as a sub-area it is not appropriate to include this in the key diagram.

10 Key Diagram

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Raynes Park and West Barnes RA Mr. David Freeman	cs2377		Policy 10 Page 108. Under para c this does not include Flood Compensations schemes which should be encouraged where it would be a practical proposition.	Thank you for your comments. We will consider further revisions.
GLA	CS2472		The key diagram is supported.	Support welcomed.
11 Strategic Objectives and Core Strategy Policies Matrix				
Workspace Group Plc	cs2228	Q1 - Yes. We support the recognition that waste management is an appropriate method to meet the goals set out in strategic objective 5. We consider that waste has a significant role to play in reducing the carbon footprint and this is also supported in the adopted and draft London Plan, terms of meeting waste recycling and composting targets, diverting waste from landfill, reducing carbon dioxide and methane emissions to air and producing green gases (biogas) through waste to energy technologies.	Support. We support the identification of Raynes Park as an appropriate location for meeting strategic objective 5 to make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place.	Thank you for your comment. Raynes Park and all areas of Merton are expected to contribute to mitigating and adapting to climate change and making the borough a more attractive and green place (strategic objective 5).
12 The Spatial Strategy - summary				
AFC Wimbledon	cs211	Q1 - Yes	Support. Paragraph 12.1 The summary points, especially (d) should include reference to sporting activity and related infrastructure (e.g. community stadium) that meets local and wider borough needs. Paragraph 12.1 Strengthen point (g); Merton seem to be relying on established assets (i.e. tennis) and should be looking to AFC Wimbledon and its recent (since 1988 FA Cup Victory) nation reputation as a small football club that has made very good progress, twice! Paragraph 12.9 Could include reference at the end after "other aims of this plan" a reference to a community stadium objective that could assist regeneration objectives. Paragraph 12.15 This paragraph should be amended to include reference to a football arena or similar sport led community stadium. Paragraph 12.17 This paragraph seeks to help and encourage a wider variety of town centre uses to compliment its existing retail space, there should be more direct reference to a community stadium as a catalyst of wider regeneration. Paragraph 12.28 This paragraph should be redrafted to include a reference to the re-establishment of AFC Wimbledon as a prospective new football league club that has very close links to the local community and the London Borough of Merton.	12.1 (d) no change proposed; recreation doesn't only apply to sporting activities; (g) no change proposed; 12.9, no change proposed - this paragraph sets out priorities and there are currently no specific proposals for a community stadium; this paragraph does not preclude a community stadium assisting regeneration were a proposal to be made; 12.15 amend to include reference to travel generated by sporting activities; 12.17 no change proposed; this paragraph refers to central Colliers Wood; and does not invite or preclude proposals for a community stadium to contribute to wider regeneration anywhere in the borough; were such proposals to come forward; 12.18 no change proposed - paragraph referring to current international recognition of the Wimbledon name due to tennis, does not preclude any other international sporting final taking place in the borough and contributing to future international recognition.

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Mr Sean Fox	cs221	Q1 - Yes. None.	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	The Greyhound stadium site is privately owned by the Greyhound Racing Association. Hence, whilst this may be an aspiration of the club and supporters, the Council will need evidence to demonstrate that there is a realistic probability that it can be delivered. The LDF has to be evidence based and include proposals that are capable of implementation. No change is therefore proposed to Policy 12. It refers to recreational and sports facilities and that the Council will be supporting proposals for new and improved facilities' in the policy text, which is considered adequate to cover any leisure related application. It would not be appropriate for the policy to limit such a stadium to football use or specify a preferred user. The site is within the functional flood plain and would be suitable to be retained for leisure uses.
Workspace Group Plc	cs2230		Support. We support the Core Strategy seeking to reduce the impacts of climate change through waste disposal. It is unclear from the working of the sentence what is meant by reducing the impact of energy costs and utilities infrastructure. We support the development of alternative energy solutions, decentralised energy, waste to energy technologies and facilities (in particular where there are the additional benefits of heat and hot water), CHP and CCHP and connection to local businesses and communities. This sentence should be made clear as to what is intended by 'reducing the impact of ...energy costs and utilities infrastructure' and should show clear support for the above solutions which also aid in reducing the impacts of climate change.	Thank you for your support. Reducing the impacts of energy costs means supporting development that could reduce energy costs for local residents and businesses; this may include improving reliance on local sources of supply. Reducing impacts of utilities infrastructure considers the visual intrusion and other harm caused by infrastructure such as electricity pylons, sewerage and water pipes, telecoms equipment etc. We will consider revising the supporting text to explain the latter point
Tree Warden Group Merton Ms Jane Plant	cs2143	Q1 - Yes Q5 - Yes.	Do not support. Clause 12.27. There is no reference to other parks, many of which are hidden and underused. More analysis of the park provision is needed. Clause 12.29. In addition to the Wandle Valley Regional Pk proposal, a commitment to increase the network of green chains throughout the borough should be included, which would encourage greater use of parks. Clause 12.30. It is confusing and meaningless to state existing open space will be protected and then consider utilising open space for new school buildings..	12.27 - no change proposed: this is a summary and is not intended to be an exhaustive list; 12.29 consider this with Policy 12; 12.30 revise paragraph to address comment
MR John Davis	cs2214		Chapter 12 12.22 (& 21.12) We welcome the renewed statement to protect Conservation Areas and listed buildings from inappropriate development, but feel that the Cricket Green Conservation Area, a major Borough asset, centred around the cricket pitch which is the oldest continuously used cricket field in the world, has been understated. 12.28 The Mitcham Cricket Club, formed in 1685, may be struggling at present, but is surely worth better flagging as a prime asset. Mention should also be made of the historic running track in The Canons complex, The Hub (now home to Tooting & Mitcham FC), and Mitcham Golf Club.	(DUPLICATE CS2214; CS2311;CS2248; CS2329; CS2393) 12.22 (& 21.12) is a statement of fact and does not refer to the names or significance of conservation areas, all of which are treated equally in planning policy terms. 12.28 no change proposed - Mitcham Cricket Club is mentioned here, as an example of one of the many sporting activities to illustrate Merton's sporting history.

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Village Residents Association (Mitcham) Carole Mauger	cs2311		Chapter 12 12.22 (& 21.12) We welcome the renewed statement to protect Conservation Areas and listed buildings from inappropriate development, but feel that the Cricket Green Conservation Area, a major Borough asset, centred around the cricket pitch which is the oldest continuously used cricket field in the world, has been understated. Â 12.28 The Mitcham Cricket Club, formed in 1685, may be struggling at present, but is surely worth better flagging as a prime asset. Mention should also be made of the historic running track in The Canons complex, The Hub (now home to Tooting & Mitcham FC), and Mitcham Golf Club.	(DUPLICATE CS2214; CS2311;CS2248; CS2329; CS2393) 12.22 (& 21.12) is a statement of fact and does not refer to the names or significance of conservation areas, all of which are treated equally in planning policy terms. 12.28 no change proposed - Mitcham Cricket Club is mentioned here, as an example of one of the many sporting activities to illustrate Merton's sporting history.
Garth Residents' Association Mrs Margaret Groves	cs2248		Garth Residents' Association Draft Core Strategy Response Section 12 The Spatial Strategy Clause 12.27. There is no reference to other parks many of which are hidden and underused. More analysis of the park provision is needed. Clause 12.29. In addition to the Wandle Valley Regional Park proposal a commitment to increase the green chains throughout the borough should be included. Clause 12.30. It is confusing and meaningless to state existing open space will be protected and then consider utilising open space for new schools.	12.27 no change proposed: this is a summary; analysis of park provision is considered in Merton Open Space Study and informs Policy 12 Open Space; 12.29 no change proposed at present 12.30 revise pagraph to address comment
Gwen Martin and Nicholas Richmond	cs2297		Chapter 12 12.22 (& 21.12) We welcome the renewed statement to protect Conservation Areas and listed buildings from inappropriate development, but feel that the Cricket Green Conservation Area, a major Borough asset, centred around the cricket pitch which is the oldest continuously used cricket field in the world, has been understated. Â 12.28 The Mitcham Cricket Club, formed in 1685, may be struggling at present, but is surely worth better flagging as a prime asset. Mention should also be made of the historic running track in The Canons complex, The Hub (now home to Tooting & Mitcham FC), and Mitcham Golf Club.	(DUPLICATE CS2214; CS2311;CS2248; CS2329; CS2393) 12.22 (& 21.12) is a statement of fact and does not refer to the names or significance of conservation areas, all of which are treated equally in planning policy terms. 12.28 no change proposed - Mitcham Cricket Club is mentioned here, as an example of one of the many sporting activities to illustrate Merton's sporting history.
Melanie Nunzet	cs2329		Chapter 12 12.22 (& 21.12) We welcome the renewed statement to protect Conservation Areas and listed buildings from inappropriate development, but feel that the Cricket Green Conservation Area, a major Borough asset, centred around the cricket pitch which is the oldest continuously used cricket field in the world, has been understated. Â 12.28 The Mitcham Cricket Club, formed in 1685, may be struggling at present, but is surely worth better flagging as a prime asset. Mention should also be made of the historic running track in The Canons complex, The Hub (now home to Tooting & Mitcham FC), and Mitcham Golf Club. Chapter 25 25.2. Add rear gardens (or back-lands) to your list. 25.3. Add Morden Park, Ravensbury Park and The Canons (Mitcham) to a supplementary list. Â Policy 12 Para.e. Clarify that "on the edge" means that any possible development would be outside the S.S.S.I. Also, add reference to "adjacent Conservation Areas". Para.n to q. See 5.5 above - This policy is about open space. All mention of school provision should be removed and included elsewhere. If new schools were to be needed, a greater need for the increased population to access amenity open space would follow, so previously developed land should be acquired for school provision, leaving open space as just that - as previously identified. Â 25.13. We are dismayed at the omission of The Canons, Mitcham from this list.	(DUPLICATE CS2214; CS2311;CS2248; CS2329; CS2393) 12.22 (& 21.12) is a statement of fact and does not refer to the names or significance of conservation areas, all of which are treated equally in planning policy terms. 12.28 no change proposed - Mitcham Cricket Club is mentioned here, as an example of one of the many sporting activities to illustrate Merton's sporting history.
Wimbledon Civic Forum	cs2401		Do not support 12.1 c. p29. Comments: suggest the word 'mainly' is inserted before 'suburban'. Reason Wimbledon is a town centre and urban in character.	12.1c revise paragraph to address comment

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Wimbledon Civic Forum	cs2404		Chapter and paragraph 12.21 page 33 Comments: suggest the word 'traditional' is removed. This would favour pastiche rather than good quality contemporary buildings which respect the character of the area without necessarily mimicking traditional forms. It would thus conflict with English Heritage advice and basic conservation principles.	The comment is noted and welcomed. Paragraph 12.21 is acknowledging the value of the scale and form of existing development in the borough, while ensuring new development is sustainable and of a high quality, enhancing the design standard of all areas of the borough, not just historic areas. Paragraph 12.22 addresses protection of heritage and therefore it is not considered that the word 'traditional' in para 12.21 contravenes English Heritage guidance. It is however considered that 'traditional character' might be better expressed as 'local character' so as to make the paragraph clearer.
Andy Ray	cs2364		I'd humbly recommend that you please explicitly/elaborately include to mention in the draft, under the category 'Maintain & Improve' (besides Arthur Road, Wimbledon Village, Raynes Park etc.) "Wimbledon Chase area stretching from Nelson Hospital to all along Kingston Road towards Raynes Park including Lower Downs Road junction". I hope that your capable draftspeople will suitably phrase it to ensure that no part of the area I'm referring to is left out of the remit.	The areas listed under point (b) 'Maintain and Improve' of the Spatial Strategy Summary are designated centres such as Raynes Park and Wimbledon Village. The area recommended for inclusion by the respondent is Wimbledon Chase which is not a designated centre, however some parts are neighbourhood parades. Point (b) recognises the need to 'maintain and improve' neighbourhood parades, but does not list each and every one in the borough as there are 34 in the borough. It is not considered that Wimbledon Chase should be explicitly mentioned, but rather is covered under the reference to neighbourhood parades. The Development Control DPD will address the management of neighbourhood parades through detailed planning policy.
Sustainable Merton Mr J White	cs2399		Given the challenges of climate change and peak oil, there seems little point in emerging proposals for economic development capitalise on Merton's proximity to airports (para 12.14) > Historically, residents will have been able to fulfil their daily shopping needs within walking distance (para 12.20 and 12.26). Areas should be allowed to restore their local shopping areas to the mixed uses that were commonplace before the advent of large supermarket development which require car travel for access. > Merton should make the most of it's open spaces and mitigate climate change through large scale tree planting programmes. By planting native fruit and nut trees in addition to a balance of other native trees to improve the borough's biodiversity, the borough can reduce it's dependence on imported fuel and increase the resilience of the community (12.27) Areas should also be identified to allow communities to 'dig for victory' and to facilitate more apiaries so that the pollination of local plants and flowers can be assured.	Thank you for your comments. We will consider further revisions.
Alastair Rabagliati	cs2363		I would like to make some suggestions regarding the proposed LDF. Firstly under 12.18 I think that it is important to include a line that it is the strategic objective of the borough to ensure that there is the provision of a top class football stadium within the borough of Football League standard. I also think that the Greyhound Stadium should have the highest possible protection in terms of ensuring that it remains only as a sports-use site. It would also be helpful if the document would also seek to identify a number of other potential sites for a football stadium in the borough (especially on brown land, such as beddington lane site or any old industrial area) and ensure that the land grading allocation would facilitate their use as sports facilities.	No change proposed - the Core Strategy does not preclude the development of a football stadium were developers to approach the Council with specific proposals on an appropriate site.

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Sandra Routledge	cs2393		Chapter 12 12.22 (& 21.12) We welcome the renewed statement to protect Conservation Areas and listed buildings from inappropriate development, but feel that the Cricket Green Conservation Area, a major Borough asset, centred around the cricket pitch which is the oldest continuously used cricket field in the world, has been understated. 12.28 The Mitcham Cricket Club, formed in 1685, may be struggling at present, but is surely worth better flagging as a prime asset. Mention should also be made of the historic running track in The Canons complex, The Hub (now home to Tooting & Mitcham FC), and Mitcham Golf Club. Chapter 25 25.2. Add rear gardens (or back-lands) to your list. 25.3. Add Morden Park, Ravensbury Park and The Canons (Mitcham) to a supplementary list. Policy 12 Para.e. Clarify that 'on the edge' means that any possible development would be outside the S.S.S.I. Also, add reference to "adjacent Conservation Areas". Para.n to q. See 5.5 above - This policy is about open space. All mention of school provision should be removed and included elsewhere. If new schools were to be needed, a greater need for increased population to access amenity open space would follow, so previously developed land should be acquired for school provision, leaving open space as just that - as previously identified. 25.13. We are dismayed at the omission of The Canons, Mitcham from this list.	(DUPLICATE CS2214; CS2311;CS2248; CS2329; CS2393) 12.22 (& 21.12) is a statement of fact and does not refer to the names or significance of conservation areas, all of which are treated equally in planning policy terms. 12.28 no change proposed - Mitcham Cricket Club is mentioned here, as an example of one of the many sporting activities to illustrate Merton's sporting history. 25.25 consider approach to backlands at Policy 12; 25.3: no change proposed - not intending to list other parks in the borough as these are available on the Proposals Map and through background documents such as Merton Open Space Study; Policy 12 (e) revise paragraph in line with comment Policy 12.n-q consider approach to educational facilities on open space.
13 Centres - Policy 1				
Mr John Sargeant	cs2464		13 Centres Policy 1: Summary Table - Morden "Support high quality design and public realm improvements. Consider tall buildings where they are compatible with the existing setting and wider context". Leaves again considerable room for manoeuvre. Of course, in a document such as this it is impossible to be precise. However, if in Morden the context is allowed to include the possible fact that the Civic Centre is already in place, there is a worry that it could be cited as an example of existing high-rise context. I need hardly to mention that this is one of the least popular buildings in the South-East. I would ask for greater clarity to be given at this stage, as you lay out a long-term strategy, as to what limits there would be on tall buildings. Similarly, what principles would be applied in deciding what the limits should be.	A Tall Buildings Background Paper has been prepared as supporting evidence for the Core Strategy. The paper is in accordance with English Heritage and CABE guidance on tall buildings, as well as the London Plan. The paper will be updated to reflect suggestions from English Heritage, and this includes outlining building height ranges for each of the centres, including Morden. The height ranges for Morden will be prepared having regard to the regeneration work being undertaken as part of the more Morden regeneration work. The updated Tall Buildings Background Paper will be complete prior to submission of the Core Strategy in 2010.
AFC Wimbledon	cs212	Q1 - Yes	Support Paragraph 13.1 Wimbledon is clearly the borough's major centre; the other centres at Mitcham and Morden play a significant role with the wider regeneration aspirations of the local plan.	We welcome the respondents support of this policy.
AFC Wimbledon	cs213	Q1 Yes. None	Support. Paragraph 13.1 Policy 1: Centres The mix of suggested appropriate uses should include sports stadium or community stadium because they will certainly contribute significantly to the vitality and viability of the Borough's key centres at Wimbledon or Morden or Mitcham.	We welcome the respondents' support of this policy. Para 13.1 is an introductory one which factually sets out the centres that exist within the borough. It is not considered necessary to include specific reference to a sports or community stadium as Policy 1 encourages a mix of uses including leisure and recreation. Please also refer to the response below to cs 214 and the response to cs224 (Mark Andrews).
AFC Wimbledon	cs214	Q1 - Yes	Support. Paragraph 13.33 Should mention a sports/community stadium reference for the uses suitable to regenerate Colliers Wood. Paragraph 13.36 Should include a reference to commercial sporting venues. Football is not necessarily a negative for local businesses or residents. It can be a good focus for the wider use for regeneration measures.	We welcome the respondents' support of this policy. It is premature for the LDF to make such a specific statement regarding a stadium for AFC Wimbledon. Whilst this may be an aspiration of the club and supporters the Council will need evidence to demonstrate that this proposal is needed and that there is a realistic probability that it can be delivered. The LDF has to be evidence based and include proposals that are capable of implementation. Paragraph 13.33 does clarify that Colliers Wood could benefit from a wider range of town centre activities including leisure uses to complement the existing large retail offer. No change is therefore proposed to Policy 2.

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Metropolitan Police	cs2189		Support. Policy 1 - Centres Policy 1 defines the hierarchy of town centres within the Borough and notes that the Council will support new development in these centres commensurate with their scale and function. As referred to within our previous representations and with the MPA Asset Management Plan (AMP) for Merton Borough, the introduction of publically accessible 'Police Shops' and neighbourhood policing facilities within defined retail areas may be appropriate. London Plan Policy 3A.18 refers to the requirement for emerging DPD's to ensure the needs of infrastructureproviders/community facilities (including policing) are met, whilst paragraph 3.99 highlights the importance of policing and community safety initiatives. Mindful of this strategic planning policy background, the following minor alteration is sought, seeking specific reference to the provision of community facilities within defined retail areas where appropriate. Â Recommended alteration: The following paragraph within Policy 1 should be altered thus (italics): - "A mix of appropriate uses will be encouraged to locate in the centres, including shopping, restaurants, leisure, recreation, entertainment, cultural, offices, community (including policing, where appropriate) and other uses which contribute to the vitality and viability of centres..."	The respondent generally supports the overall policy however would like us to slightly to alter text in Policy 1 to include references to community facilities, in particular police shops. Although community facilities is mentioned in Table 5: Summary of town centre aims for Wimbledon Town Centre and would come under the heading as 'other uses' as set out in Policy 1, we do fail to make a specific reference to the provision of community facilities elsewhere in this chapter. Therefore community facilities could be included in the text of Policy 1. Community facilities is the principle heading that would cover a wide range of uses and facilities including healthcare, education, libraries, police shops, public toilets, shop mobility schemes . The proposal does not materially change the policy.
Highways Agency Patrick Blake	cs2267		Â Core Strategy Policies Policies 1-7 - Centres and Sub-areas 6. We note that within these policies transport has been considered. As mentioned in paragraph 6, the transport impact of development proposals on the SRN should be specifically considered in line with PPS12.	This is a policy for the whole borough and individual schemes cannot be implemented without consultation.
Sutton and Merton PCT Angela Gibson	cs2323		REFER TO WHOLE SUBMISSION. Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.	Comments are noted. Further changes will be considered.
HCA	cs2260		Pages 36 - 51, Centres - Policy 1 Centres - Policy 1 is supported - Merton should enhance the existing centres to improve long term economic growth within the Borough and should allocate land for a mix of appropriate uses. The regeneration of the town centres is important, and is supported by HCA. It is important to ensure that other town centres uses besides retail are encouraged, including restaurants, bars, cultural activities together with some residential uses, to ensure that the town centres remain vibrant into the evening, when the shops are closed. Currently listed as part of the single conversation are town centre initiatives in Morden, Wimbledon, Mitcham and Colliers Wood.	The respondent's support of this policy is welcomed.
Thames Water Plc Georgie Cook	cs2400		Policy 1 – Centres Due to limited information on the size and exact location of proposed developments and the complexities of water and sewerage networks, Thames Water are unable to determine the waste water and sewerage infrastructure needs at this stage. This is one of the main reasons why Thames Water consider there should be a separate policy on waste water treatment and water supply infrastructure (refer to comments in relation to Policy 20: Infrastructure, for further detail). Water supply and drainage areas do not fit neatly over local authority boundaries and therefore we also need to consider neighbouring boroughs ambitions as well. In very general terms it is easier to provide infrastructure for a small number of large clearly defined sites than it is for a large number of smaller less defined sites.	Comments regarding details on specific sites and regeneration areas are noted and could be considered more appropriately as part of a separate DPD or SPD. No further actions to this chapter are required.

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West Wimbledon Residents Association P.M Keith	cs2355		Page 43 summary of town centre aims Under local centres it says 'Shops and services providing for day-to-day needs' The aims also need to acknowledge the importance of the local centre for specialist shops that cannot afford town centre rents e.g. Raynes Park has a guitar shop and a sports shop used by people coming from beyond Raynes Park. This has implications for parking requirements. Page 45 'Improving the public realm to address divisions in communities created by the transport networks'. RAWW strongly supports this aim which is very important to centres divided by railway lines or busy roads'. Comment. The transport aims need to include something to ensure that the competing needs of users of different modes of transport are dealt with in a coherent way i.e. when planning parking arrangements, consider them together with the need of cyclists, station users etc. This does not happen now. There are far too many individual schemes (e.g. new cycle tracks) that are implemented in a hurry without consideration as part of a wider plan. Page 48 Local Centres '13.38 Local centres should serve small catchment areas focused on serving local communities.' See comment above on local centre aims regarding specialist shops.	Paragraph 13.4, which provides the justification to Policy 1- recognises that smaller shops, can significantly enhance the character of a town centre and improve the range of the retail offer. Also Table 5 of the Core Strategy includes small shops ('loss of small shops/ creation of additional small retail units') as an indicator to the Strategic Objective ('to make Merton More prosperous with strong, and diverse long term economic growth'). Therefore the Core Strategy does recognise the importance of smaller more specialist shops and the draft does refer to the forthcoming Draft London Plans requirements for affordable retail units. Support welcomed on improving public realm to address divisions in community created by public transport access. Policy 17 will be amended to include consideration to balancing the needs of different users, specifically cyclists and pedestrians
Wimbledon Society Chairman Mark Leclercq	cs2415		Policies The inclusion of policies for Centres is welcomed – see the Society's comments in earlier rounds on 'sense of place'. However, there is too much repetition between Sections 8 - 13 and the Sections dealing with individual Centres. Also too many words, too much description, when what is needed is a high-level concise statement of vision for each Centre, which appears to be lacking. As with the earlier Sections – see above – the policies need to be more radical, firm, and clear-sighted. Any introductory comments and justification (if both are needed) need to be stated much more concisely, so that the thrust of each policy is not obscured The inclusion of sections on implementation is welcomed, but where are the "milestones" that allow progress to be measured? And in addition to the "policies" approach, there is a need to recognise that action on the ground, actual proposals and expenditure, are needed as well. Policies alone will not deliver the required result. The present and past plans have merely listed the schemes already in the pipeline, there has been no forward programme of what is needed. To illustrate this point, we have included comments on two of the areas (Wimbledon Town Centre and Raynes Park) which are enclosed as Appendices. Conclusion Whilst the Council's Questionnaire has also been completed, the views of the Society are set out more fully in this letter. Essentially, there is a need for a plan that recognises that there are fundamental & major issues to be dealt with; that things cannot go on as before; that for urban living to be more pleasant and sustainable, new thinking and new direction is required. Such a plan has to deal with the basic issues directly and clearly, & spell out what has to be done. It has to both give a lead, & show to the public that the selected approach is going to deliver a better outcome than the alternatives. The challenges ahead for the Borough are far more significant than in the past plans, and we cannot continue to avoid them by producing strategy documents of this kind. The new plan does not need to be long (or overlong as this draft is), but it does need to be backed up with sufficient detail (perhaps in attendant documents) so that explanations and an understanding of the implications of each policy are clear. CONTINUED BELOW.	* Table 5 - Summary of the town centre aims within the Centres chapter, as well as each of the sub-area policies offer a concise summary of the aims for each of the town centres in the borough. * The comments regarding the policies and the need to tighten up the wording in order to achieve a more concise outcome are welcomed and will be considered through future revisions to the Core Strategy. * We will consider the comments made on the lack of milestones in relation to delivery and monitoring, and consider how these can be better articulated within the document in order to achieve the vision. Projects identified must be deliverable, and suitably flexible to allow for changing circumstances over the plan period. * In terms of the request for an Executive Summary of the strategy, beyond the Spatial Vision, both Chapter 11 Strategic Objectives and Spatial Principles, and Chapter 12 The Spatial Strategy Summary already offer a concise view of the contents of the strategy.

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Wimbledon Society Chairman Mark Leclercq	cs2415		CONTINUED FROM ABOVE. An executive summary of the Plan's main thrust would be helpful. Approving or accepting the current document is analogous to signing a blank cheque, which cannot be right. What we need surely is a plan that identifies the big issues facing the Borough, and that then shows us simply and clearly what can be achieved; and then spells out how. This draft does not yet do that.	REFER ABOVE.
Sustainable Merton Mr J White	cs2399		<ul style="list-style-type: none"> > As discussed above the GLA's assumptions (table 2) about growth may well be erroneous unless fulfilled by inflationary factors alone. > > The mix of businesses encouraged in centres (policies 1 to 7) should be determined by surveying the local residents spending habits and identifying where spend is leaving the local economy and assisting with the establishment of locally owned businesses which fill those gaps. Flood risk alleviation in colliers wood must also include thames water who are responsible for the inadequate drainage capacity in this area. > > Any town centre redevelopment plans (policies 1 to 6) should contain district heat and power units (DHP) providing heat and electricity to businesses, schools and leisure centres during the day and residential properties at night. These could be powered initially by gas generated from anaerobically digested waste but would probably have to convert to biomass in the long term as residual waste in the borough reduces to zero as all other resources currently considered waste are reused or recycled. > > Tree planting i these areas should include fruit and nut trees which can form part of the borough's local food production. > > Plans should also allow for the electrification of the public transport network. 	The existing and emerging LDF evidence for town centres and businesses does take into consideration consumer spend, type of business required in the area and residents living in the area. Comments are noted. Further changes will be considered.
Sainsbury Supermarkets Ltd c/o Turley Associates	cs2396		<p>Sainsbury's supports the re-designation of Colliers Wood from a Local Centre to a District Centre. We recognise the Council's aspirations to regenerate Mitcham and Morden District Centres. However, this should not be at the expense of other centres and should not result in these centres being sequentially preferable in terms of retail development over others within the Borough.</p> <p>The draft Core Strategy also acknowledges there is the opportunity to regenerate Colliers Wood. Therefore, the regeneration of Colliers Wood should also be included within the regeneration objectives for Policy 1, reflecting Paragraph 15.19 of the draft Core Strategy which states that "there are opportunities from the regeneration of Colliers Wood towards forming a more compact centre with a greater range of town centre services, an improved streetscape and better pedestrian links..."</p> <p>The emerging draft PPS4 recognises the need to regenerate Town Centres "for example by developing town centre or retail strategies and promoting and developing a specialist or new role and encouraging specific types of uses in some centre".</p> <p>Further retail development should however be in accordance with the existing guidance set out in paragraph 2.41 of PPS 6 which requires the scale of development to relate to the role and function of the centre.</p>	<p>We welcome the respondent's support for the reclassification of Colliers Wood as a District Centre.</p> <p>As set out in LDF, the policy does not allocate or redirect all potential new growth to Mitcham or Morden but highlights that the main priority for these town centres is for their regeneration. All proposals for retail development in town centres are assessed by the Development Control Team on their own merits, which includes assessing the scheme against adopted policy i.e. national (PPS6 and Draft PPS4), regional (London Plan and Draft London Plan) and Local (UDP and Draft Core Strategy policies).</p> <p>With reference to the respondent's comments for earmarking Colliers Wood as a regeneration area, it is not the Council's intention for the comprehensive regeneration of Colliers Wood unlike Mitcham and Morden.</p>

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Government Office for London Julie Shanahan	cs2421		In relation to format, Core Strategy Policy 1 - Centres would sit better if it was located after the sub-areas and before the design section. Clearly the positioning of this chapter would not lead to the document being found unsound and is therefore not crucial. This policy also includes development management related information. It is worth considering whether this information would be best placed in the Development Management Development Plan Document (DM DPD). We are also interested to hear how town centre policies will be taken forward as part of the DM DPD.	Good point -as per the respondents comments we could move the Centres Policy 1 after the sub area policies. Policy 5, which deals with the Raynes Park Sub Area, makes clear that it is the Council's intention to restrict further retail/ leisure development in Shannon Corner. Shannon Corner is an out of centre Retail Park located within close proximity to Raynes Park local centre. This policy is in accordance with national, regional and existing local centres - directing all town centre uses to existing town centres in LB Merton. In accordance with PPS12 it is important for the Core Strategy to contain strategic policies and for DPD's to supplement and or provide further guidance on these policies.
Raynes Park Association Mr Patrick Erricker	cs2461		Support. chpt 13 pg 45 Transport and public realm - (Local Centres) Raynes Park needs improvements to address division in community caused by railway lines	The response appears to support the policy direction within the strategy in relation to public realm improvements. Table 5 of Policy 1 –Centres, identifies the 'improvement of the public realm to address divisions in communities created by the transport networks' for all Local Centres, which includes Raynes Park. Policy 5 – Raynes Park sub-area seeks to implement improvements to the local environment and street scene, complementing initiatives started via the Raynes Park Local Centre Enhancement Plans, which includes the Merton Public Realm Strategy. The Public Realm Strategy includes initiatives to improve pedestrian access and connectivity around the station arch.
J K Belany	cs2462		Extract from main letter saved in Chpt 16 (Mitcham) Obviously, it has not helped the preparation of the Draft Core Strategy that so many significant aspects of Mitcham's recent progress - not least its ability to weather some aspects of the recent recession - for instance, with the arrival of Morrisons - have become evident after the preparation of early phases of the Core Strategy (as set out on page 7 under 'Consultation'). Nevertheless, the borough cannot afford to ignore recent trends by publishing on page 47 (13.33) a misleading pessimistic analysis, whether in Section 5 (Key Drivers, page 12) and in paragraph 7.7 (page 16).	Both Mitcham and Morden Town Centres are earmarked for regeneration because they are town centres that have been in decline for a number of years. It is intended through regeneration, to increase the range of services and facilities in this town centre to meet the needs of the local community. This is supported by Merton's LDF evidence base. By referring briefly to the current economic climate in, Chapter 5: Key Drivers and Evidence, sets this report into perspective by highlighting the current and future economic challenges that LB Merton is and would be facing. Removal of references to the current economic climate is not justified by the respondent or supported by PPS12.
J K Belany	cs2463		Taken from main letter saved under Chpt 16 (Mitcham) With regard to the statement as to the possible need to build more school accommodation on open space to meet growing population pressures, it must be clarified that re page 34 (12.30) (presumably) (?) the intention would be to utilise open space within the school's boundaries - not to annexe public open space.	Regarding the development of school in public open space, could be misinterpreted and therefore we could consider changing this policy to avoid confusion.
GLA	CS2472		The town centre hierarchy should be consistent with that of the London Plan and give due weight to the emerging town centre hierarchy in the replacement London Plan. The policy identifies Colliers Wood as a potential district centre emerging over the plan period. The stated intention to work with the Mayor to bring this about is welcomed. The draft replacement London Plan (2009) does not currently recognise Colliers Wood as a town centre with potential to change over the Plan period. Reclassifications are subject to capacity analysis, impact assessments, land use and accessibility, planning approvals, town centre health checks and full implementation. The Council should prepare and submit this evidence to the GLA in support of the re-designation and discuss it further with GLA officers. The core strategy includes a copy (MAP 1) of London's network of town centres. It would be more appropriate to refer to the map in the London Plan to avoid repetition and allow for any changes in the emerging London Plan Policy 4.9. TFL welcomes the recognition that existing out of town shopping centres should be managed in ways that reduce car dependency and improve public transport.	In accordance with the requirements for the reclassification of town centres as set out in Paragraph A2.7 (in Annex 2) and Paragraph 2.66 (of Policy 2.15), we have submitted to the GLA Town Centre Health checks for the main town centres and in our Draft Core Strategy have detailed in Policy 1- Centres and Table 5 Summary of town centre aims. As part of the evidence base for the Draft London, we submitted a town centre health check for Colliers Wood to the GLA (June 2009). This town centre health check included information on the existing capacity of the town centre, the number and type of retail on offer, the number of independent and multiple ownership, accessibility, planning applications, yield, markets, and open space and heritage. We also based the information on the NLP 2008 Town Centre update that is an impact assessment of the expansion of Colliers Wood to accommodate a proposal for Marks and Spencers.

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LB Wandsworth			With regard to Colliers Wood and the redesignation as a district centre, care needs to be taken in relation to the impact on the vitality and viability of Tooting town centre in Wandsworth.	<p>Colliers Woods has been designated as an Area for Intensification in the existing London Plan (2008) and Draft London Plan (2009): with significant growth in housing and employment.</p> <p>The town centre is currently designated as an urban centre, which is a classification not currently recognised outside of LB Merton. As evident by the LB Merton retail evidence base, Colliers Wood is currently operating at District Centre level possibly nearing towards Major Centre status and this should be recognised in the Draft London Plan hierarchy of retail centres.</p> <p>With reference to the potential impact that this designation would have on Tooting town centre, Colliers Wood offers a different retail offer to Tooting. Tooting town centre comprises of more independent more specialist shops whereas Colliers Wood caters more for high street retail and homewares. Furthermore, as demonstrated by the extensive retail evidence base, Colliers Wood is already operating at District Centre status. Our intention for Colliers Wood is to support the mix of unit sizes, particularly smaller units, to facilitate a greater range of town centre uses in particular community and retail services and facilities.</p> <p>We feel that the growth of retail in Colliers Wood would not have a major impact to LB Wandsworth in comparison to the potential impact of the significant retail development of the Vauxhall Nine Elms Battersea, the extension to the New Convent Garden Market and the remodelling of the Arndale Centre.</p>
14 Sub-Areas				
Metropolitan Police	cs219 1		Policies 2/3/4/5/7 - Site Specific Analysis These policies make reference to, inter alia, supporting the provision of community facilities. In line with London Plan Policy 3A.18 (referred to above) it is considered that this definition should be widened to include reference to policing/emergency services. This would ensure that the emerging Core Strategy reflects the strategic development plan in this regard and would be consistent with the recommended alteration regarding Policy 1, above.	Support welcomed. The policy text will be reviewed and wording of the text considered to meet the London Plan policy 3A.18 and emerging consultation draft replacement London Plan (October 2009) policy 3.17.
Sutton and Merton PCT Angela Gibson	cs232 3		REFER TO WHOLE SUBMISSION. Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.	Comments noted. Further revisions will be considered.
Government Office for London Julie Shanahan	cs242 5	Q4 - It is helpful to see references to delivery after each policy, this confirms early stages of stakeholder involvement. We also welcome the inclusion of Table 2 Infrastructure Projects, this does not include any housing projects, and we would be interested to hear more about key areas for housing development in the borough. The sub areas would benefit from cross-referencing of infrastructure and timings from Table 2. It is important that the infrastructure included is sufficient to support growth. It is also important to build in some flexibility to the plan, this could be in the form of a contingencies and risk table or clear statements about what alternatives are in place to avoid any showstoppers. Q4b. b. Providing a sound infrastructure delivery plan	The sub-areas would benefit from the inclusion of more detail on the proposed quantum of development and timescales for delivery.	infrastructure Projects: Comments are welcomed and the addition of housing developments will be incorporated into the table of projects.
15 Colliers Wood sub-area - Policy 2				

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AFC Wimbledon	cs215	Q1 - Yes. None	Support. Policy 2 Paragraph 15.1 This paragraph should incorporate regeneration in key areas through the creation of a sporting/community stadium that acts as a catalyst for the Colliers Wood area. The Mayor's plan for London identified it as an area for wider regeneration and the greyhound stadium location would certainly suit redevelopment for a new community/football stadium.	Please refer to response to cs224 (Mark Andrews). Paras 15.19 and 15.22 recognise the that there are opportunities for the regeneration of Colliers Wood. The London Plan has identified opportunities for potential growth in the Colliers Wood / South Wimbledon area for intensification including a number of sites such as the Wimbledon Greyhound Stadium. However a number of these sites are located in the functional flood plain. Proposals for these sites will therefore have to have regard to Environment Agency advice on flood mitigation measures whilst remaining viable and creating attractive and useful developments.
AFC Wimbledon	cs292	Q1 - Yes. None.	Support. An additional part should be added to the Policy which states: "Providing cultural and sporting facilities including a new community multi purpose sports stadium, open space for schools and other institutions.	See response to comment cs224 (Mark Andrews)
Newridge Trading Ltd	cs288	Q1 - Yes. We support the identification of public realm and road improvements in the area around South Wimbledon Underground Station. This is an area in need of regeneration and improvements along these lines will support the regeneration of this part of the Borough.		Support noted.
Mr Cyril Maidment	cs2199	Q1 - No. The whole Draft.I will support the draft if any of my comments on Q6 are accepted. Q2 - Yes. Q3 - Yes Q4 - Yes Q5 - Yes.	Do not support. Chapter 15 Paragraph 15.5 It must be noted that the houses on the north side of the Bus Depot, numbers 4, 6 and 8 Merton High Street, were built in 1790, before Nelson lived in Merton. Chapter 15 Paragraph 15.8 It is a sad reflection that Merton's national treasure, the Priory has been on the National Heritage "At Risk" Register for ten years with no attempt to have it removed. Steps should be put in hand to achieve this. The Council set up Merton Priory Trust and then withdrew secretarial support. This should be renewed to facilitate progress. Chapter 15 Paragraph 15.9 The Thames Water Ring Main Servicing Area does not occupy a "large" site. At the most it is about 5% of the Tandem site. This must be corrected.	Please refer to response to cs 2101
HCA	cs2261		Colliers Wood HCA strongly supports the policy of intensified employment in Colliers Wood and would like to see this pushed through in specific sites such as the Brown and Root Tower.	Noted. In accordance with PPS12 the identification and allocation of specific sites for particular uses will be appropriately addressed in site allocations or area action plan development plan documents.
John Hawks	cs2306		2.3 Colliers Wood Sub-Area: Despite its origins as a village, as can be seen from its present-day shape the area as it now stands has happened rather than been planned, and the issues of permeability and coherence are priorities. The strategy should include an active plan to relieve the effect of Merantun Way which simply cuts Colliers Wood in two (short of removing the road altogether, this must include consideration of tunnelling or bridging), and to amalgamate car parking provision. On the latter point, it is a pie-in-the-sky cop-out to propose the reduction or removal of car parking on the basis of a potential "modal shift", as parking is still essential to healthy retail activity; but there is a real opportunity to create a coherent scheme so that shoppers park ONCE to visit all shopping areas, and not in a succession of moves as has often been observed at present.	* The policy for Colliers Wood in the Core Strategy focuses on obtaining the designation of the centre to District status to allow for the introduction of a local scale, smaller retail units, enhanced walkability through the centre and creation of a sense of place. It is considered that these objectives reflect the respondents comments. Detailed town centre planning can be undertaken following the re-designation of the centre using an Area Action Plan or similar document.

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Sainsbury Supermarkets Ltd c/o Turley Associates	cs2396		Chapter 15, Policy 2 (Colliers Wood) Comments: Sainsbury's supports the re-designation of Colliers Wood from a Local Centre to a District Centre. It is considered that the existing Sainsbury's supermarket is an important part of the Colliers Wood centre, providing the main superstore anchor, which significantly contributes to the vitality and viability of the centre. This should be acknowledged through the inclusion of the store within the Core Shopping Area for the new District Centre. In respect of the scale of new retail units within the re-designated Colliers Wood District Centre, these should be appropriate to the role and function of the District Centre as required by PPS 6 and should not be limited to smaller retail units.	Comments noted
Wimbledon Civic Forum	cs2406		Chapter and Paragraph 15.8. p55. Comments: suggest add. 'The rehabilitation of the Merton Priory site, properly reflecting its significance and history is an important part of establishing a strong identity for the Borough of Merton. The site has been badly treated in the past and its improvement is a priority.'	* The comments on the Merton Priory are welcomed. The Core Strategy must demonstrate that policies for the borough are deliverable over the plan period in accordance with PPS12. Paragraphs 19.18, 19.19 and 19.20 of the sub-area outline the historical importance of the assets. The current reference to the archaeological sites and Wandle Valley Conservation Area in Policy 6 of the strategy allows for suitable protection and enhancement of the assets over the life of the plan, and for the raising of awareness of heritage in the sub-area. The Merton Priory Conservation Management Plan will be added to the Key Drivers under the Wandle Valley Sub-Area Policy, as the document was a consideration in drafting the Core Strategy. In accordance with feedback from English Heritage, more cross referencing will be included between the Colliers Wood and Wandle Valley sub-areas in relation to heritage assets.
Lindsay Mitchell (South Wimbledon B)	cs2398		In summary, the SWBA Ltd supports the key conclusions set out in the draft strategy on the basis of the evaluation that has been carried out and the particular references to the South Wimbledon Business Area and its role within and contribution to the wider community. The SWBA Ltd has commented separately on the South London Waste Plan consultation documents.	We welcome the respondents support of the Draft Core Strategy.
LB Wandsworth	CS2473		With regard to Colliers Wood and the redesignation as a district centre, care needs to be taken in relation to the impact on the vitality and viability of Tooting town centre in Wandsworth. The vision for Colliers Wood supports the consideration of tall buildings where they are compatible with the existing setting and wider context. This should include long range views from Wandsworth and any potential adverse effects tall building in this location may have. A definition of what will be considered a tall building should be considered and included in the next version of the Core Strategy. It is not evident whether or not the consideration of tall buildings in this location has been informed by a Tall Buildings study in accordance with English Heritage/CABE guidance. From our experience we would advise a study is undertaken prior to submission of the Core Strategy.	* A Tall Buildings Background Paper has been prepared that follows the recommended guidance from CABE and English Heritage in Guidance on Tall Buildings. This will be updated to include any impact of tall buildings in Colliers Wood on long range views from Wandsworth. * The update to the Tall Buildings Background Paper will also define the height ranges proposed for tall buildings in Colliers Wood, Morden and Wimbledon, as recommended by English Heritage.

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GLA	cs2472		<p>The reference to the Area for Intensification designation is welcome. TfL seeks clarification regarding the comments made about the bus garage. The Council should ensure the safeguarding of all transport infrastructure and TfL opposes the removal of the bus garage unless a better or more suitable alternative location can be found, which at present is considered unlikely. TfL would welcome further discussion of this matter and alternatives such as the visual improvements to the bus garage to enhance the streetscape.</p> <p>The Council should note comments above (GLA ref no.12) regarding the re-designation of Colliers wood as a district centre.</p> <p>The proposal to support developments that retain and improve South Wimbledon Business area (designated Strategic Industrial Location) is welcome.</p>	<p>Comments noted including aspects of the sub-area policy that are supported. Unclear which comments made about the bus garage to which TfL seek further clarification from the Council. A single reference is made to the bus depot in the sub areas supporting text at para 15.5 which factually states that Colliers Wood High Street includes some uses which lack visual amenity, disrupt the frontages and are not town centre ones such as the bus garage. We welcome the offer from TfL for further discussion regarding the bus garage including exploring visual improvements to the bus garage to enhance the streetscape.</p>
Janet Lemon-Merrall	cs2301		<p>Whilst reading your statagy regarding traffic congestion in the South Wimbledon/Colliers Wood area, may I ask you all to consider the problem of rat running in Abbey Road and the surrounding area as it is an increasing problem in the area and causing distress to residents in the area.</p>	<p>The comments provided are welcomed. We have forwarded your concerns on rat running in Abbey Road to our traffic engineers for consideration of the issues.</p>
Abdul Latif	cs2289		<p>Comments on Draft Core Strategy 13 Centres: Policy 1 (Items 13.43 - 13.45) Review of South Wimbledon as a local centre should not only be subject to long term changes at Colliers Wood, but also be subject to changes at the adjacent centres. South Wimbledon is strategically located at the centre of an equilateral triangle joining proposed development centres at Wimbledon, Morden and Colliers Wood. Â People passing through these centres via South Wimbledon will appreciate the overall aesthetics of the design policy if South Wimbledon also looks aesthetically presentable. At present areas around South Wimbledon look grotty and miserable and have history of Police involvement. Â South Wimbledon requires re-generation sooner than later.</p>	<p>The comments on South Wimbledon are welcomed. The strategy at paragraphs 13.43-13.45 provides adequate justification for focussing on changes in Colliers Wood Centre. The plan does acknowledge that further opportunities to designate Local Centres may occur during the lifetime of the Core Strategy, and this may include South Wimbledon. The Design Policy provides guidance for enhancing the quality of the built environment in the borough, and will include guidance on safety through the use of 'secured by design' principles when designing new development. The Development Control DPD will outline more detailed standards in relation to design quality that will apply to South Wimbledon.</p>
16 Mitcham sub-area - Policy 3				
AFC Wimbledon	cs216	Q1 - Yes. None	<p>Support. Paragraph 16.8 Policy 3 should include a reference to sporting activity in the points, particularly c). Â Paragraph 16.13 While the Mitcham Town Centre SPD 2006 document includes reference to comprehensive redevelopment, there should be a direct reference to the valuable catalyst role that will come with the wider regeneration activity of a community stadium.</p>	<p>We welcome this respondent's support for this plan. Strategic Objective 1: paragraph c encourages businesses, specialist leisure, cultural and retail outlets to contribute to this'. Specialist leisure would include sporting facilities or a community stadium.</p>

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National Grid	cs2231		<p>Mitcham Sub Area - Policy 3 Draft Policy 3 provides a policy to guide development with the town centre and surrounding area. National Grid supports the policy relating to the Mitcham sub area which aims to improve the area through the provision of shopping, housing, community facilities and transport. The draft policy advises that the Council will improve the surrounding area of Mitcham through improving the mix and type of homes, enhancing the built and natural heritage and public realm, building increased public transport provision and ensuring measures to contribute to the proposed Mitcham Low-Carbon Zone. As stated the National Grid site at Western Road Mitcham has outline planning permission for a mixed use development at Western Road. The site has the capacity to provide approximately 137 residential units, including 30% affordable housing, and up to 7,500 sq m of employment use, creating local employment opportunities. There is also provision for 0.45 hectares of public open space and 600 sq m of community use, within the residential development. The proposed development incorporates improvements to transport including enhancing public transport, cycling and walking routes. The proposals to enhance and provide additional pedestrian routes will result in increased permeability through the site, improving integration with the surrounding area. The outline planning permission supports the Council's draft policy objectives for the area. The regeneration of the site at Western Road will improve the surrounding area of Mitcham, through the provision of new market and affordable housing, employment, public open space, community uses and sustainable transport improvements.</p>	We welcome the respondents support for this policy.

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MR John Davis	cs2211		<p>Chapter 16 Cricket Green has evolved as a unique centre, comprising administrative offices (e.g. Job Centre, CAB & Age Concern Centre), retail outlets and a vibrant Conservation Area that combines leisure (e.g. The Canons and the oldest Cricket Club in the world - *see 12.28) and pleasure (3 pubs and a restaurant - Park Place). Within the compass of the Conservation Area is Mitcham Garden Village, photographed for the Core Strategy front cover, but hardly mentioned in the text. Â Page 62 map - The tram stops should be named. Both Mitcham and Mitcham Junction are important, but the omission of Mitcham Junction must be put right. Not only is the station listed, but also it is strategically the most important in the east of the borough. Overhead trains to areas over and above those served by Mitcham Eastfields, Tramlink to Wimbledon & Croydon (and beyond), local buses, and a stop for the National Express coaches to and from Victoria, London Gatwick Airport and the South Coast make this a fulcrum for transport. Its omission is surely an oversight. Â 16.2 & 13.33 These paragraphs ignore the two medium sized supermarkets that have already led to a more optimistic retail feel. Â 16.4 See "map" statement re. Tramlink. This paragraph assumes that Mitcham Town Centre is at Fair Green, and does not extend to Cricket Green.</p> <p>16.5 In commenting on Fair Green's small area designated as a Conservation Area, we refer you to our Group's review of Cricket Green Conservation Area, and the recommendations that were handed to Merton's previous Conservation Area Officer in 2008. In this document we identified six areas that warranted review with the possibility of extending the Cricket Green Conservation Area. One such site was at Fair Green. We urge you to liaise with Caroline Kearey on the merits of extending the Conservation Area. She has copies of our 2008 recommendations. Â 16.6 This paragraph should be split, and the assets listed to project a more upbeat theme. 16 Policy 3. We welcome this statement that should reinforce the heritage of our area. 16.15 Taller builds have always been opposed by residents as being directly at odds with creation of a village environment. Policy 8 seems to confirm residents' wishes.</p> <p>CONTINUED BELOW.</p>	<p>The respondents would like us to make minor amendments to the spatial maps to include the names of the tram stops. The spatial maps for the town centres include the names of the train stations and therefore to make clearer the types of transport and where these stops are located could be mentioned.</p> <p>The other concerns regarding mentioning specific details (i.e. stating the names of shops) would not be strategic and flexible to cover the lifetime of this Core Strategy DPD. Therefore in accordance with PPS12, some of these concerns could be brought forward in a separate Area Action Plan or SPD once the Core Strategy DPD is adopted. The Mitcham Town Centre SPD (2006) provides a framework for taking forward the vision for the regeneration of the town centre.</p> <p>Reviewing the level of the conservation area in the Draft Core Strategy is not appropriate due to the level of detail involved. The proposal for the expansion of the conservation area will be dealt with as part of the appraisal.</p>
MR John Davis	cs2211		<p>CONTINUED FROM ABOVE.</p> <p>16.15 should be amended.</p> <p>16.18 [& 25.23] Wandle Valley Regional Park. There has been a serious omission from the maps (incl. page 82 of the Core Strategy) since the first draft of "Greens to be incorporated into the WVRP". Cramner Green and Mitcham's Cricket Green both form an extended part of Mitcham Common. These, together with Fair Green were included on the first draft, but have been omitted ever since, despite the efforts of our Group to redress the error. The Core Strategy is the ideal forum to put things right.</p>	<p>REFER ABOVE.</p>

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Village Residents Association (Mitcham) Carole Mauger	cs2308	<p>Q1 - Our overview is that the document is not cohesive. With so many projects in the process, it would have been a more meaningful document to have appraised alongside each other - a) those projects which are underway at present; b) those projects which are in the pipeline; c) how the proposed strategies will build on a) & b).</p> <p>Q2 - We feel that the Core Strategy understates the efforts currently being made to improve the communities of both Mitcham and Morden. Plans to create a pedestrian precinct in Morden as a cornerstone for town centre regeneration are not outlined. Mitcham has been designated as a regeneration area, but the concentration of the Core Strategy appears to assume that the "Town Centre" is Fair Green, and that its status is a mere sub-area. Our comments below show how that emphasis should be amended.</p>	<p>Chapter 16 Cricket Green has evolved as a unique centre, comprising administrative offices (e.g. Job Centre, CAB & Age Concern Centre), retail outlets and a vibrant Conservation Area that combines leisure (e.g. The Canons and the oldest Cricket Club in the world - *see 12.28) and pleasure (3 pubs and a restaurant - Park Place). Within the compass of the Conservation Area is Mitcham Garden Village, photographed for the Core Strategy front cover, but hardly mentioned in the text. Â Page 62 map - The tram stops should be named. Both Mitcham and Mitcham Junction are important, but the omission of Mitcham Junction must be put right. Not only is the station listed, but also it is Chapter 16 Cricket Green has evolved as a unique centre, comprising administrative offices (e.g. Job Centre, CAB & Age Concern Centre), retail outlets and a vibrant Conservation Area that combines leisure (e.g. The Canons and the oldest Cricket Club in the world - *see 12.28) and pleasure (3 pubs and a restaurant - Park Place). Within the compass of the Conservation Area is Mitcham Garden Village, photographed for the Core Strategy front cover, but hardly mentioned in the text. Â Page 62 map - The tram stops should be named. Both Mitcham and Mitcham Junction are important, but the omission of Mitcham Junction must be put right. Not only is the station listed, but also it is strategically the most important in the east of the borough. Overhead trains to areas over and above those served by Mitcham Eastfields, Tramlink to Wimbledon & Croydon (and beyond), local buses, and a stop for the National Express coaches to and from Victoria, London Gatwick Airport and the South Coast make this a fulcrum for transport. Its omission is surely an oversight. Â 16.2 & 13.33 These paragraphs ignore the two medium sized supermarkets that have opened in 2009 (Lidl and Morrisons). In their way they have already led to a more optimistic retail feel. 16.4 See map' statement re. Tramlink. This paragraph assumes that Mitcham Town Centre is at Fair Green, and does not extend to Cricket Green. Â 16.5 In commenting on Fair Green's small area designated as a Conservation Area, we refer you to our Group's review of Cricket Green Conservation Area, and the recommendations that were handed to Merton's previous Conservation Area Officer in 2008. CONTINUED BELOW.</p>	<p>The respondents would like us to make minor amendments to the spatial maps to include the names of the trams stops. The spatial maps for the town centres include the names of the train stations and therefore to make clearer the types of transport and where these stops are located could be mentioned.</p> <p>The other concerns regarding mentioning specific details (i.e. stating the names of shops, making reference to proposals coming forward, projects in the pipeline or having received planning permission) would not be strategic and flexible to cover the lifetime of this Core Strategy DPD. Therefore in accordance with PPS12, some of these concerns could be brought forward in a separate Area Action Plan (i.e. More Morden Area Action Plan) or SPD once the Core Strategy DPD is adopted. The Mitcham Town Centre SPD (2006) provides a framework for taking forward the vision for the regeneration of the town centre.</p>
Village Residents Association (Mitcham) Carole Mauger	cs2308		<p>CONTINUED FROM ABOVE.</p> <p>In this document we identified six areas that warranted review with the possibility of extending the Cricket Green Conservation Area. One such site was at Fair Green. We urge you to liaise with Caroline Kearey on the merits of extending the Conservation Area. She has copies of our 2008 recommendations. Â 16.6 This paragraph should be split, and the assets listed to project a more upbeat theme. 16 Policy 3. We welcome this statement that should reinforce the heritage of our area. Â 16.15 Taller builds have always been opposed by residents as being directly at odds with creation of a village environment. Policy 8 seems to confirm residents' wishes. 16.15 should be amended. Â 16.18 [& 25.23] Wandle Valley Regional Park. There has been a serious omission from the maps (incl. page 82 of the Core Strategy) since the first draft of "Greens to be incorporated into the WVRP". Cramner Green and Mitcham's Cricket Green both form an extended part of Mitcham Common. These, together with Fair Green were included on the first draft, but have been omitted ever since, despite the efforts of our Group to redress the error. The Core Strategy is the ideal forum to put things right.</p>	<p>REFER ABOVE.</p>

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Ms Colette O'Connor	cs2336		<p>16.9 The Council and other agencies have long considered Mitcham as a focus for investment and regeneration but I feel that this will not happen unless the traffic situation around the town centre is tackled. For instance, the town centre is completely choked off by roads that ring the centre, completely strangling the town centre. People cannot get into the centre, park or shop in the centre. If one does make one's way around the one-way system and manage to park, the choice of shops is poor. I should imagine that no retailer wants to be in this situation - how do lorries deliver goods and how do customers have access to the centre? The centre itself should have a completely traffic free zone (or pedestrian area) where the one-way system now operates and this traffic should be re-directed another way. Â</p> <p>16.10 Merton's Community Plan and Neighbourhood Renewal Strategy recognises the inequalities between Mitcham and eastern parts of the borough when compared with western parts. The area is ethnically and culturally diverse and has a high concentration of affordable housing. Although regeneration has been planned for some demand for commercial businesses or employment space within the town centre, with high retail yields reflecting low investor confidence and weak performance of retail in the centre. This is because of the above as I have described it. The roads need to be re-directed for the town to be able to breath and grow. The town cannot grow and investors know this, purely because of the layout. Presently the town is a thoroughfare only. 16.11 Local people do not think that the quality of the local retail offer is able to adequately serve local needs. This is true and mostly, people go outside the town to get anything they need - again because of the above. 16.13 The adoption of the Mitcham Town Centre SPD in 2006 was intended to provide a framework for taking forward the regeneration strategy. However, since then issues of viability concerning comprehensive redevelopment have been raised by developers and in research. The Council has been considering the best way to move forward, and remain open to considering proposals for a comprehensive redevelopment of the town centre. CONTINUED BELOW.</p>	<p>The Centres Policy - 1 table 5 Summary of town centre aims demonstrates through business and employment, retail, residential, design, arts, culture and evening economy, tourism and visitors and transport and public realm how the Draft Core Strategy intends to maintain, improve and enhance the vitality and viability of Mitcham Town Centre.</p> <p>Therefore the Draft Core Strategy, council strategies and evidence base address the issues raised by the respondent. Further details for both policy and guidance could be contained in a supplementary DPD, Area Action Plan DPD or SPD to the Draft Core Strategy.</p> <p>The Draft Core Strategy sets aim for transport and public realm in Mitcham is to redesign the road network to address the over-congestion and fragmentation of the area in order to make the town centre easier to get around for pedestrians and traffic and to maximise the value of public transport to the area.</p> <p>Comments regarding transport are noted. The council is working to improve the road network around Mitcham town centre to help mitigate traffic issues. Offer for meeting is noted.</p>
Ms Colette O'Connor	cs2336		<p>CONTINUED FROM ABOVE.</p> <p>I am happy to meet with anyone to put some proposals forward, both with a view to the regeneration and the traffic flow, both of which will see investment returns and a rise in the property market. This in turn will have a knock-on effect (positively) for the neighbouring areas. Â 16.15 The SPD suggests that Mitcham Town Centre could accommodate high density development, possibly taller buildings, in order to create existing and vibrant urban character and sustainable mixed-use development which increases potential for mixed-use and makes efficient use of land and services. I feel that this would be a mistake - Mitcham Town Centre has a small scale historic setting and the town should develop outwards not upwards.</p>	<p>REFER ABOVE.</p>

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HCA	cs2253		<p>Mitcham</p> <p>HCA strongly supports area regeneration in Mitcham and the introduction of more market and intermediate housing to increase long term sustainability as detailed in the Single Conversation.</p> <p>Specific Sites</p> <p>Brenley Park is considered by the HCA to be an important strategic site in the borough and important in the context of delivering new homes to the borough. It is part of the London-Wide Initiative.</p> <p>The Windmill site is also seen as crucial as it is part of Merton's Neighbourhood Renewal Strategy to reduce the concentration of affordable homes in eastern wards of the borough. The HCA wishes to see a mix of tenure on the site with an emphasis on maximising the market housing on the site.</p> <p>Rowan High School is another site the HCA have a specific interest in. The HCA owns this site and it is part of the Design for Manufacture initiative, proposing to deliver 217 homes.</p>	<p>Support welcomed.</p> <p>The Site Allocations DPD will address specific sites following adoption of the Core Strategy.</p>
J K Belany	cs2194	<p>Q1 - Notes taken from main comments under Q6: Paragraph 8.3 (page 19) perpetuates the mis-reading of Mitcham's true extent and identity, and its heritage value. Paragraph 2.28 (page 34) mentions Merton's sporting heritage of Tennis, football and cricket but ignores the other significant recreational histories such as golf and horse riding on the Commons and the Olympic-standard athletics once associated with the sports ground adjoining the Canons. Â</p>	<p>The form supplied for responses to the consultation is inadequate for the expression of comments questioning some of the analysis and assumptions contained in the full document. In addition, the standard return form text summary appears to omit any reference to Mitcham or Morden in it's undertaking under (b) to "maintain and improve Town Centre" - only Wimbledon and Colliers Wood are mentioned! Hence my observations are as follows: 5.8 The London Plan policies for Town Centres indicate that such centres should accommodate "employment, housing, community and civic services and facilities". However, the definition of Mitcham Town Centre as drawn on page 62 ignores the fact that Mitcham's central function traditionally and currently has embraced both the Upper (Fair) Green and Lower (Cricket) Green areas, with Fair Green accommodating many (but by no means all) of the food and clothing retail elements and Cricket Green the majority of administrative and social service units such as the Volunteer Centre in the former Vestry Hall (the historic local government centre for Mitcham), the Police Station and t</p> <p>It is significant that the Job Centre, (which now serves a wide area of Merton), recently was transferred from Fair Green to Cricket Green. Schools and places of worship for various religious denominations are spread between the two Greens; the original Parish Church is located on Church Road and the new "starter" business complex (which contains Merton's overall co-ordinating office for town centres, with the exception of Wimbledon) - the "Generator" is nearby. An unusual characteristics of Mitcham us the interplay between sections of open space and public service and retail buildings - a relationship which dictates much of the urban village form and places constraints upon major road "improvements" as was demonstrated a couple of years age when an ill-conceived "improvement" was rejected by an outcry from the community at large. The various Greens, although relatively small, together with the Canons grounds and the adjacent sports field have an unusually close relationship with the central community land uses. The form a major amenity, as yet only partially recognised, for people who live and work in Mitcham and are an important element in the town centre formula.</p> <p>CONTINUED BELOW.</p>	<p>The respondents main concerns are regarding specifying details in the Core Strategy (i.e. new shops, historic buildings, conservation areas, sporting areas etc). However the purpose of the Core Strategy DPD, as set out in PPS12 is to set out the overall spatial vision of the development of land and space in the borough for a fifteen-year period and thus providing these details in this level of planning documents would not be appropriate. However detailing conservation areas and listed buildings etc... could be consider in further Development Plan Documents, Area Action Plans or Supplementary Planning Documents.</p> <p>The purpose of the summary document and questionnaire, which were sent out to accompany the Draft Core Strategy DPD for public consultation, was to outline the main strategies, aims and purpose of the Draft Core Strategy in a more reader friendly format. It was intended for the questionnaire to ask specific questions that referred to the tests of soundness as set out in PPS12, as ultimately this is how the Planning Inspectorate will examine this document.</p> <p>Respondents' were also encouraged to provide further comments.</p> <p>Regarding the development of school in public open space, could be misinterpreted and therefore we could consider changing this policy to avoid confusion.</p>

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J K Belany	cs2194		<p>CONTINUED FROM ABOVE.</p> <p>Although it is recognised that Mitcham Junction Station (on the border with Sutton) has been supplanted to some extent by MitchamEastfields Station, it nevertheless remains important to Mitcham least not since it is an interchange with Tramlink (and also has direct bus links with both Fair and Cricket Green sections of the central function of Mitcham); hence it should be shown on the map on page 16 by an appropriate symbol and by title, and should be mentioned in paragraph 16.4. I suggest that the description of Mitcham as being the ‘smallest’ town centre in the borough is due to the fact that the Centre has been inadequately defined. Mitcham contains a wide range of services - medical, financial, legal (solicitor offices), dental, veterinary, etc. spread beside both Greens. The financial industry is especially strong, with major concentration of banking halls (seven, including the Post Office) at Fair Green and a major accountancy firm at Cricket Green. It is noteworthy that such services with a semi-office dimension prefer to occupy prominent positions in former retail premises fronting the street rather than occupying anonymous offices in the plethora of faceless ‘business centre’ office suites which have been over-provided in the area. Some of Mitcham’s historic buildings are being utilised as ‘Headquarters’ offices for commercial companies. Paragraph 16.5 is misleading: the Conservation Area which overlaps a ‘small area’ of the Town Centre actually centres upon Cricket Green which incorporates many of Mitcham’s original focal point such as the Vestry Hall and Parish Church. Mitcham has an industry, which derives from its historic function astride a major highway leading to the coast - the sale, servicing and repair of motorised vehicles together with the sale of repair and replacement components. These are important elements of commerce and should not be regarded as expendable. There is an unfortunate tendency in the area for every commercial enterprise to be regarded as fair game for demolition, to be replaced by cramped housing. The impression is given in paragraph 16.2 that Mitcham lacks investment. In fact four* major retail chains have now opened stores in the Fair Green area. CONTINUED BELOW.</p>	REFER ABOVE.

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J K Belany	cs2194		<p>CONTINUED FROM ABOVE.</p> <p>Such new developments must be given time in which to mature and attract new custom, rather than being threatened with uncertainty in the form of planning blight and the threat of eventual demolition. Planning blight has affected much of Mitcham over the years and must not be perpetuated, now that Mitcham is showing signs of self-regeneration. There is no recognition in the overall text of the fact that many historical buildings have economic value, such as Mitcham's many historic inns and administrative buildings. Moreover, some of Mitcham's early social housing (such as the Almshouses and Glebe Court estate) have their own period importance, including their landscaping. Some of the artisan dwellings in the 'Old Town' enclave are useful family units worthy of retention and refurbishment. Paragraph 16.6 appears to confuse Mitcham Common (as now administered by the Conservators) with the Greens, the Canons, the Sports Ground etc. which are different entities. In a wider context, the general treatment of the Wandle Valley appears to overlook the fact that conservation of open land along the Wandle has been pursued as an objective by voluntary organisations since the nineteenth century, with gradually increasing involvement of Merton's predecessor local authorities (and, in more recent times, by successive upper tier authorities - the Greater London Council and the Greater London Authority). The text also under-estimates the significance of the National Trust's contribution. Much emphasis is placed - and rightly so - on the special roles on an inter-authority basis of Mitcham and Wimbledon Commons, with their special forms of governance. However, Morden Hall Park is located at the heart of the borough, roughly equi-distant between the town centres of Mitcham, Morden and Colliers Wood, with excellent local and sub-regional access by public transport (buses, the Northern Line and most recently by Tramlink). The site has now attracted European funding. Hence, Morden Hall deserves more emphasis. Both in a recreational and planning/conservation context, the omission of some of Mitcham's Greens and the Canons grounds from the demarcation of the proposed Wandle Valley Regional Park should be remedied. CONTINUED BELOW.</p>	REFER ABOVE.

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J K Belany	cs2194		<p>CONTINUED FROM ABOVE.</p> <p>(Map on page 82, Policy 6: Wandle Valley Sub-area). With regard to both transport and recreation, the benefits of encouraging cycling are noted but the concern of pedestrians as to increasing incompatibility between rapid 'journey to work' cycling and the comfort, safety and enjoyment of walkers is ignored. In a wider transportation and recreational context, the Wandle Valley's capacity to serve as a recreational destination from the Inner City (via bus from Tooting or Brixton, via the Northern Line and via the railway) needs particular emphasis, not least in that it assists in justifying potential grant aid from a variety of sources. Obviously, it has not helped the preparation of the Draft Core Strategy that so many significant aspects of Mitcham's recent progress - not least its ability to weather some aspects of the recent recession - for instance, with the arrival of Morrisons - have become evident after the preparation of early phases of the Core Strategy (as set out on page 7 under 'Consultation'). Nevertheless, the borough cannot afford to ignore recent trends by publishing on page 47 (13.33) a misleading pessimistic analysis, whether in Section 5 (Key Drivers, page 12) and in paragraph 7.7 (page 16). With regard to the statement as to the possible need to build more school accommodation on open space to meet growing population pressures, it must be clarified that re page 34 (12.30) (presumably) (?) the intention would be to utilise open space within the school's boundaries - not to annexe public open space. Paragraph 8.3 (page 19) perpetuates the mis-reading of Mitcham's true extent and identity, and its heritage value. Paragraph 2.28 (page 34) mentions Merton's sporting heritage of Tennis, football and cricket but ignores the other significant recreational histories such as golf and horse riding on the Commons and the Olympic-standard athletics once associated with the sports ground adjoining the Canons.</p>	REFER ABOVE.
Longthornton Re-Development Working T L Baillie	cs2290		<p>I am writing on behalf of the Longthornton Re-Development Working Party in response to the above consultation. After discussion with residents at our meeting on 3rd October 2009, the following points were raised:</p> <p>Mitcham Sub-Area (Policy 3/Policies 13-15)</p> <p>The map on page 62 of the Draft Core Strategy Booklet shows the intention to 'improve the mix and types of homes' in Longthornton.</p> <p>The ward of Longthornton is named after the Longthornton Estate, built in the late 1920's and is typical of the small, family, terraced housing across much of the ward. The LRWP would resist the loss of any of this housing in order to provide the 'mix' of homes desired. There are, and have been, a number of developments in and around the ward in recent years and it is hoped that the variety of housing will come from any new developments and not result in the loss of housing already present.</p>	The sub-area diagram for Mitcham is strategic in nature, and the annotation to 'improve mix and types of homes' covers all areas surrounding the town centre and not just Longthornton. There are several major sites for new homes in the Sub-Area including Rowan High School, Brenley Playing Fields and Mitcham Gas Works that will deliver an appropriate mix and type of homes around the town centre. This objective will not be at the expense of the character of existing residential neighbourhoods, and will be delivered through large sites such as these as well as incremental development.

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Gwen Martin and Nicholas Richmond	cs2293	Q1 - Our overview is that the document is not cohesive. With so many projects in the process, it would have been a more meaningful document to have appraised alongside each other - a) those projects which are underway at present; b) those projects which are in the pipeline; c) how the proposed strategies will build on a) & b).	Q6 - Chapter 16 Cricket Green has evolved as a unique centre, comprising administrative offices (e.g. Job Centre, CAB & Age Concern Centre), retail outlets and a vibrant Conservation Area that combines leisure (e.g. The Canons and the oldest Cricket Club in the world - *see 12.28) and pleasure (3 pubs and a restaurant - Park Place). Within the compass of the Conservation Area is Mitcham Garden Village, photographed for the Core Strategy front cover, but hardly mentioned in the text. Â Page 62 map - The tram stops should be named. Both Mitcham and Mitcham Junction are important, but the omission of Mitcham Junction must be put right. Not only is the station listed, but also it is strategically the most important in the east of the borough. Overhead trains to areas over and above those served by Mitcham Eastfields, Tramlink to Wimbledon & Croydon (and beyond), local buses, and a stop for the National Express coaches to and from Victoria, London Gatwick Airport and the South Coast make this a fulcrum for transport. Its omission is surely an oversight. Â 16.2 & 13.33 These paragraphs ignore the two medium sized supermarkets that h 2009 (Lidl and Morrisons). In their way they have already led to a more optimistic retail feel. Â 16.4 See "map" statement re. Tramlink. This paragraph assumes that Mitcham Town Centre is at Fair Green, and does not extend to Cricket Green. Â 16.5 In commenting on Fair Green's small area designated as a Conservation Area, we refer you to our Group's review of Cricket Green Conservation Area, and the recommendations that were handed to Merton's previous Conservation Area Officer in 2008. In this document we identified six areas that warranted review with the possibility of extending the Cricket Green Conservation Area. One such site was at Fair Green. We urge you to liaise with Caroline Kearey on the merits of extending the Conservation Area. She has copies of our 2008 recommendations. Â 16.6 This paragraph should be split, and the assets listed to project a more upbeat theme. Â 16 Policy 3. We welcome this statement that should reinforce the heritage of our area. CONTINUED BELOW.	The respondents would like us to make minor amendments to the spatial maps to include the names of the tram stops. The spatial maps for the town centres include the names of the train stations and therefore to make clearer the types of transport and where these stops are located could be mentioned. The other concerns regarding mentioning specific details (i.e. stating the names of shops, making reference to proposals coming forward, projects in the pipeline or having received planning permission) would not be strategic and flexible to cover the lifetime of this Core Strategy DPD. Therefore in accordance with PPS12, some of these concerns could be brought forward in a separate Area Action Plan (i.e. More Morden Area Action Plan) or SPD once the Core Strategy DPD is adopted. The Mitcham Town Centre SPD (2006) provides a framework for taking forward the vision for the regeneration of the town centre.
Gwen Martin and Nicholas Richmond	cs2293		CONTINUED FROM ABOVE. 16.15 Taller builds have always been opposed by residents as being directly at odds with creation of a village environment. Policy 8 seems to confirm residents' wishes. 16.15 should be amended. Â 16.18 [& 25.23] Wandle Valley Regional Park. There has been a serious omission from the maps (incl. page 82 of the Core Strategy) since the first draft of "Greens to be incorporated into the WVRP". Cramner Green and Mitcham's Cricket Green both form an extended part of Mitcham Common. These, together with Fair Green were included on the first draft, but have been omitted ever since, despite the efforts of our Group to redress the error. The Core Strategy is the ideal forum to put things right. Â	REFER ABOVE.

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Melanie Nunzet	cs2325	<p>Q1 - In responding to the above, we should point out that, as a Charity run entirely by volunteers, we have not the time resource to analyse every word of every chapter and paragraph. Thus our comments concentrate on the areas we know best. Q1 - Our overview is that the document is not cohesive. With so many projects in the process, it would have been a more meaningful document to have appraised alongside each other - a) those projects which are underway at present; b) those projects which are in the pipeline; c) how the proposed strategies will build on a) & b).</p> <p>Q2 - We feel that the Core Strategy understates the efforts currently being made to improve the communities of both Mitcham and Morden. Plans to create a pedestrian precinct in Morden as a cornerstone for town centre regeneration are not outlined. Mitcham has been designated as a regeneration area, but the concentration of the Core Strategy appears to assume that the "Town Centre" is Fair Green, and that its status is a mere sub-area. Our comments below show how that emphasis should be amended.</p>	<p>Q6 - Chapter 16 Cricket Green has evolved as a unique centre, comprising administrative offices (e.g. Job Centre, CAB & Age Concern Centre), retail outlets and a vibrant Conservation Area that combines leisure (e.g. The Canons and the oldest Cricket Club in the world - *see 12.28) and pleasure (3 pubs and a restaurant - Park Place). Within the compass of the Conservation Area is Mitcham Garden Village, photographed for the Core Strategy front cover, but hardly mentioned in the text. Page 62 map - The tram stops should be named. Both Mitcham and Mitcham Junction are important, but the omission of Mitcham Junction must be put right. Not only is the station listed, but also it is strategically the most important in the east of the borough. Overhead trains to areas over and above those served by Mitcham Eastfields, Tramlink to Wimbledon & Croydon (and beyond), local buses, and a stop for the National Express coaches to and from Victoria, London Gatwick Airport and the South Coast make this a fulcrum for transport. Its omission is surely an oversight.</p> <p>16.2 & 13.33 These paragraphs ignore the two medium sized supermarkets that have opened in 2009 (Lidl and Morrisons). In their way they have already led to a more optimistic retail feel.</p> <p>16.4 See 'map' statement re. Tramlink. This paragraph assumes that Mitcham Town Centre is at Fair Green, and does not extend to Cricket Green.</p> <p>16.5 In commenting on Fair Green's small area designated as a Conservation Area, we refer you to our Group's review of Cricket Green Conservation Area, and the recommendations that were handed to Merton's previous Conservation Area Officer in 2008. In this document we identified six areas that warranted review with the possibility of extending the Cricket Green Conservation Area. One such site was at Fair Green. We urge you to liaise with Caroline Kearey on the merits of extending the Conservation Area. She has copies of our 2008 recommendations.</p> <p>16.6 This paragraph should be split, and the assets listed to project a more upbeat theme.</p> <p>16 Policy 3. We welcome this statement that should reinforce the heritage of our area.</p> <p>16.15 Taller builds have always been opposed by residents as being directly at odds with creation of a village environment. Policy 8 seems to confirm residents' wishes. 16.15 should be amended.</p> <p>16.18 [25.23] Wandle Valley Regional Park. CONTINUED BELOW.</p>	<p>The respondents would like us to make minor amendments to the spatial maps to include the names of the tram stops. The spatial maps for the town centres include the names of the train stations and therefore to make clearer the types of transport and where these stops are located could be mentioned. The other concerns regarding mentioning specific details (i.e. stating the names of shops, making reference to proposals coming forward, projects in the pipeline or having received planning permission) would not be strategic and flexible to cover the lifetime of this Core Strategy DPD. Therefore in accordance with PPS12, some of these concerns could be brought forward in a separate Area Action Plan (i.e. More Morden Area Action Plan) or SPD once the Core Strategy DPD is adopted. The Mitcham Town Centre SPD (2006) provides a framework for taking forward the vision for the regeneration of the town centre.</p>
Melanie Nunzet	cs2325		<p>CONTINUED FROM ABOVE.</p> <p>There has been a serious omission from the maps (incl. page 82 of the Core Strategy) since the first draft of "Greens to be incorporated into the WVRP". Cramner Green and Mitcham's Cricket Green both form an extended part of Mitcham Common. These, together with Fair Green were included on the first draft, but have been omitted ever since, despite the efforts of our Group to redress the error. The Core Strategy is the ideal forum to put things right.</p>	<p>REFER ABOVE.</p>

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Key London Alliance	cs2224		Section 16- Mitcham sub-area Draft Policy 3 We support the overall vision for the area surrounding Mitcham town centre to improve the Mix and type of homes with increased provision of intermediate, family and private sector housing. However, paragraphs 16.11 and 16.22 also need to take account of the London Plan requirements to provide an element of social rented accommodation as part of the mix of tenures on a site. Part I of draft Policy 3 highlights the aspiration for major developments to contribute to low and zero carbon design and technologies. In developing the draft policy, the Council needs to set realistic targets in relation to sustainability to ensure that they are technically feasible and will not impact on the viability of a development. Targets proposed should also be in line with the London Plan target. Whilst the Council should commit to the principles of sustainability and high standards of energy conservation, consideration should be given to individual site characteristics and constraints which can place a limit on the ability to deliver carbon savings.	We welcome the respondents overall support for this policy. References to The London Plan affordable housing targets are strategic rather than individual site targets. London Plan policy 3A.10 requires boroughs to seek the maximum reasonable amount of affordable housing when negotiating on individual schemes. The London Plan encourages the provision of a mix of housing types and tenures and to achieve mixed and socially balanced communities. The London Plan and its supporting Supplementary Housing Guidance advises on the exceptional circumstances where affordable housing could be provided off-site or as a financial contribution. These exceptions include sites where there are existing concentrations of particular types of social housing. Regarding the queries for the viability of the environment policy see comment CS2113.
Sandra Routledge	cs2390	<p>Q1 - Our overview is that the document is not cohesive. With so many projects in the process, it would have been a more meaningful document to have appraised alongside each other - a) those projects which are underway at present; b) those projects which are in the pipeline; c) how the proposed strategies will build on a) & b). Q2 - We feel that the Core Strategy understates the efforts currently being made to improve the communities of both Mitcham and Morden. Plans to create a pedestrian precinct in Morden as a cornerstone for town centre regeneration are not outlined. Mitcham has been designated as a regeneration area, but the concentration of the Core Strategy appears to assume that the "Town Centre" is Fair Green, and that its status is a mere sub-area. Our comments below show how that emphasis should be amended</p>	<p>Q6 - Chapter 16 Cricket Green has evolved as a unique centre, comprising administrative offices (e.g. Job Centre, CAB & Age Concern Centre), retail outlets and a vibrant Conservation Area that combines leisure (e.g. The Canons and the oldest Cricket Club in the world - *see 12.28) and pleasure (3 pubs and a restaurant - Park Place). Within the compass of the Conservation Area is Mitcham Garden Village, photographed for the Core Strategy front cover, but hardly mentioned in the text. Page 62 map - The tram stops should be named. Both Mitcham and Mitcham Junction are important, but the omission of Mitcham Junction must be put right. Not only is the station listed, but also it is strategically the most important in the east of the borough. Overhead trains to areas over and above those served by Mitcham Eastfields, Tramlink to Wimbledon & Croydon (and beyond), local buses, and a stop for the National Express coaches to and from Victoria, London Gatwick Airport and the South Coast make this a fulcrum for transport. Its omission is surely an oversight. 16.2 & 13.33 These paragraphs ignore the two medium sized supermarkets that have opened in 2009 (Lidl and Morrisons). In their way they have already led to a more optimistic retail feel. 16.4 See 'map' statement re. Tramlink. This paragraph assumes that Mitcham Town Centre is at Fair Green, and does not extend to Cricket Green. 16.5 In commenting on Fair Green's small area designated as a Conservation Area, we refer you to our Group's review of Cricket Green Conservation Area, and the recommendations that were handed to Merton's previous Conservation Area Officer in 2008. In this document we identified six areas that warranted review with the possibility of extending the Cricket Green Conservation Area. One such site was at Fair Green. We urge you to liaise with Caroline Kearey on the merits of extending the Conservation Area. She has copies of our 2008 recommendations. 16.6 This paragraph should be split, and the assets listed to project a more upbeat theme. 16 Policy 3. We welcome this statement that should reinforce the heritage of our area. 16.15 Taller builds have always been opposed by residents as being directly at odds with creation of a village environment. Policy 8 seems to confirm residents' wishes. 16.15 should be amended. 16.18 [25.23] Wandle Valley Regional Park. CONTINUED BELOW.</p>	<p>The respondents would like us to make minor amendments to the spatial maps to include the names of the tram stops. The spatial maps for the town centres include the names of the train stations and therefore to make clearer the types of transport and where these stops are located could be mentioned. The other concerns regarding mentioning specific details (i.e. stating the names of shops, making reference to proposals coming forward, projects in the pipeline or having received planning permission) would not be strategic and flexible to cover the lifetime of this Core Strategy DPD. Therefore in accordance with PPS12, some of these concerns could be brought forward in a separate Area Action Plan (i.e. More Morden Area Action Plan) or SPD once the Core Strategy DPD is adopted. The Mitcham Town Centre SPD (2006) provides a framework for taking forward the vision for the regeneration of the town centre.</p>

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Sandra Routledge	cs2390		CONTINUED FROM ABOVE. There has been a serious omission from the maps (incl. page 82 of the Core Strategy) since the first draft of "Greens to be incorporated into the WVRP". Cramner Green and Mitcham's Cricket Green both form an extended part of Mitcham Common. These, together with Fair Green were included on the first draft, but have been omitted ever since, despite the efforts of our Group to redress the error. The Core Strategy is the ideal forum to put things right.	REFER ABOVE.
Government Office for London Julie Shanahan	cs2427		The sub areas would benefit from the inclusion of more detail on the proposed quantum of development and timescales for delivery. Policy 3 Mitcham town centre seeks "to improve the mix and types of homes". If the number of new homes is known, then it is important to include the quantum of development in the policy (Policy 14). It is vital that there is clarity across the vision, objectives and sub areas for the borough and that, in particular, the Spatial Strategy provides answers to the "what, where and when" questions with regard to proposed development.	Policy 14 does include flexible indicative ranges for the provision of a minimum of 5,550 additional homes for the period of between 2011- 2026 for each of the main centres in the LB Merton thus has addressed the issue with 'what, where and when highlighted by the respondent. A cross reference to this housing quantum will be included in the Mitcham Sub Area chapter.
GLA	CS2472		The support given to Mitcham Low- Carbon Zone is welcomed. TfI supports the principle of improving access to and around the town centre through the removal of the existing gyratory system. The Council needs to ensure that this will not have an unacceptable impact on the A236 Western Road/ Upper Green East or the 217 London Road, both of which are part of the strategic road network (SRN).	Support welcomed.
17 Morden sub-area - Policy 4				
Mr John Sargeant	cs2464		The objective to breathe new life into Morden is applauded. However, I feel quite uncomfortable agreeing to some general principles when there is no clear indication as to how these will be realised in the future. The wording used does cause me to worry about the way the general principles will be interpreted. 12.11 "The surrounding residential neighbourhoods will benefit from a thriving attractive town centre with a greater range of services" It is not at all certain that this would be the case. The experience of residents living close to Wimbledon Town Centre has been that developments in recent years have brought several unpleasant side effects. The need to design safeguards into the development process should be emphasised. Section 17: I welcome the enthusiasm shown for regenerating the centre of Morden. My opinion is that such a redevelopment would stand a far greater chance of success if it could be undertaken in as comprehensive way as possible. Attempts over many years to entice individual national retailers and other players into the area in the past have been unsuccessful. However, it is vital at this stage to describe what sort of impact the envisaged increase in local population would have. What might 2000 additional residential units look like? (17.11). In the absence of an indication of the likely impact it is unrealistic to ask for residents' opinions.	Policy 4 - Morden has been drafted taking into account the adopted Council vision for Morden as part of the more Morden regeneration project, as well as public realm and transport projects planned for the centre. The Council has adopted a vision for the future development of the centre. Any future development will be undertaken in a comprehensive way using a planning framework. The Delivery and Monitoring section of the Morden Chapter identifies that 'The moreMorden project will continue towards consultation on development scenarios in 2010 to inform the preparation of a masterplan in an Area Action Plan to deliver the vision. Consultation during 2010 is expected to consider broad development scenarios based on different scales of development. A programme of short, medium and long term improvements to the town centre have been identified from 2008 to 2018 and beyond, and the Area Action Plan is expected to take forward public realm improvements.' The Core Strategy chapter on Morden provides to strategic framework for the future development of the centre. Further detailed work, including consultation will occur as part of the Area Action Plan process.

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AFC Wimbledon	cs217	Q1 -Yes. None	Support. Paragraph 17.17 There should be a direct reference to the valuable catalyst role that will come with the wider regeneration activity of a community stadium.	We welcome the respondent's support of this policy. It is premature for the LDF to make such a specific statement regarding a stadium for AFC Wimbledon. Whilst this may be an aspiration of the club and supporters the Council will need evidence to demonstrate that this proposal is needed and that there is a realistic probability that it can be delivered. The LDF has to be evidence based and include proposals that are capable of implementation. No change is therefore proposed to Policy.
Mr Frederick Rayner	cs258	Q1 - Yes. The Morden area plan relies heavily on increasing the population by use of high rise accommodation. The plan does not take into account the fact that Morden is a low rise suburb. The high rise would be out of character and not tackling the cause of the problem. Q3 - No. Cont from : above In fact the area around the tube is disgusting and people cant get out of Morden fast enough. If you walk to Sainsbury car park from the main road it is disgusting. Some friends went along the open sewer alley and were literally gasping for breath. I suppose we get used to it, but they wont be coming back to Morden Q4 - No. Cont from Above :Simpler solutions to take care of basic sanitation are required and not mentioned in the plan		Policy 8 of the Draft Core Strategy deals with both tall buildings and improvements to the public realm (Improvement and development of the public realm). These themes are further supported by a robust evidence base; which includes the Merton Public Realm Strategy (2009) and the Tall Buildings background paper - in progress (2009). In addition to this, it is intended for an Area Action Plan DPD to be adopted for Morden Town Centre, shortly after the adoption of the Core Strategy DPD. 'MoreMorden Area Action Plan will provide more area specific policies and further details and guidance on the future use of space and development of land in Morden Town Centre. Initial consultation on the Issues and Options of the Action Plan was undertaken with the community, developers and other key stakeholders last year. The proposed intensification is based on exploiting the excellent public transport links within the town centre. Policy 4(g) of the Morden Sub-area aims to protect the suburban hinterland of the Morden Town Centre, and ensure that all new development respects and enhances local character.
Moat Mr Tony O'Connor	cs213 4	Q1 - Yes. There is absolutely no doubt that Morden is desperately in need of regeneration. I believe that your paragraph 17:13 gets absolutely to the big issue in regenerating this town centre. Much increased market interest is really needed and how do we get this without regeneration? There is a particularly strong air of 'chicken and egg' here. Market and Shared Ownership housing is currently difficult to market, but how do we regenerate the area without this investment?		We welcome the respondent's support for the regeneration of Morden. We note the comments regarding how this regeneration is to be achieved particularly within this current economic climate. The 15 year core strategy has regard to the fact that the market has economic cyclical highs and lows. Further guidance and detail regarding the regeneration of Morden Town Centre will be set out in an Area Action Plan, which currently is scheduled in the revised LDS (June 2009), to be adopted shortly after the adoption of the Core Strategy DPD.
Mr Cyril Maidment	cs220 1		Chapter 17 Paragraph 17.10 The Morden Listed Buildings must be stated.	In accordance with PPS12 (2008), Core Strategy DPD is a strategic document providing policies and guidance for the future use of space and development for the LB Merton for a fifteen-year period. It is intended for a Development Control DPD or SPD to provide further policies and guidance to supplement the Core Strategy DPD. The Development Control DPD or SPD could include a schedule with a list of all listed buildings, heritage sites and conservation areas in the borough. However in the meantime, a list of the Local (Non Statutory) buildings (including descriptions) is available to view on line.

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National Trust, Thames and Solent Region Michael Stubbs	cs2320		<p>Our principal interest rests with Chapter 17 on the Morden sub-area, due to our ownership of Morden Hall Park. We would like to suggest the following and/or comment as: Â The proposals map appears to have the correct balance of open space protection and protection of the historic environment together with local character and distinctiveness. Â Policy 4 (c). We support the desire at (c) to enhance accessibility from the town centre to Morden Hall Park and the general desire to make connections and linkages between both built and open environments. Â Policy 4 (g). We support the need to protect and enhance the suburban hinterland and strong green infrastructure connections. We would suggest some amended wording and as, to 'Protect and enhance the Conservation Areas of Upper Morden, Morden Hall Park and Morden Park whilst additionally respecting the local distinctiveness and character of the suburban hinterland and promoting the links between Morden's considerable network of green space and its built environment'. Â Policy 4 and the Morden Tube Station. We would support the overt mention of the a focal point for renewal and regeneration, as we consider this Grade II Building to be of importance/significance and would welcome reference to it in the policy vision, which might include its setting and relationship to the surrounding development at Morden and again we would recommend the minor textual revision that such development should be of 'appropriate higher density development'..... Â Paragraph 17.19 mentions the National Trust work at Morden, which is welcomed. We would welcome the additional point that our Conservation Management Plan is setting out to improve the historic built infrastructure and access to high quality open space, with the intention to promote the principles of sustainable land management within this property.</p>	<p>We welcome the respondent's support of this policy.</p> <p>The respondent suggests minor rewording of policy to section G of Policy 4 and for us to rephrase paragraph 17.14 to 'appropriate high density development'. This recommendation (particularly if supported by the evidence base) does not require material changes to the policy.</p> <p>We thank you for the update regarding the National Trusts Conservation Management Plan however the inclusion in the Draft Core Strategy DPD of this plan will need to be considered further.</p> <p>The requests for the Morden Tube Station building to be specifically earmarked for renovation and regeneration in the Core Strategy would not be keeping within the spirit of PPS12 and instead it would be more appropriate to address in the 'More Morden' Area Action.</p>
HCA	cs2263		<p>Morden Â HCA agrees with the priority of improving the public realm in Morden and would also suggest using business support from the LDA as a means of stimulating an improvement in the quality and quantity of commercial uses in the area.</p>	<p>We welcome the respondents support for this policy. We will pass this information onto Paul McGarry who is the lead officer for the 'More Morden Area Action Plan.</p>

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West Wimbledon Residents Association P.M Keith	cs2357		<p>Page 75 Map 1. Typo. "Toards Wimbledon Common". 1. The area defined as Raynes Park should coincide with the area indicated in the Raynes Park Enhancement Plan. 2. The industrial zone along the south of the railway, close to the station on Kingston Road, where a major application has just been called in by the Mayor of London (large storage unit) is not marked. 3. It is hard to determine the scale, but parks at Cottenham Park and Holland Gardens appear to have been omitted, also the strip of MOL along Coombe Lane into the Copse Hill Conservtion Area is not shown as part of the "protect open space" policy. MOL within the Copse Hill Conservation Area is not shown on the Raynes Park or Wimbledon diagrammatic maps; this should be shown and marked "protect open space". 4. Housing. There is only one, small CA north of the railway, marked "Protect Historic Environment". The Conservation Areas of Lambton Road and Copse Hill have been omitted. 5. SHOULD THE FLOOD RISK AREA INCLUDE THE RAINBOW ESTATE? THIS IS IMPORTANT AS FLOOD RISK IS A CRITERION IN ASSESSING WHETHER SITES ARE SUITABLE FOR WASTE PROCESSING IN THE DRAFT SW LONDON WASTE PLAN. 6. The text of the document states that policy is to protect the suburban character north of Coombe Lane, this is not reflected in the map by inclusion of "Respect Local Character". Page 76. Raynes Park sub-area. 18.7 Needs to recognise that access to some of the major roads from Raynes Park centre is poor as the road tunnel under the railway, and junction of Grand Drive with Bushey Road, are very severely congested. 18.10 Strategic Objective 2 To accommodate Merton's population change within its centres... without encroaching on other spaces". Page 34 (and others) "existing open space may be required to accommodate school provision" Housing Policy 14 (b) states that Raynes Park will be required to provide 540-660 in Raynes Park and its surrounding area Table 1 Raynes Park Centre. states as a Strategic Objective "To accommodate Merton's population change within its centres and residential areas without encroaching on other spaces. How is the target of new housing to be achieved? The targets for housing, schools and general infrastructure are not supported by sound population statistics. There is no indication whether the housing already approved CONTINUED BELOW.</p>	<p>*Refer to response made under Apostles Residents Association and Raynes Park Association regarding sub-area diagrams and new development sites and increasing densities in Raynes Park Local Centre, respondent cs2354 for transport related comments, and respondent cs2355 regarding small and specialist shops in the town centre. Additional response is as follows: * Sub-Area Map - the comments regarding the accuracy and level of detail within the sub-area maps are noted and will be considered through further revisions to the Core Strategy. * The comments on Strategic Objective 2 are welcomed and noted. Strategic Objective 2 will be reviewed taking into account the policy direction regarding open space and schools, and may be revised through future revisions to the Core Strategy. This may include greater clarity, such as a 'general presumption against' encroaching on other spaces, in recognition of the issue surrounding education and open space in Policy 12. * The new housing range of 540-660 units in Raynes Park sub-area is the lowest allocated to any sub-area in the Core Strategy. This range covers the period from 2011 until 2026, which equates to between 35 and 44 new homes within the Raynes Park Sub-Area annually. Existing approvals will be included in this housing range where they come forward after 2011. It is anticipated that the balance of the new housing will come forward through incremental growth that will complement the scale of existing development, for example through infill development including end of terrace developments, or dwelling conversions, or town centre development. The housing ranges for the sub-area are wholly justified and deliverable during the plan period. * The St Catherines School site is allocated for residential and open space purposes in the Council's current planning document the Unitary Development Plan. The site is not in Council ownership and has been granted permission for redevelopment.</p>

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West Wimbledon Residents Association P.M Keith	cs2357		(Thames Water site, 213 Worple Road, etc are to be recognised as contributions to meeting the 2011 target. St. Catherine's School in Grand Drive was demolished and land allocated for housing. CHANGE OF POLICY REQUIRED AND LAND COULD BE RE-ALLOCATED TO EDUCATION. Page 77 Policy 5 (a) needs to be clear that the local community will be engaged in the process of "Improving the local environment and street scene" (b) should state that the needs will be established by engagement with the local community Justification for Policy 5 18.11 States "Centre requires development that will help maintain its competitiveness without altering its suburban character or leading to further intensification". The document describes the suburban character as low-rise two-storey terraced housing but recent town centre development is seeking to increase height and density (Thames Water site, rising to 5 storeys for 97 residential units), 213 Worple Rd. 4 storeys for 12 units, possibly health centre 4 storeys). CONTRADICTION. Page 94 Policy 8. Design. c. "Protecting the valued low rise suburban character of the borough by resisting the development of tall buildings where they will have a detrimental impact on this character". The low rise, two-storey terraced housing is very close to the Centre, so increase in height has an immediate, dominant impact. Page 79. Delivery and Monitoring. "Consideration of whether the Raynes Park Local Centre boundary should be expanded". This should be explained -does this mean inclusion of peripheral shops in Durham or Kingston Roads? Raynes Park should be defined by the boundaries of the Raynes Park Enhancement Plan. Table 1. Raynes Park Centre. Target: "Additional retail and community development in Local Centre". A livelier shopping environment would be welcome - but it should be recognised that many retail shop premises have functioned as charity outlets for a number of years; it would be desirable to restore existing premises to retail activity and return existing premises to attractive shop frontages that will encourage more retail business into the area before expanding beyond the centre. See also P 43. Table 5 Summary of centre aims. Under Local centres, the objective states provision of "shops and services providing for day to day needs". In the local centres where rents tend to be lower, there is an opportunity for small, specialist shopkeepers who cannot afford the large centres." A	CONTINUED FROM ABOVE. * In relation to improving local environment and street scene and community engagement, the Core Strategy under Policy 5(a) states that future works will 'complement initiatives started via the Raynes Park Local Centre Enhancement Plans', and paragraph 18.15 identifies the input that local residents and businesses have had in the Enhancement Plan. References to community engagement could be applied to all policies and projects identified within the Core Strategy, and we must produce a strategy that is concise and not repetitive. For these reasons that recommended addition to the policy will not be made. *The feedback on the Delivery and Monitoring section of the Raynes Park Sub-Area is welcomed and will be considered as part of future revisions to the Core Strategy. The current Raynes Park Local Centre Boundary reflects the adopted boundary in the Merton Unitary Development Plan. Formal revisions to the boundary will be considered as part of the Site Allocations DPD which will be prepared following adoption of the Core Strategy. This will include whether the town centre boundary should be expanded as recommended in Action 13 of the Raynes Park Local Centre Enhancement Plan. As part of the delivery of the Raynes Park Sub-Area Policy, the Core Strategy currently identifies that this will be considered post 2011, in particular whether the boundary should be expanded. Clarification will be added to state that this will be considered as part of the Site Allocations DPD. It is too specific for the Core Strategy to identify specific sites such as the peripheral shops in Durham or Kingston Roads.
Philip Day	cs2342		<i>Support high quality design and public realm improvements. Consider tall buildings where they are compatible with the existing setting and wider context"</i> This leaves again considerable room for manoeuvre. Of course, in a document such as this it is impossible to be precise. However, if in Morden the context is allowed to include the fact that the Civic Centre is already in place, there is the worry that it could be cited as an example of existing high-rise context. I need hardly mention that this is one of the least popular buildings in the south east. I would ask for greater clarity to be given even at this stage, as you lay out long-term strategy as to what limits there would be on tall buildings. Similarly, what principles would be applied to deciding what the limits should be.	Morden Town Centre is included as a location where tall buildings may be acceptable. A Tall Buildings Background Paper has been prepared taking into account the criteria provided in the London Plan, and also the study methodology recommended in <i>Guidance on Tall Buildings</i> from English Heritage and CABE. At this stage the background paper only identifies the town centres of Morden, Wimbledon and Colliers Wood as potentially suitable locations, without providing any suitable height limits. The paper will be refined prior to submission of the Core Strategy to include potential height ranges for tall buildings and will briefly identify what we will be expecting tall buildings to achieve in terms of built form outcomes in each of the three locations, based on urban design input, and policy guidance from CABE, English Heritage, and the London Plan. In the case of Morden, the centre will be undergoing regeneration during the life of the plan that will see densities increase within the town centre. This may include the introduction of tall buildings where appropriate that will be expected to enhance the overall skyline design quality. Detailed criteria for the assessment of tall building proposals will be included in the Development Control Development Plan Document (DCDPD), and in the case of Morden Town Centre, an Area Action Plan (AAP) will be prepared to guide the future development of the town centre.
GLA	CS2472		TFL welcomes the proposal to work together to help improve public transport facilities, interchanges and the pedestrian environment. The A24 is a key part of the Transport for London Road Network (TLRN). An area action plan would be supported in order to further understand the implication of any regeneration on this important part of the TLRN.	We welcome the respondents support of this policy.

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Apostles Residents' Association	cs2170		<p>Support.</p> <p>1. Whilst broadly supportive of policy 5, the Apostles Residents Association is concerned that the policy could be open to misinterpretation or multiple varying interpretations due to errors and inconsistencies in the text and the accompanying plans in the draft core strategy document. Our concerns are as follows: 2. We acknowledge that the plan for the area is diagrammatic. However there are insufficient indicators to make clear what the general, let alone the precise extent of the Raynes Park sub area is. This is important when it comes to understanding what the impact will be of certain other policies, such as housing provision, when they refer to "Raynes Park" or "Raynes Park and surrounding area". For example, are Copse Hill and the Atkinson Morley Hospital site part of the Raynes Park sub area? 3. The plan is too diagrammatic in that schools and smaller open spaces are not shown and are merely part of residential areas. This plan also conflicts with the sub-area extent shown on "Picture 1: Key Diagram" on p.26, which the policy text appears to relate to. 4. Even allowing for the diagrammatic nature of the sub area plan, there are unacceptable inaccuracies and omissions that need to be corrected as follows: (a) The area indicated and described as the "local centre" on the plan should reflect as accurately as possible the extent of the area being addressed by the Raynes Park Enhancement Plan so that anything proposed as part of the Enhancement Plan is not at risk of being considered beyond the remit that will be set by Policy 5. (b) The words "protect open space" have been omitted from the green space on the plan that is Raynes Park Sports Ground and other associated playing fields between Coombe Lane and the A3. (c) The Shannon Corner area is erroneously referred to as an industrial area on the plan when much of it is employment land with uses that are not industrial. The relatively large area of employment land to the north of Bushey Road and east of the A3 (Thales etc.) and the Kingston road employment area are not shown at all. The key reference would more appropriately refer generally to employment land and include the missing areas. 5. Terminology is loosely used and ill-defined. (a) As stated above, the term "industrial areas" is misused as a general phrase that covers various types of employment land and retail uses. CONTINUED BELOW.</p>	<p>* The comments on the Raynes Park Sub-Area are welcomed. The sub-area diagram for Raynes Park will be reviewed taking into account the comments received regarding accuracy. The map covers key designations such as industrial areas and this is reflected in the map. The sub-area diagrams are strategic and cover broad areas of the borough. It is not appropriate to identify small areas of open space and schools on the diagram. These assets will be highlighted as part of the Site Allocations DPD following adoption of the Core Strategy. A disclaimer will be considered for each sub-area diagram to clarify their purpose within the context of the Core Strategy. The extent of each sub-area within the borough is intended to be strategic, reflecting the status of the Core Strategy within the LDF. Other documents including the Site Allocations DPD and Development Control DPD will further refine how each policy will apply to the Sub-areas, for instance where key housing sites will be located. We will consider further modifications to the sub-area diagrams and key diagram to improve their clarity as part of future revisions to the Core Strategy. This may include making annotations to the sub-area diagrams based on each policy, for instance identifying how we expect Shannon Corner to develop over the plan period.</p> <p>* The Raynes Park Enhancement Plan covers the town centre boundary from the UDP, and this is reflected in the Core Strategy. The sub-areas are however intended to be indicative and suitably strategic. The Site Allocations DPD will review the current town centre boundaries.</p> <p>* Protecting employment land in Raynes Park, and indeed all of the sub-areas, is articulated in policy throughout the Core Strategy. Policy 1 - Centres encourages Local Centres including Raynes Park to provide for limited office-based and other small and medium business activities, and Policy 16 - Economic Development protects all Strategic Industrial Land, Locally Significant Industrial Locations and scattered employment sites. It is considered that the reference to protecting the 'business function' of the centre, and the justification at paragraph 18.14 adequately addresses the respondents concerns.</p> <p>* The comments on the inconsistencies in Table 1 between the strategic objective and the target are noted and will be considered as part of any amendments to the Core Strategy.</p> <p>* Comments on points C and D of Policy 5 are welcomed and noted, and will be modified to also apply to the Surrounding area of Raynes Park Local Centre. CONTINUED BELOW.</p>

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Apostles Residents' Association	cs2170		<p>(b) There are discrepancies in wording between the strategic objective for Policy 5, the policy wording itself and Table 1 which assesses how the strategic objective is delivered. Although the strategic objective refers to "accommodating population change within Merton's centres and residential areas without encroaching on other spaces", the wording of core policy 5 implies that the policy relates primarily to retail provision and public realm improvements/enhancements in the "local centre" whilst Table 1 introduces indicator and target criteria that refer only to retail and community development in the "local centre". There are obvious inconsistencies between these three elements.</p> <p>(c) The phrase "community development" that appears in Table 1 is nowhere defined. Is this limited to libraries, community halls and local health facilities or does it also include churches and, in particular, schools? Table 1 is meaningless in terms of assessing whether the targets are met unless there is a greater clarity and definition to the wording/terms used. If this document were an Environmental Impact Statement, a definition would have to be provided. A Core Strategy with a 15 year life should be no different. (d) In the case of the actual wording of Policy 5, the first sentence implies that it only applies to the Raynes Park "local centre". Whilst items A and B in the policy relate to this, the wording of C and D could refer only to the local centre or equally could refer to the Raynes Park sub area as a whole. Items E and F refer to other local centres within the overall Raynes Park sub area, which renders the introductory sentence in the policy misleading/incorrect. If the wording of the policy were to be clarified to show that items C and D refer only to the local centre(s) then Policy 5 would have nothing to say about the sub area as a whole. Policies for other sub areas within the borough go beyond the local centres within them so it would appear logical to assume that items C and D refer to the sub area as a whole. Assuming this is the case, then the policy needs to be re-written and the Table 1 indicator and target criteria added to, to make this clear.</p> <p>6. Although the wording of para 18.14 is welcome, the term "business function" is insufficiently encompassing.</p> <p>CONTINUED BELOW.</p>	<p>CONTINUED FROM ABOVE.</p> <p>* In relation to the glossary, reference will be added to the Planning Advisory Service Glossary, and expanded to cover local circumstances where required to ensure that all relevant terms in the document are clear.</p>
Apostles Residents' Association	cs2170		<p>CONTINUED FROM ABOVE.</p> <p>The aim of the reference should be to retain/protect all existing employment land in the Raynes Park sub area in order that people working locally support local shops and services. This policy should include a sub-paragraph protecting/supporting/retaining employment land and uses so that the shops and services in Raynes Park town centre continue to be supported by a mix of users. 7. Wording of paragraphs 18.20 to 18.23 inclusive needs to be more clearly worded to make it clear that they refer only to the Shannon Corner area.</p>	<p>REFER ABOVE.</p>
Miss M. Pye	cs2348		<p>Chapter 18 - Raynes Park Sub-Area (Map 1)</p> <p>It is appreciated that these maps are diagrammatic and "broad brush". However, more clarity on the "open spaces" in the area of the cemetery would be achieved if the green colour there were extended by using the roads and river as is done elsewhere in the Draft. This would provide a more accurate picture of the size.</p> <p>For example:</p> <ol style="list-style-type: none"> 1. North-west to align with the whole length of Tennyson Avenue. 2. North east beyond the Pyl Brook 3. North to align with Meadowsweet Close (which is parallel to Westway). 	<p>Thank you for the feedback on the Raynes Park Sub-Area diagram. We will consider your suggestions through future revisions to the Core Strategy.</p>

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Workspace Group Plc	cs2232		Support. We support the identification of Raynes Park in the Policies Matrix (chapter 11) as an appropriate location for meeting strategic objective 5 to make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place. However this objective is not reflected in Policy 5 (neither are strategic objective 3, 4, 6 and 7). The development of a waste to energy facility at the Rainbow Industrial Estate is considered to be appropriate in terms of its relationship with the urban environment of Raynes Park, The urban location is of significant relevance in that it allows for waste to be sourced in close proximity to the site and efficient distribution of energy and heat from the site. Rainbow Industrial Estate is identified in the Raynes Park Local Centre Enhancement Plan (2008-2011) as a site for development potential, however the policy fails to recognise the redevelopment potential of sites such as the Rainbow Industrial estate which have been identified in the Enhancement plan and fails to recognise the regeneration and inward investment benefits these initiatives will have for Raynes Park.	* Noted and welcomed. The comments on key sites and the benefit that these could bring to Raynes Park will be considered in any future revisions to the Core Strategy. This could briefly identify known key sites that will bring development forward in the town centre, whilst also acknowledging the local scale of the centre, and the desire to protect this scale. In terms of Rainbow Industrial Estate and a potential waste facility, this is being considered seperately within the Joint Waste DPD, which is addressed under Waste Management in the Core Strategy.
Raynes Park and West Barnes RA Mr. David Freeman	cs2373	Q5 -	The follwing comments reflect the views of the Raynes Park and West Barnes Residents Association Committee on behalf of our memebers. In the sense that any Core Strategy will be pointing to the future it is bound to have an aspirational tone. That said we believe that this document is too aspirational and optimistic about what is likely to be achievable in the next 20 years. also the list of infrastucture projects suggests that very little is currently on-going. We are concerned about the frequent references to the credit crunch etc and this being percieved (perhaps by the inspectorate) as an excuse rather than an explanation for so little development/redevelopment at least starting by 2010. also the time-frame for some proposals eg INV6 seems too long 2010-2020. Many of the maps and diagrams are too small and in some cases unreadable.	* The Core Strategy vision outlines how the borough will develop over the plan period, and is in general conformity with the London Plan and Merton Community Plan as required by PPS12. The vision has an aspirational tone, is postively worded and in paragraph 8.1 clarifies that some elements of the vision may not necessarily be achieved by this Core Strategy, but that it is important to establish a clear picture of what we are working towards. The vision will however be revised to be more locally distinctive. *The evidence base documents that underpin the Core Strategy policies were available on the Council's website during the Core Strategy consultation period for review.

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Raynes Park Association Mr Patrick Erricker	cs2368	<p>Q1 - No. Chpt 2 pg 5 Too generalised to be meaningful</p> <p>Q2 - No. Chpt 2 pg 5 insufficient evidence in the document</p> <p>Q3 - No. Chpt 2 pg 5 Impossible to tell</p> <p>Q4 - No. Chpt 2 pg 5 Policies very general and unspecific compared with past UDP policies. Form submitted identifies none of the points below being met</p> <p>Q4b. a. Being deliverable</p> <p>Q5 - No. Impossible to say without reading mountains of government documents</p>	<p>Support.</p> <p>Chpt 18 para's 18.1-18.24 See notes submitted below: 1 Whilst broadly supportive of policy 5, the RPA is concerned that the policy could be open to misinterpretation or multiple varying interpretations due to errors and inconsistencies in the text and the accompanying plans in the draft core strategy document. Our concerns are as follows: 2. We acknowledge that the plan for the area is diagrammatic. However there are insufficient indicators to make clear what the general, let alone the precise extent of the Raynes Park sub area is. This is important when it comes to understanding what the impact will be of certain other policies, such as housing provision, when they refer to 'Raynes Park' or 'Raynes Park and surrounding area'. For example, are Copse Hill and the Atkinson Morley Hospital site part of the Raynes Park sub area? 3. The plan is too diagrammatic in that schools and smaller open spaces are not shown and are merely part of residential areas. This plan also conflicts with the sub-area extent shown on 'Picture 1: Key Diagram' on p.26, which the policy text appears to relate to. 4. Even allowing for the diagrammatic nature of the sub area plan, there are unacceptable inaccuracies and omissions that need to be corrected as follows: (a) The area indicated and described as the 'local centre' on the plan should reflect as accurately as possible the extent of the area being addressed by the Raynes Park Enhancement Plan so that anything proposed as part of the Enhancement Plan is not at risk of being considered beyond the remit that will be set by Policy 5. (b) The words 'protect open space' have been omitted from the green space on the plan that is Raynes Park Sports Ground and other associated playing fields between Coombe Lane and the A3. (c) The Shannon Corner area is erroneously referred to as an industrial area on the plan when much of it is employment land with uses that are not industrial. The relatively large area of employment land to the north of Bushey Road and east of the A3 (Thales etc.) and the Kingston road employment area are not shown at all The key reference would more appropriately refer generally to employment land and include the missing areas. 5. Terminology is loosely used and ill-defined.</p> <p>CONTINUED BELOW.</p>	<p>* Refer to the response provided to respondent cs2129 - Apostles Residents Association.</p> <p>Additional points:</p> <p>* The point regarding safeguarding of school open space in the Raynes Park sub-area is noted. Open space within the borough, which includes most school playfields, will be protected from development, with the only exception being where there is demonstrated need for new education facilities, subject to the tests outlined in Policy 12 - Open space, nature and recreation. Therefore a safeguard against development of playing fields in the sub-area cannot be provided in the Core Strategy, but generally open space will be protected from development.</p> <p>In relation to transport the following comments are provided:</p> <p>* The core strategy highlights issues where as details for mitigation tactics will be contained within the STS.</p> <p>* The council is currently looking at ways in which improvements could be made in the environs of West Barnes Level crossing. We continue to lobby Network Rail on this issue.</p>

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Raynes Park Association Mr Patrick Erricker	cs2368		<p>CONTINUED FROM ABOVE.</p> <p>(a) As stated above, the term 'industrial areas' is misused as a general phrase that covers various types of employment land and retail uses. (b) There are discrepancies in wording between the strategic objective for Policy 5, the policy wording itself and Table 1 which assesses how the strategic objective is delivered. Although the strategic objective refers to 'accommodating population change within Merton's centres and residential areas without encroaching on other spaces', the wording of core policy 5 implies that the policy relates primarily to retail provision and public realm improvements/enhancements in the 'local centre' whilst Table 1 introduces indicator and target criteria that refer only to retail and community development in the 'local centre'. There are obvious inconsistencies between these three elements. (c) The phrase 'community development' that appears in Table 1 is nowhere defined. Is this limited to libraries, community halls and local health facilities or does it also include churches and, in particular, schools? Table 1 is meaningless in terms of assessing whether the targets are met unless there is a greater clarity and definition to the wording/terms used. If this document were an Environmental Impact Statement then a comprehensive glossary of terms would have to be provided. A Core Strategy with a 15 year life should be no different. (d) In the case of the actual wording of Policy 5, the first sentence implies that it only applies to the Raynes Park 'local centre'. Whilst items A and B in the policy relate to this, the wording of C and D could refer only to the local centre or equally could refer to the Raynes Park sub area as a whole. Items E and F refer to other local centres within the overall Raynes Park sub area, which renders the introductory sentence in the policy misleading/incorrect. If the wording of the policy were to be clarified to show that items C and D refer only to the local centre(s) then Policy 5 would have nothing to say about the sub area as a whole.</p> <p>CONTINUED BELOW.</p>	REFER ABOVE.
Raynes Park Association Mr Patrick Erricker	cs2368		<p>CONTINUED FROM ABOVE.</p> <p>Policies for other sub areas within the borough go beyond the local centres within them so it would appear logical to assume that items C and D refer to the sub area as a whole. Assuming this is the case, then the policy needs to be re-written and the Table 1 indicator and target criteria added to, to make this clear. 6. Surrounding areas of Raynes Park (a) The document concentrates on retail issues to do with the Shannon Corner area and ignores other issues. The RPA is aware that residents in this area feel isolated and forgotten by the council. Improved public transport links with West Barnes, Morden and Mitcham would help local residents and children in local schools. Such improvements might also encourage more people to shop in the major local retailers (B+Q and Tesco etc.) without using their cars. (b) Whilst little can be done to improve traffic flow over the West Barnes Railway Level Crossing, judicious road widening in the vicinity of the crossing is necessary to ensure free flow of traffic travelling from Shannon Corner to Raynes Park which can currently be blocked by traf This will become increasingly important once the new Waitrose in Raynes Park local centre opens. (C) The Raynes Park sub area as a whole contains numerous schools. The open space within some of these school grounds has been eroded over the years. The core strategy should ensure that there is no net loss of open space attaching to these schools, which should be protected for the benefit of the environment and the health of the pupils.</p>	REFER ABOVE.

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West Wimbledon Residents Association P.M Keith	cs2354		MERTON'S DRAFT CORE STRATEGY. RAYNES PARK. RESPONSE BY THE RESIDENTS' ASSOCIATION OF WEST WIMBLEDON. The most striking aspect of this document is the number of bald contradictions, anomalies and unsupported statements that it incorporates. RAYNES PARK. General Problems. The Centre has poor air quality and pedestrian/cyclist facilities, largely because of badly-managed roads and traffic. In the Centre, there is a cycle track which requires cyclists to dismount so frequently that it is seldom used, so there is constant conflict between cyclists, pedestrians and other forms of transport. On Coombe Lane (south side) where there is a purpose-built cycle track; it is largely ignored, cyclists say that it is often unsafe because it is infrequently cleaned, hence cyclists tend to use the narrowed road. Proposals to produce an "extended" cycle track, (shortly to undergo consultation) involve routing cyclists across the entrance of the new Thames Water development on Coombe Lane, towards the station, where they would dismount, push their cycles across the line of pedestrians emerging from the station, past the shops, cross the traffic tunnel at a newly constructed crossing and then cycle through the skew arch, currently a pedestrian route. THIS SHOULD BE ABANDONNED and a safe cycle strategy provided which would be used. (Projected cost £750,000).Urgency to try to secure TfL funding before year end. Earlier proposals to remove part of the railway embankment and the associated, mature trees were equally unacceptable. There is a bus stand where buses wait for long periods on Lambton Road on the one-way system, adding to the congestion and fumes. A more suitable site is required. The railway station has received welcome, recent improvement to the entrances, but the station is largely useful to the fit and able-bodied. For young families with buggies, luggage, people with mobility problems, the only access is by steep ramps, steps and an ancient pedestrian bridge across the tracks it is wholly unfriendly. Major improvements are required. The tunnel at ground level connecting the north/south sides of the station is threatening and dangerous. It deters evening and night-time use as it is regarded as unsafe by vulnerable groups. During heavy rain, the centre floods, rendering the traffic tunnel unusable; traffic in extreme conditions has to be re-routed.	In relation to the Raynes Park Local Centre Enhancement Plan funding the following comments are provided: * We take into account your concerns with the current lay out of Raynes Park. The draft Core Strategy sets out a policy to create environment that improves for all modes and encourages sustainable transport. No scheme can be implemented without consultation and sufficient funding including the proposed cycle scheme in Raynes Park. * We will forward your suggestion on moving this bus stand to TfL –London Buses. * The Council and residents meet regularly with Network Rail for issues related to Raynes Park and the request for lifts and general improved access to Raynes Park Station is well documented. * The council is currently looking at options to improve capacity at the Bushey Road/Grand Drive. * Parking provision linked to new development is in-line with councils standards. We will pass on your concerns to the councils parking section. * To report problems with specific street furniture, please visit the Merton website at http://www.merton.gov.uk/report-it and follow the appropriate links. A response will be issued. * All public realm projects are subject to funding however a strategy enables a guide to work towards when there are only small funding streams available. *This is a policy for the whole borough and individual schemes cannot be implemented without consultation.
West Wimbledon Residents Association P.M Keith	cs2354		CONTINUED FROM ABOVE. This should be resolved before any further development is permitted. The congestion at the Bushey Road/Grand Drive intersection frequently backs up into the Centre and surrounding roads - major improvements to the Bushey Road intersection are required. Car parking is a major problem for shoppers, visitors and businesses. The car park at the station will in due course provide 82 places once the Thames Water site is complete (18 months to projected completion). This will provide fewer places than previously existed in the former car park and will need to serve a new supermarket, the redeveloped site in Lambton Road (probably a medical centre for two practices) and visitors to the 88 residential units in the Thames Water site and to new flats in Worples Road. The only solution which the document offers to this problem (Page 159 Table 3) is Expansion of Controlled Parking Zones. In gridiron, terraced streets, with narrow frontages, the introduction of CPZ's simply reduces the availability of parking places. Footways were repaved in recent years with poor quality bricks, which are uneven and unsafe, the boundary treatment along the railway embankment is comprised of unmatching materials in poor condition, broken seats and a variety of street furniture. The Raynes Park Enhancement Plan envisages improvements to many of these unsatisfactory aspects, but the sum provided will not fund regeneration for even a portion of the centre.	REFER ABOVE.

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Wimbledon Society Chairman Mark Leclercq	cs2417		<p>MERTON'S DRAFT CORE STRATEGY FEEDBACK FROM THE WIMBLEDON SOCIETY RAYNES PARK SUB AREA - SECTION 18. October 2009 POLICY 5 MAP 1. The diagrammatic map fails to show the MOL to the west of the centre along Coombe Lane as included in the "protect Open Space" policy. The continuation of the western strip of MOL within the Copse Hill Conservation Area and the public parks are not shown as open space, which falls under the "protect open space policy" - they are also not shown on the Wimbledon diagrammatic map where these spaces form the boundary between Wimbledon and Raynes Park. The "local centre" of Raynes Park should be defined as the area included within the Raynes Park Enhancement Plan. The industrial zone to the south of the railway on Kingston Road is omitted. Analysis. 18.2 - 18.7 Positive Points. Good public transport connection Reasonable convenience shopping and some smaller specialist shops that can take advantage of lower rents outside major centres. Access to a number of local schools Library Doctors' surgeries Negative points 18.4 Poor Co-ordination of transport interchange divided by the railway, particularly the unwelcoming tunnel between the two station entrances, poor access to station platforms for families and mobility impaired, notably the unsightly railway bridge. 18.7 Uncoordinated approach to traffic management; the current conflict between pedestrians and all modes of transport require integration in a coherent manner rather than "knee-jerk" projects such as the proposed new, short length of cycle track in front of the station. 18.8 Poor environmental and air quality arises from traffic congestion at major junctions, such the traffic tunnel in Raynes Park centre, Lower Downs Road, the junction between Bushey Road and Grand Drive. Flooding of centre, particularly the Raynes Park traffic tunnel during heavy rain. Inadequate car parking to serve the needs of shoppers and business. A plethora of large advertising hoardings that dominate the centre. Â Strategic Objective 2/Table 1. The Strategic objective states "To accommodate Merton's population change within its centres and residential areas without encroaching on other spaces". The Target states "Additional retail and community development in Local Centre". ie no housing land identified. CONTINUED BELOW.</p>	We welcome your comments on the Raynes Park Sub-Area. Please refer to the responses to respondents cs2170 regarding the sub-area diagram, cs2357 regarding housing and delivery, and cs2359 regarding increases in development density in the town centre and tall buildings.
Wimbledon Society Chairman Mark Leclercq	cs2417		<p>CONTINUED FROM ABOVE. It is unclear where the new housing land is to be located. 18.11 "without altering its suburban character or leading to further intensification" Policy 14 Housing Provision b states that Raynes Park and its surrounding area will be required to accommodate 540-660 in the years 20 11-2026. The statements are inconsistent Two sites scheduled for completion in 20011 (Thames Water and 213 Worple Road) will deliver new housing within the target period. Are these to contribute towards achievement of the target in the 2011-2026? Delivery and Monitoring. Page 79 Suggests that beyond 2011, consideration should be given to whether the "local centre boundary should be expanded". The area to be included in this investigation is not explained Â Policy 5 States "To create an attractive local centre that reflects local physical and social character". The character is described as suburban two-storey housing 18.12 describes the Waitrose development of 4 and 5 storeys immediately adjacent to 2- storey housing as "help maintain its competitiveness without altering its suburban character or leaving to further intensification". These two statements are incompatible. There needs to be a clear policy on how intensification can be achieved without adversely affecting the amenity of neighbouring low-rise properties.</p>	REFER ABOVE.
GLA	CS2472		The restriction of further retail and leisure development at Shannon Corner as a means of safeguarding and promoting the vitality and viability of local town centres and avoiding additional private vehicle trips, particularly on the A3, is welcomed.	Support welcomed

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AFC Wimbledon	cs218	Q1 - Yes. None	Support. Paragraphs 19.1-19.21 These paragraphs recognise the area of the Wandle Valley as a strategic corridor for regeneration and this includes a possible area for intensification (as included in the Local Plan) at Colliers Wood and South Wimbledon. A possible new community stadium offering a wider regeneration catalyst should be referenced specifically.	As in the previous rounds of consultation the largest single issue for comment has been the return of Wimbledon AFC to the borough with the Wimbledon Greyhound Stadium site being selected as a suitable location. The site is privately owned by the Greyhound Racing Association and the Core Strategy cannot designate sites for specific use. Hence, whilst this may be an aspiration of the club and supporters, the Council will need evidence to demonstrate that this proposal is needed and that there is a realistic probability that it can be delivered. The LDF has to be evidence based and include proposals that are capable of implementation. It would not be appropriate for the policy to limit such a stadium to football use or specify a preferred user. The site is within the functional flood plain and would be suitable to be retained for sports use.
AFC Wimbledon	cs293	Q1 - Yes. None	Support. An additional part should be added to the Policy which states: "Providing cultural and sporting facilities including a new community multi purpose sports stadium, open space for schools and other institutions."	It is premature for the LDF to make such a specific statement regarding a stadium for AFC Wimbledon. Whilst this may be an aspiration of the club and supporters the Council will need evidence to demonstrate that this proposal is needed and that there is a realistic probability that it can be delivered. The LDF has to be evidence based and include proposals that are capable of implementation.
Mr Cyril Maidment	cs2202		Chapter 19 Paragraph 19.5 A beautiful feature should be made of the "Meeting of the Waters", the rivers Graveney and Wandle. This will not be easy because part of the ugly Graveney flood channel will have to be re-constructed. Chapter 19 Paragraph 19.8, Policy 6. Objective b. The Merton Priory Conservation Management Plan, produced at a cost of £20,000, should be implemented as a matter of priority. Chapter 19 Paragraph 19.14 The former Wimbledon Football site is not an opportunity for growth as is stated. On the other hand, just across the Wandle, is the Copper Mills site, which will be available because the giant electricity sub-station is being transferred nearby to a site in Wandsworth. Chapter 19 Paragraph 19.19 The design workshops and the works of William Morris were not at the Merton Abbey Mills site as stated. They were north of Merantun Way, through to Merton High Street. (Trellis House in Mill Road) This error should be corrected.	Para 19.5: Comment is welcomed. The open space, nature and recreation policy 12 includes a reference to improving access to our waterways. This will be reconsidered to incorporate enhancement of the blue ribbon network along with a supporting paragraph within the justification text. This will also be linked with the Wandle Valley Policy 19. However, detail regarding individual projects cannot form part of the Core Strategy. Para 19.8, policy 6 point b. : The Merton Priory Conservation Management Plan will be included as a key driver. The original plan was prepared in 2006 and the CS objective b. supports this and other future visions/management plans. Para 19.14: We will include the Copper Mill site as a further opportunity for development but this was not originally identified in the AFI study carried out. Para 19.19: We will reword the paragraph to provide more clarity.
John Hawks	cs2306		2.4 Wandle Valley Sub-Area: The Merton Priory Trust is dedicated to the proper presentation and interpretation of the Priory site, and I suggest that this needs a change of attitude on the part of all parties. So far the Chapter House has been a hidden relic, on which all the surrounding development has, both physically and metaphorically, turned its back. The new strategy should include the intention that the Priory relic be overtly acknowledged as a feature and a destination, being as it is at the very hub of the Colliers Wood area, indeed of the Borough of Merton itself. Implementation should include marking out the whereabouts of the whole medieval Priory, integrating it with Merton Abbey Mills and the Wandle, and hopefully creating a proper and highly utilised Heritage Centre for the whole Borough. This in turn could form an important element in a meaningful tourism strategy for the Borough, which has so far eluded us.	The historic elements within the Wandle Valley sub-area are given appropriate importance and recognition in the policy. The policy encourages the protection of heritage assets and raising awareness of heritage in the sub area at 6(b). The strategy must demonstrate that the policies proposed are deliverable and therefore has been drafted to be suitably flexible in implementation. This will allow for the improvement of the Chapter House and promotion of the broader area as a historic location.
GLA	CS2472		This policy is welcomed.	Support welcomed
LB Wandsworth	CS2475		The approach to the protection of the Wandle Valley for industrial employment provision, as well as enhancement to the natural environment is supported.	Support welcomed
20 Wimbledon sub-area - Policy 7				
AFC Wimbledon	cs219	Q1 - Yes. None	Support. Paragraphs 20.1-20.37 A possible new community stadium offering a wider regeneration catalyst should be referenced specifically.	In para 25.17 of the Open Space, Nature and Recreation thematic policy (policy 12), the council has identified it's support for a stadium within the justification text as follows: Building on our legacy in sport, we support the provision of a stadium within the borough. The Council will reconsider the wording of this sentence to include the word community or multi-purpose in front of the word stadium to the current wording.

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AFC Wimbledon	cs294	Q1 - Yes. None	Support. An additional part should be added to the Policy which states: "Providing sporting facilities including a new community multi purpose sports stadium, open space for schools and other institutions."	In para 25.17 of the Open Space, Nature and Recreation thematic policy (policy 12), the council has identified it's support for a stadium within the justification text as follows: Building on our legacy in sport, we support the provision of a stadium within the borough. The Council will reconsider the wording of this sentence to include the word community or multi-purpose in front of the word stadium to the current wording.
Newridge Trading Ltd	cs287	Q1 - Yes. We generally support the map where it identifies those areas to have a residential character.		Acknowledged and welcomed.
La Salle Investment Management	cs2179	Q1 - Yes. We support the overall vision however have concerns regarding the evidence base. Q2 - No. The type of development listed in a-f of the policy include typical town centre uses such as hotels, and the supporting text at paragraph 20.30 states that Wimbledon lacks quality hotel accommodation, which would boost the business and tourist trade in the area. We appreciate that the Council has encouraged hotel uses in the town centre for many years. However no hotels have come forward. As such we suggest that the Council should consider suitable sites for a hotel use in the surrounding area of Wimbledon where key policy tests can be met, including the sequential test. Notwithstanding this, we point out that the Council has not properly assessed the level of need for hotels in the borough and therefore it has not robust strategy to identify the amount, type or location of hotels. Where the policy refers to the surrounding area of Wimbledon, it focuses only on protection and only supporting development where it improves the public realm. The policy should acknowledge that there are parts of the borough in the surrounding areas of Wimbledon, other than the local centres, that would benefit, both economically and visually, from new development including hotel and residential. The policy should offer support for such development. We suggest that the policy be amended by the addition of point (j) to the list under the heading "Surrounding Area of Wimbledon": (j) Support development that improves the character and economy of the surrounding areas of Wimbledon, other than local centres.		The adopted LB Merton's Unitary Development Guidance designates the development of town centre uses, including hotels, on a number of opportunity sites in the Wimbledon Town Centre. Regarding the respondents comments on the location of hotels, all applications are assessed against policy and on their own merits. Therefore any proposals for town centre type uses will be assessed against the guidance and requirements as set out in PPS6 (or any subsequent national guidance), regional policy (London Plan or any subsequent regional guidance) and local policy. In accordance with PPS12, It is not appropriate for Core Strategies DPD's to designate individual sites in the borough for town centre types of uses. A hotel needs study is not required.
Sutton and Merton PCT Angela Gibson	cs2323		REFER TO WHOLE SUBMISSION. Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.	Thank you for the comments. The issues raised in relation to the Wimbledon night time economy and crime are considered to be outside of the development plan making remit. The effects of alcohol and the night time economy are addressed through licensing and enforcement. The health impacts of major development is currently assessed through the development control process, and this is also a requirement of the London Plan.
Wimbledon Civic Forum	cs2408		Chapter and Paragraph 20 Policy 7 . p89. Comments: suggest add: 'Promote and champion the provision of aCivic Hall for Wimbledon.'	There is no evidence to suggest that Wimbledon is in need of a Civic Hall. The Council does however support the provision of additional community facilities where there is a demonstrated need.

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Wimbledon Society Chairman Mark Leclercq	cs2416		<p>MERTON'S DRAFT CORE STRATEGY FEEDBACK FROM THE WIMBLEDON SOCIETY OCT 2009 WIMBLEDON TOWN CENTRE - SECTIONS 13 AND 20 (POLICY 7). OVERVIEW There are two sections dealing with Wimbledon Town Centre (WTC) as noted above, the first as a town centre in Merton under Policy 1 and then specifically as a sub-area under Policy 7. The Analysis in Section 20 appears to be relatively good however there is a jumble of positive and negative points from 20.1 to 20.37 with detail of the Policy 7 to address them set out in the middle between 20.19 and 20.20. It would be better to set out the positive points and negative points separately and then follow this by the Strategy and Policy that is to address them, as follows : WTC Positive Points : - Wimbledon international 'brand' - Good transport - Good retail, offices, leisure - Cultural quarter developing - Near to excellent (but different) Village - Conservation Areas - Wimbledon Tennis - Good open spaces (Common, Wimbledon Park) WTC Negative Points : - Linear retail shape - Mixed quality of building - Too many multiple chain stores - Poor landscaping - Heavy traffic - Multiples encroaching on Village - Noise disturbance from night-time economy - Lack of clear identity or differentiation POLICY FEEDBACK Policy 7 does not address the need for a fresh approach to the planning of WTC. For the most part, . it implies that all is well with current policies for the development of WTC and that these should 'continue'. Moreover, the policies are framed in very general terms, with little or no indication of the measures needed to implement them. It is appreciated that the Core Strategy is a top-level plan, and that follow-up DPDs will go into more detail, but there must be doubt about whether policies in such general terms will survive public examination without some indication of the sort of action required for implementation. 7a - Strengthen retail and business core by developing key sites -The negative points above (and the Competitiveness Study carried out in 2007) indicate that there are too many chain stores and that WTC is bland and dull and needs to encourage more individual shops, CONTINUED BELOW.</p>	<p>The comments are acknowledged and welcomed. The following feedback is offered: * We will review the comments made for the Wimbledon Sub-Area Policy and consider changes through future revisions to the Core Strategy. In particular, the policy will be strengthened and given more direction to demonstrate that there is a clear vision for the future development of the centre. This will involve being clearer about how the town centre will develop over the life of the plan e.g. how tall buildings and key sites will develop, how areas around the town centre will be protected from encroaching development, and linking the policy back to Policy 1 - Centres in encouraging a mix of retail units, including smaller units in the centre. The justificatory text is intended to 'tell the story' of how community consultation and our evidence bases have been used to develop the policy. We will however look at making the text more concise. Reference will also be made to the current Vision for Wimbledon Project in the updated sub-area, which will help guide the future development of WTC. * The delivery and monitoring section of the Wimbledon and Raynes Park Sub-Areas will be updated following revisions to the policies. The comments provided will be considered through further revisions to the Core Strategy. The Core Strategy must be deliverable and also suitably flexible to allow for changing circumstances over the life of the plan.</p>

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Wimbledon Society Chairman Mark Leclercq	cs2416		<p>CONTINUED FROM ABOVE.</p> <p>smaller offices, local venues and better public spaces and landscaping (attributes, it should be noted, of Wimbledon Village). The need to strengthen the economic viability of WTC is supported, but the wording of this policy is too restrictive in referring only to the development of key sites. Preserving and creating opportunities for smaller shops, smaller offices and local venues can also contribute to the economic health of the Town Centre. It should also be made clear that there will not be indiscriminate approval for removal of existing lower scale retail frontages and replacement with much taller buildings, more chain and multiple stores in an effort to compete with Kingston or Croydon. The Competitiveness Study, commissioned by the Council, made it clear that an alternative strategy of 'differentiation' is required for WTC that is in effect the opposite to the recent trend and what appears to be the content of this CS Policy (See also comment on Strategic Objective below.) 7b - Supporting the provision of community and cultural facilities - This is a worthy objective, but the Council's past actions - abandonment of the Town Hall and demolition of the Civic Hall indicate a lack of concern for the maintenance of such community and cultural facilities in Wimbledon, and the reality of the commitment to this policy may be difficult to establish unless concrete plans are available in, or alongside, the submitted Core Strategy. 7c - Encouraging development that attracts visitors all year round (hotels, conference centres and cultural activities) - The need for a first-class modern hotel in WTC is supported. However, without further evidence, the reality of the prospect of finding sites available in the present WTC that could accommodate a Conference Centre of any size with associated hotels, parking etc. must be doubted Wimbledon does get visitors all year round and the lack of adequate facilities for them, including a proper Visitors Centre (the only tourist information is in the Main Library, itself some distance from the 'transport hubs' and poorly sign-posted) must cast doubt on the Council's commitment to this policy.. 7d - Promoting a balanced evening economy - CONTINUED BELOW.</p>	REFER ABOVE.

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			<p>The intention here is again good, but the scope for action to achieve it through the powers available under the Planning system is limited. Not clear what a 'mix of uses' might mean and this could be open to interpretation. The evening economy with easy transport access, large noisy pubs and a plethora of fast food establishments is a problem for which there is no ready solution 7e - Improving the public realm - this certainly needs to be improved and it is believed that the Council are tackling this at this time. Not clear from the Core Strategy where the existing measures stop and new initiatives are planned. 7f - Supporting improvements in public transport interchange at Wimbledon Station and the public highway for all users - this falls a long way short of being specific about improving and increasing pedestrian space, better access for cyclists and the disabled and seeking ways, with Transport for London, of improving the road congestion, road noise and poor air quality that is a feature of WTC. Surrounding area of Wimbledon - this section covering protection of historic environment and Con as an after thought rather than a core principle guiding development.</p> <p>STRATEGIC OBJECTIVE Strategic Objective 3 (20.19) - states that the objective is to make the Borough of Merton more prosperous with strong and diverse long term economic growth. - Whilst this is a noble objective, it is important that it should be pursued in a balanced way. The need for some new development is accepted, but a policy of promoting smaller shops (and offices) should be vigorously pursued in parallel. A positive policy of identifying sites where larger-scale development would be acceptable should enable the Council to resist planning applications which would involve encroachment on areas where smaller units should continue to thrive. Justification Section (points 20.20 - 20.37) - appears not to contain any justification for the above Policies or the Strategic Objective 3. In fact the Competitiveness Study 2007, referred to in 20.22, is completely misrepresented. This point mentions 'differentiation' but does not explain what this meant or how this CS would deliver it. In fact, differentiation refers to establishing a uniquely different character for WTC through a move away from over reliance on bland 'anywheresville' chain stores. CONTINUED BELOW.</p>	REFER ABOVE.
			<p>CONTINUED FROM ABOVE.</p> <p>It also means establishing a different identity rather than copying, and trying to compete with, Kingston or Croydon. This point has been made also at public meetings at which the Council has been represented. The draft policies for WTC, and Strategic Objective 3, do not convey this at all. Conclusion : - it appears that the Merton Core Strategy would involve little or no departure from current policy for WTC, with the pattern of development being determined primarily by market forces, leading to more disparate tall buildings, large offices and chain stores. This is exactly the opposite of what the residents have called for in asking the Council to produce a Creative Plan for WTC incorporated into the LDF, building on the Competitiveness Study 2007 and public feedback from meetings, bringing some clarity, character and consistency into future developments whilst improving transport connectivity, improving landscaping, increasing public spaces, reducing the impact of traffic, and improving air quality, well-being and sense of place for both residents and visitors.</p>	REFER ABOVE.
GLA	CS24 72		The policy is welcomed.	Support welcomed

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Newridge Trading Ltd	cs285	Q1 - No. An analysis of the map against the existing patterns of development on the ground suggests that a number of areas identified with a particular character are incorrect. The map is therefore potentially misleading and could be used to (incorrectly) inform development control decisions. We consider that it would be more appropriate to use a more broad brush and generalised diagram		The Distinctive Areas Map acts as a 'general character analysis of the whole borough' and is used alongside urban design principles within the Design SPG when assessing development. The Design SPG states in relation to the character map that 'this provides only a broad overview, and examination of local circumstances will usually reveal some variations'. This disclaimer will be added to the Design Policy justification.
Living Streets- Pedestrian Association Terence Benedixson	cs2205		I hope that you and your colleagues will not be offended if, as President of Living Streets - The Pedestrians Association, I raise a formal objection to what the Strategy says at 21.23 & 21.24 (in 21 Design Policy 8). The text says that tall buildings may be considered acceptable where there is "Good public transport accessibility". Morden, Wimbledon and Colliers Wood centres are identified as likely sites. Having observed the high winds that gust around high buildings at the Shell Centre, at St Martin's Circus (Centre Point) and elsewhere in London, and having heard evidence by wind tunnel experts on gust alleviation at a public inquiry into the Lots Road Power Station, I suspect that the Strategy fails to recognise the incompatibility of high buildings with locations, such as Underground and railways stations, [or the Thames Path] where large numbers of people go to and fro on foot. Wind tunnel experts can give advice to architects to divert gusting winds from the front doors of tall buildings. I have seen no evidence to suggest that they can also prevent wind from being deflected under, past the sides of, or over the top of, tall buildings. The wind has to go somewhere. Building form may be able to modify the velocity of deflected wind. There is no evidence that it can eliminate it. For this reason it is important for planning authorities to be cautious of about locating tall buildings where stations, or other pedestrian attractors, ensure the presence of large numbers of people on foot. The resulting gustiness could be a deterrent to walkers and so conflict with policies at national, Mayoral and local level to encourage people to walk and use public transport. This is not to deny the logic of seeking to promote high density development in the vicinity of stations. It is to question the use of tall buildings to achieve such densities. Sir Leslie Martin and Lionel March, who are quoted in the 1999 report of the Urban Task Force, and whose findings are illustrated by a diagram, show that, up to limits, high density can be achieved without building high. May I therefore urge you and your colleagues to reconsider the Council's "Tall Buildings Background paper" and Strategy policies for locating tall buildings at or next to generators of journeys on foot. I would appreciate it if you would inform me whether or not this contribution is accepted and the policy changed.	The tall buildings policy is consistent with National and Regional Planning Policy that supports tall buildings in accessible locations where they are appropriate having regard to the surroundings, and where they form part of a strategic approach to changing or developing an area. The London Plan Replacement Draft requires consideration of wind turbulence in the assessment of tall buildings, as they should not adversely affect the surroundings. Regard will therefore be given to wind turbulence during the planning assessment process. Detailed criteria for the assessment of tall buildings will be included in the DCDPD, that may provide guidance on the assessment of wind turbulence. It should be noted that tall buildings will not necessarily be located above or next to public transport interchanges, but may be appropriate within areas of the town centre boundaries of Morden, Wimbledon and Colliers Wood.

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Apostles Residents' Association	cs2129	<p>Q1 - Yes</p> <p>Q2 - No. Just to say that there have been previous consultations does not mean the core strategy is justified through evidence of local community participation. Whilst some issues that were raised by local communities in the previous consultation appear to have been taken into consideration, the overall impression is that the document has been written to satisfy government and GLA policy direction as to how the document should read. There is insufficient explanation as to why the policies are fewer, much more general and less specific than the existing UDP or the previous consultation draft. It is our view that lay people cannot be expected to understand sufficiently the significance of the document and comment meaningfully. The major fault of this consultation is that one is only offered a 'yes' or 'no' response. In many cases, for people who are not planning experts the answer to most questions would be 'don't know'. In the absence of such an option the answer has to be 'no' if one is uncertain.</p> <p>Q3 - No. As stated previously, the major fault of this consultation is that one is only offered a 'yes' or 'no' response. In many cases, for people who are not planning experts the answer to most questions would be 'don't know'. In the absence of such an option the answer has to be 'no' if one is uncertain.</p> <p>Q4 - No. There are numerous conflicting statements within and between different policies and plans. This leaves the policies as written open to a variety of interpretations or more worryingly mis-interpretations. For this reason alone we doubt whether this draft of the Core Strategy is effective. As stated previously, the major fault of this consultation is that one is only offered a 'yes' or 'no' response. In many cases, for people who are not planning experts the answer to most questions would be 'don't know'. In the absence of such an option the answer has to be 'no' if one is uncertain. We believe that several of the points in Q4b (a, b, c, d, and f) may not have been met, but the online system only allows one to be chosen which is unhelpful.</p> <p>Q4b. a. Being deliverable CONTINUED BELOW.</p>	<p>Support.</p> <p>The ARA welcomes the general tenor of Policy 8, in particular the inclusion of paragraph 'e' and the justification supporting that paragraph in 21.17, 21.21, 21.25, 21.30, 21.31, 21.32 and 21.33. It is, however, a concern that the 'Dwellings Conversions Background Paper' was not available for appraisal in conjunction with the wording of policy 8. Under Key Drivers it should be noted that the EH/CABE 'Guidance on tall buildings' was updated and a new edition published in July 2007.</p>	<p>* Comments on Policy 8(e) on dwelling conversions are noted and welcomed. The Dwelling Conversions Background Paper was available on the Council's website during the Core Strategy consultation period, and many extracts from the paper are included in the justificatory text to Policy 8 - Design.</p> <p>* The Guidance on Tall Buildings from EH/CABE was incorrectly listed in the draft Core Strategy as the 2003 version and will be updated to reflect the more recent 2007 version.</p> <p>* The Core Strategy and supporting evidence has been drafted taking into account the feedback received from previous public consultation as well as the regional and national policy context, including the London Plan.</p>
Apostles Residents' Association	cs2129	<p>CONTINUED FROM ABOVE.</p> <p>Q5 - No. As stated previously, the major fault of this consultation is that one is only offered a 'yes' or 'no' response. In many cases, for people who are not planning experts the answer to most questions would be 'don't know'. In the absence of such an option the answer has to be 'no' if one is uncertain. Only experts will have all the ramifications of current national planning policy at their fingertips. Not being experts we cannot say whether the core strategy is consistent with national policy or not.</p>		REFER ABOVE.
Metropolitan Police	cs2191		<p>Policy 8 - Design</p> <p>Paragraph 21.19 refers to the importance of reducing the fear of crime within the borough and promoting a safer community. Reference to the role of good design in securing this objective is also made; this is supported by the MPA, however it is recommended that an additional bullet point within Policy 8 is added in order to comply with government guidance concerning the implementation of Secured by Design and PPS1.</p> <p>Recommended alteration: An additional bullet point should be added thus: - "g. Requiring development to adhere to the principles of 'Secured by Design'"</p>	<p>* Policy 8 already promotes high quality design that enhances community safety, and this is explained further in paragraph 21.19. Further reference to 'secured by design' principles could be added here in-line with the draft London Plan Replacement and National Guidance, however we must be careful not to unnecessarily replicate existing policy. The DCDDP will address secured by design principles further in relation to development proposals.</p>

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Tree Warden Group Merton Ms Jane Plant	cs2144	Q1 - Yes Q5 - Yes.	Do not support. Clause 21.5. Principles of good urban design should also allow for a structure of tree planting and strategically placed specimen trees to enhance the townscape character and or mitigate climate change. Clauses 21.9, 21.16, 21.17, 21.18. These clauses should go further and require the preparation of a tree strategy and a landscape/townscape strategy for the entire borough, which analyses the distinct character of areas and seeks specific measures to protect or enhance them. Clause 21.28. Should add: Extension of the green chains network De-cluttering of the (mostly narrow) streets Clause 21.30. The detrimental impacts listed of conversions also apply to unconverted dwellings and off street parking for them should also be controlled. Delivery and Monitoring. We note the list of parks to be upgraded is few in number and no justification is given for their choice.	* Preparation of a borough-wide tree strategy is to be delivered as part of Policy 12 - Open Space, and is a requirement of the London Plan. The strategy will outline the audit, protection and management of trees and woodland in the borough, and will be linked to the Merton Open Space Strategy. Guidance on landscape elements of design are included in the Design SPG, and the Public Realm Strategy will be reinforcing the green character of the borough through planting. The Public Realm Strategy includes co-ordinated guidance on street furniture and materials across the borough in a Streetscene Design Guide, and more detailed proposals in town centres. The Design SPG will also be updated following adoption of the Core Strategy, and will include more detail on borough wide character. These documents offer extensive coverage of protection of existing vegetation and provision of new vegetation in relation to townscape character across the borough. It is not considered that a borough-wide tree/townscape study is necessary. * Clause 21.28 outlines the principles from the adopted Public Realm Strategy. The strategy incorporates measures to de-clutter streets and outlines guidance for tree planting and kerbing. There is no intention to extend the green chain links, however this may be considered as part of the Site Allocations DPD. * While it is acknowledged that parking should be controlled within front gardens of non-converted dwellings, there are no mechanisms within planning policy to allow for this. Planning Permission is generally not required to convert front gardens of un-converted dwellings into parking areas (with some exceptions), and therefore the Core Strategy has little control over this issue. * The open space and leisure projects identified in Delivery and Monitoring (Infrastructure Projects) are key projects that the Council will deliver, that have evolved from various strategies Council-wide, such as the Public Realm Strategy. This list will be updated through the life of the plan based on projects coming forward. We must demonstrate that these projects are deliverable rather than aspirational in accordance with PPS12.
The National Trust Mr Michael Stubbs	cs2321		Chapter 21 on Design. Again, all this is supported and we welcome the inclusion of key qualifications when dealing with intensification of development, namely at (c) that this is justified in respect of local setting and wider context because at Morden Hall we feel that the scale of neighbouring development must be appropriate. We would welcome an overt mention of the recently published English Heritage (2008) Conservation Principles, alongside mention of national planning policy. The National Trust is very grateful that these comments are taken into account in the consideration of policy options.	The English Heritage document on Conservation Principles - Policies and Guidance is included as a Key driver in the Design Policy. The reference to national policy in relation to heritage will be amended to take account of the new PPS15 Consultation Draft. An additional reference to the English Heritage document may be added.
Garth Residents' Association Mrs Margaret Groves	cs2249		Garth Residents' Association Draft Core Strategy Response Section 21 Design Policy 8 Clauses 21.9, 21.16, 21.17, 21.18. These clauses should go further and require the preparation of a borough wide tree strategy which analyses the distinct character of areas and seeks specific measures to protect and enhance them.	Preparation of a borough-wide tree strategy to be delivered as part of Policy 12 - Open Space and is a requirement of the London Plan. The strategy will outline the audit, protection and management of trees and woodland in the borough, and will be linked to the Merton Open Space Strategy. Guidance on landscape elements of design are included in the Design SPG, and the Public Realm Strategy will be reinforcing the green character of the borough through planting. The Public Realm Strategy includes co-ordinated guidance on street furniture and materials across the borough in a Streetscene Design Guide, and more detailed proposals in town centres. The Design SPG will also be updated following adoption of the Core Strategy, and will include more detail on borough wide character. These documents offer extensive coverage of protection of existing vegetation and provision of new vegetation in relation to townscape character across the borough.

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Sutton and Merton PCT Angela Gibson	cs2323		REFER TO WHOLE SUBMISSION. Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.	Thank you for the comments. * In relation to crime reduction and community safety, Policy 8 already promotes high quality design that enhances community safety, and this is explained further in paragraph 21.19. Further reference to 'secured by design' principles could be added here in-line with the draft London Plan Replacement and National Guidance, however we must be careful not to unnecessarily replicate existing policy. The DCDPD will address secured by design principles further in relation to development proposals, and the current Merton Design SPG outlines design standards in relation to health and community safety. * Access to work considerations are considered relevant to include in Policy 8 - Design. * We will consider the comments made in relation to housing and design and how these may be incorporated in the LDF. Policy 8 - Design already encourages high quality sustainable design, and this is further expanded in SPG's and other guidance. We will be making reference to the draft London Housing Design Guide within the justificatory text to Policy 8 through future revisions to the Core Strategy. We will consider cross-referencing sustainability and design with the Climate Change Policy.
English Heritage. Greater London Archaeological Service (GLAAS) Claire Craig	cs2240		English Heritage welcomes the Draft Core Strategy's commitment to safeguarding the character of the borough and the clear acknowledgement of the significance of the historic environment to that character. We very much welcome the inclusion of the historic environment in many of the spatial policies (particularly Policies 4g, 6b and 7i) as well as the bedrock role it has been given in the Design Policy. English Heritage is of the view that the tall buildings policy (8c) at page 94 is, for the most part, extremely promising and is based on an analysis of tall buildings that is close to the recommended approach in our joint publication with CABI Guidance on Tall Buildings (July, 2007), paragraph 2.7. However, this promising analysis and associated policy is badly undermined by the final clause of the last sentence of policy 8c which essentially makes any site an option for a tall building application virtually removing the benefits that are the purpose of a tall building policy, namely some certainty as to what will and will not be acceptable in terms of this type of development. English Heritage would encourage the borough to remove the last clause of the last sentence as applications part of the last sentence, they would simply have to acknowledge that they are contrary to the evidence about appropriate locations for tall buildings in the borough. As indicated in the comments about the Draft Core Strategy, English Heritage is of the view that the Tall Buildings Background Paper goes a long way towards meeting the recommendations of our joint publication with CABI Guidance on Tall Buildings (July, 2007). We were a little hampered in understanding the Background Paper fully owing to the very indistinct nature of all of the critical maps in the document. They are very blurry and small making it difficult to appreciate the evidence they provide particularly in respect of key views in the borough. However, as the character and views work (including topography) has clearly been looked at in a collective way recently in order to develop the preferred locations for tall buildings, English Heritage is generally content that the conclusions drawn in respect of this matter are correct. Having achieved a clear strategy concerning where tall buildings would, and would not, be appropriate, English Heritage encourages the borough to provide this certainty through the policy less equivocally than currently (see comments on Policy 8c above). CONTINUED BELOW.	* Acknowledge the need to cross-reference issues around the historic environment in the Colliers Wood and Wandle Valley sub-areas. These will be considered as part of future revisions to the Core Strategy. * The thoughts on the tall buildings policy are welcomed, and the policy will now end with 'Elsewhere in the borough tall buildings may not be suitable'. This will offer a stronger strategic direction in relation to tall buildings. * Acknowledgement of the Conservation Area to the north of the Raynes Park will be enhanced in the update to the Tall Buildings Background Paper. *The SA/SEA Implications in relation to the impact of heritage adaptation on climate change will be updated through future revisions to the Core Strategy. * The comments on re-using historic schools and libraries are welcomed and Policy 20 - Infrastructure will be updated to include a new social infrastructure section encouraging re-use of buildings. * Scheduled ancient monuments are identified as highly unsuitable locations for tall buildings in the Tall Buildings Background Paper. Reference to these and other sensitive locations could be summarised in the justificatory text in the design policy in any future revisions to the Core Strategy. * The issue around suitable tall building heights in Morden, Wimbledon and Colliers Wood will be explored in the updated Tall Buildings Background Paper. It is felt that a detailed study on tall building heights should not form part of the Core Strategy but rather Area Action Plan or similar detailed document, however height ranges will be explored for each of the three suitable locations. This will allow us to present a suitably strategic direction for tall buildings in Colliers Wood, Wimbledon and Morden. *A full Sustainability Appraisal will be provided to English Heritage for analysis and feedback.

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English Heritage. Greater London Archaeological Service (GLAAS) Claire Craig	cs2240		<p>CONTINUED FROM ABOVE.</p> <p>English Heritage welcomes the consideration of the impact of tall buildings on open space, including historic parks and gardens. We also welcome the Background Paper's finding that the presence of a Scheduled Ancient Monument should preclude tall building development, although disappointingly this does not seem to be reflected in the final policy. Where the Background Paper could particularly be strengthened is in its consideration of what heights would be acceptable in these locations. This would involve the provision of more detail about the height of existing landmark buildings in the preferred location areas. While it is clear that 6-8 storeys is the preferred height range for Mitcham, the borough should strive to develop its thinking on heights in Morden and Wimbledon in particular. The significance of the historic environment surrounding Wimbledon is particularly vulnerable to excessive height in Wimbledon Town Centre and the Background Paper should consider being explicit about how much further than the existing maximum of eight storeys it would consider here. In both Morden and Colliers Wood, the Background Paper appears to imply that the Civic Centre and Brown and Root Towers should form the basis for designs to relate to in respect of height but the borough should consider stating whether or not it believes it appropriate for buildings to exceed the height of those towers in those areas. For the life of this plan (15 years) it might be most appropriate to focus on creating clusters around those towers of lower heights in order to integrate them into their surroundings more effectively. English Heritage acknowledges the transport assessment in the Background Paper but would also welcome more information about transport capacity in the preferred locations as congestion can place pressure on all elements of a locality including the historic environment.</p>	REFER ABOVE.
HCA	cs2253		<p>Pages 93 – 102, Design – Policy 8</p> <p>HCA strongly supports the emphasis on high quality design. It is important to acknowledge that growth will not lead to the destruction of the existing character and the areas with historic interest. All new development should enable sustainable living that will set an example to other areas nationally and internationally. Development should be designed, built and laid out in ways which reduce reliance on the private car; use energy and water efficiently; minimise waste; and keep the carbon-footprint as low as possible. The use of tools such as masterplans and design codes will be crucial to ensuring that high standards are achieved. Public engagement is also important and can include planning for real exercises such as Enquiry by Design.</p>	* Thank you for your comments. The comments regarding sustainable design and location of development are welcomed, and more emphasis will be made of this in the Design Policy and justificatory text, linking the key points to the Climate Change and Transport Policies where applicable.

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Longthornton Re-Development Working T L Baillie	cs2290		<p>Design (Policy 8)</p> <p>21.5 - We agree that a well designed building must also fit in with its surroundings. There have been a number of occasions where a 21st century development has been 'shoehorned' into a 1930's development area. Whilst our area is not listed as such, it does have its own distinct character, which will suffer from new build developments that are not sympathetic to the area.</p> <p>There are also a number of individual buildings of architectural merit that we would hope to retain for future generations.</p> <p>Conversions (Policy 8d)</p> <p>The LRWP would ask that Longthornton is added to the list of areas under threat from house conversions in 21.32. Positioned on the border of two neighbouring boroughs (Croydon and Lambeth), we suffer from unique issues. In particular, the London Borough of Lambeth was overwhelmed by the number of house-to-flat conversions in the Streatham Vale area and, due to pressure from the Streatham Vale Property Owners' Association, now have a specific policy in their UDP restricting conversions of this type. Due to this, developers have moved 'round the Vale' and have started to convert properties in Rowan Road and surrounding streets.</p> <p>Extract from Policy 17 of Lambeth UDP: POLICY 17 - Flat Conversions</p> <p>a) Minimum Size - The conversion of dwellings into flats will be permitted where the property has an original, pre-1948, (un-extended) floor area of at least 120m2.</p> <p>Definition of Original Floor Area - This is calculated so as to exclude any extensions, garages (including converted garages) or loft conversions to the original (i.e. pre-1948 unextended) property. The calculation excludes the area of outside walls but includes inside walls, partitions, cupboards and chimney breasts. Only the floor space of rooms with an existing headroom of at least 2m is counted.</p> <p>By including a similar policy to the above in Merton's revised strategy for the borough, Longthornton and other areas would be able to resist the push for unsuitable conversions in small family housing.</p> <p>CONTINUED BELOW.</p>	<p>* Design Policy - the policy includes reference to the Design SPG Distinctive Areas of the Borough and design principles for new development that will guide new development to ensure that the character of the borough's neighbourhoods are protected.</p> <p>* The areas listed where dwelling conversions may have a detrimental impact on suburban streetscape character are being reviewed through the LDF process and will be updated prior to submission of the Core Strategy. At this stage our research shows that Longthornton is not a ward that has a substantial number of dwelling conversions. The existing Merton Dwelling Alterations, Extensions and Conversions SPG does however provide standards for new dwelling conversions that are similar to the Lambeth UDP. These standards are too specific to include in a Core Strategy policy, however an update to the Dwelling Alterations, Extensions and Conversions SPG will be considered post Core Strategy adoption that may incorporate detailed standards to improve the quality of dwelling conversions.</p>
Longthornton Re-Development Working T L Baillie	cs2290		<p>CONTINUED FROM ABOVE.</p> <p>Residents also concerned that conversions of family houses leads to sub-letting, increasing strain on resources and over-occupation of sites. This has lead to more cars vying for the already limited parking spaces.</p> <p>One resident spoke of loss of housing as several small houses were converted into care homes without permission and Merton waited too long before taking action, so work could not be reversed.</p> <p>All residents agreed the lack of enforcement was a key problem and asked for transparency on enforcement cases to discourage others from carrying out similar work in future.</p> <p>There was also concern that recent developments in Longthornton have overloaded the sewerage system, increasing risk of flooding and potential waste hazards in and around the home. One resident noted that a number of rear conversions have 'built over' their manholes, restricting access to Thames Water and an inability to resolve issues quickly.</p>	<p>REFER ABOVE.</p>

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John Hawks	cs2306		<p>2.5 Design Section: I applaud all the points made, but not without some cynicism on two issues:</p> <p>2.5.1. The recent 2CW development in design terms has to be counted a complete disaster (a detailed objective argument could be produced in another context). We are told the inability of developers and their architects to produce appropriate quality design has traditionally not been within the control of planning departments and committees; but the strategy clearly suggests otherwise. Can we be sure that this is now the case, and can planners guarantee that something as awful as 2CW can never happen again? Has the planning control remit changed significantly since that scheme was allowed to slip through?</p> <p>2.5.2. The Black Tower: We have long been in denial over the issue of the universally hated and derided Brown and Root Tower, the orthodoxy having always been that it is too expensive, dangerous or disruptive to remove (which everyone without exception desires). This gave rise to the absurdity of the recent proposal that it should actually be extended, the argument apparently being that its effect would be mitigated by doubling its size. Could any meaningful strategy on the built environment now avoid facing the issue bravely and squarely - the thing must go! Posterity will thank those who have the courage to take the decision.</p> <p>I hope some consideration of the above comments may be possible in preparing the final draft of the strategy.</p> <p>Once again, thank you and congratulations on a very thorough piece of work.</p>	<p>Thank you for your support in relation to the design policy.</p> <p>* In relation to the former redevelopment of the 2CW (previous UDP) site, the draft Core Strategy incorporates protection of heritage assets within the overall design policy of the plan, ensuring that heritage forms an integral part of the design of all future development. This will ensure that a more integrated and joined up approach is achieved in-line with PPS15 Consultation Draft. Further alterations will be considered to the Core Strategy to ensure that it reflects the new policy direction in the PPS15 Consultation Draft.</p> <p>* The Brown and Root Tower site is privately owned and has planning permission for redevelopment, and the Core Strategy acknowledges the permission in paragraph 15.6. The Council is currently involved in active discussions with the landowner regarding the redevelopment of the site.</p>
Wimbledon Civic Forum	cs2410		<p>Chapter and Paragraph 21.21 p98. Comments: suggest add: 'Much of the borough consists of two storey residential accommodation, and we will encourage the extension of this residential accommodation upwards to three storeys, except where the streets are too narrow or it would adversely affect the character of the area.'</p>	<p>Paragraph 21.21 relates to dwelling conversions. Advocating a blanket 3 storey appropriate height limit across much of the borough's residential neighbourhoods is inappropriate. The Merton Alterations, Extensions and Conversions SPG and Design SPG control extensions and new development across the borough. Each neighbourhood displays its own unique character and these need to be assessed on a site by site basis using design principles set out in the SPG's. No amendments will be made to paragraph 21.21.</p>
West Wimbledon Residents Association P.M Keith	cs2359		<p>Page 94.21 Policy 8. Design c. "Protecting the valued low rise suburban character of the borough by resisting the development of tall buildings where they will have a detrimental impact on this character". See also Page 99 21.25. "resist tall buildings in Raynes Park Local Centre where no major regeneration or change is envisaged..... however, the prevailing character of the area is low rise, compact development and the location of the local centre is highly visible in the wider context of the Conservation Areas to the north". To be seen in the context of the Thames Water, Medical Centre sites etc</p>	<p>* Acknowledged and welcomed. The Tall Buildings Background Paper will be updated prior to the submission of the Core Strategy in 2010. This will include further justification against the development of tall buildings in Raynes Park. More acknowledgement will be given to the new sites coming forward in the centre when completing the background paper.</p>
Wimbledon Society Chairman Mark Leclercq	cs2418		<p>Policy 8 Design. Page 94 c. "Protecting the low rise suburban character of the borough by resisting the development of tall buildings where they will have a detrimental impact on this character". This policy is not consistent with the statement in 18.12 above. The low-rise suburban houses in Raynes Park are very close to the centre and are dominated by the introduction of tall buildings.</p>	<p>Refer to comments above to respondent cs2416</p>
Sustainable Merton Mr J White	cs2399		<p>Design restrictions (policy 8) must not preclude the installation of solar water or pv panels which will be an essential part of our future energy mix.</p>	<p>The comments are welcomed and noted. Policy 8(b) already promotes 'high quality sustainable design', and the recommendations from the respondent are too specific for inclusion in the Core Strategy. We will consider modifying Chapter 21- Design to further highlight the importance of sustainability and design, with cross-references to the Climate Change and Transport Chapters. More detailed policies in the Development Control DPD will address sustainability and design further in relation to planning applications.</p>

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Government Office for London Julie Shanahan	cs2432		We note that the Council seeks to protect "the valued low rise suburban character of the borough by resisting the development of tall buildings" (policy 8, p94) but also points out that tall buildings may be suitable in some town centres. We note that the Council has recently prepared a Tall Buildings Background Paper. PPS3 promotes the efficient and effective use of land while the London Plan seeks the maximum intensity of use compatible with local context. The Inspector at examination will require evidence to support the Council's position, particularly the resistance to tall buildings at Raynes Park Local Centre. The Council should be satisfied that this paper and other supporting evidence is robust enough to support this policy. It is also important to consult with English Heritage regarding the location and justification for tall buildings.	Noted and welcomed. English Heritage has provided preliminary support for the tall buildings policy and Background Paper and its compliance with the Guidance on Tall Buildings. The Tall Buildings Background Paper will be improved in-line with English Heritage suggestions, and further justification added against tall building development in Raynes Park (refer to West Wimbledon Residents Association - respondent cs2359).
GLA	CS2472		<p>The broad thrust and content of this policy is welcomed but the Council should address the following comments to ensue general conformity with the London Plan. The emphasis given to protection of heritage assets, requirement for high quality sustainable design and improvement of the public realm is supported. These broad aspirations require detailed supporting policy to be implemented effectively and in this regard the existing Merton Design SPG (2004), Merton Accessible Environments (2003), and Merton Public Realm Strategy (2009) are welcome. It is expected that these will be reviewed and updated in due course and the development management DPD will also expound the broad principles set out in this policy. The Council should note that the Mayor has recently published a consultation draft London Housing Design Guide and should therefore give this due regard in developing related policy.</p> <p>The proactive approach to identifying areas that may or may not be suitable for tall buildings, supported by the Merton Tall Buildings Background Paper (2009) is welcomed. The Council should consider clarifying the text to make it clear that a supporting townscape/tall building study will be also required for relevant proposals within Morden, Wimbledon and Colliers Wood town centres as it is unclear that it would be at present.</p> <p>The reference to CABE/EH guidance on tall buildings should be updated to reflect the latest (2007) version of this guidance. The Council should also bear in mind that this guidance is taken account of in both the tall buildings policies of the published and emerging London Plan and that the reference here may not, therefore, be necessary. The cross-reference to the relevant London Plan policies is supported.</p>	<p>Noted and welcomed.</p> <ul style="list-style-type: none"> * The related SPG's that provide detailed supporting design policy will be reviewed and where appropriate, updated following adoption of the Core Strategy. The DCDPD will also assist in providing more detailed design policies on the relevant areas of the Core Strategy. Reference to updates to the SPG's and the preparation of a new DCDPD will be added to the supporting text. The London Housing Design Guide will be referenced in the supporting text of the policy, together with the new minimum space standards in the draft London Plan Replacement Plan. * A tall building/townscape study will be required for all tall building proposals in Morden, Wimbledon and Colliers Wood and the policy will be modified to make this clear. * The English Heritage/CABE Guidance on Tall Buildings will be modified to the 2007 version. The reference to this document will remain in the Core Strategy given that the guidance is a central component of the evidence base prepared on tall buildings.
LB Wandsworth	CS2476		The vision for Colliers Wood supports the consideration of tall buildings where they are compatible with the existing setting and wider context. This should include long range views from Wandsworth and any potential adverse effects tall building in this location may have. A definition of what will be considered a tall building should be considered and included in the next version of the Core Strategy. It is not evident whether or not the consideration of tall buildings in this location has been informed by a Tall Buildings study in accordance with English Heritage/CABE guidance. From our experience we would advise a study is undertaken prior to submission of the Core Strategy.	Refer to response above under cs2473.

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CABE Sarah Burgess	CS24 79		<p>Thank you for consulting the Commission for Architecture and the Built Environment (CABE). Unfortunately, due to limited resources, we are unable to comment on this document. However we would like to make some general comments which you should consider. A good spatial plan is essential to achieving high quality places and good design.</p> <p>CABE believes that getting the local development framework core strategies right is one of the most important tasks planners are undertaking. We have run workshops with over 50 local planning authorities to look at how well design is being embedded in core strategy documents, which form part of the local development framework. The workshops offer local authorities independent informal advice from an expert panel and allowed us to identify the strengths and weaknesses of current approaches to spatial planning and how design, functionality and space are dealt with in core strategy documents. There are three key messages for local planning authorities that have emerged from our workshops.</p> <p>Tell the story A good core strategy needs to tell the story of the place, explain how it works and highlight its qualities and distinguishing features. Telling the story helps everyone understand how the qualities of the place have shaped the strategy and its priorities for future quality.</p> <p>Set the agenda Use the core strategy to say what is wanted for the area, express aspirations and be proactive and positive about the future of the place and say how this will be achieved. Set out what is expected in terms of design quality and where necessary provide links to the relevant development plan documents or supplementary planning documents.</p> <p>CONTINUED BELOW.</p>	Comments welcomed, the feedback will be taken into consideration through future revisions of the Core Strategy.

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CABE Sarah Burgess	CS2479		<p>CONTINUED FROM ABOVE.</p> <p>Say it clearly</p> <p>Make the core strategy relevant and understandable to a wide audience. Use diagrams to inform the text and communicate the strategy and show what quality of place means.</p> <p>It is also important that there is a clear priority for design quality and place-making objectives in the core strategy, setting out the key principles. This needs to be explicit so that it cannot be challenged when applications are being determined.</p> <p>We also have a new publication called Planning for places: delivering good design through core strategies. This publication provides further detail on the three key messages above. It is available to download from the CABE website http://www.cabe.org.uk/publications/planning-for-places</p> <p>The CABE website also has further information about the workshops and key findings www.cabe.org.uk/planning.</p> <p>We have also attached some key questions that we use in the workshops for you to consider throughout the development of your Core Strategy document.</p> <p>You might also find the following CABE Guidance helpful:</p> <ul style="list-style-type: none"> •Making design policy work: How to deliver good design through your local development framework •Protecting Design Quality in Planning •Design at a glance: A quick reference wall chart guide to national design policy, •Creating Successful Masterplans – a guide for clients and Design Reviewed Masterplans •By Design: urban design in the planning system towards better practice“ (published by DETR) <p>These, and other publications, are available from our website www.cabe.org.uk</p>	REFER ABOVE.
22 Climate Change - Policy 9				
Mr Frederick Rayner	cs257	<p>Q1 - Yes. The plan does not take into account severe challenges waiting us. Food is going to become very expensive as supplies are lost elsewhere in the world There is no mention of encouraging community gardens and home food growing.</p> <p>Q2 - With reduced car use, car parks will be less important, they should be put over to food production and gardening. The loss of front gardens is not mentioned in the plan. The greenery they provide combats the building up of Co2 and the soak away they provide reduces risk of flooding.</p> <p>Q3 - No.</p>		Noted. Consideration of revisions to Chapter 25 (Open space, nature and recreation). To take account of the value and contribution of gardens, particularly to biodiversity and consider the emerging London Plan (policy 2A.9) which refers to land for food.
Mr Frederick Rayner	cs260	Q1 - Yes. The plan could have more focus on the effects of climate change.		A key objective of the Core Strategy is mitigating and adapting to climate change. Chapter 22 (Climate Change) sets out the requirements all minor and major new development will need to demonstrate towards meeting this objective. Beyond building and development, the Core Strategy addresses other issues relevant to climate change including flood management and protection of areas of open space. It should be noted that whilst the planning system has a role to play, achievement of this objective is largely dependent on a variety of other strategies and regulations outside of the planning system e.g. building regulations.

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Mr Geoffrey Hammond	cs269	Q1 - Yes. None	Do not support. I don't feel the stated objectives are specific enough. When considering applications for new building projects, whether commercial property or residential housing, I recommend that Merton Council should take the initiative and insist that all new builds must incorporate both solar heat absorption panels and solar photovoltaic cells on the roofs, no matter what the consequent increase in cost. The MC3 requirement should not be applied for such roof mounted technology. As usage of such technology spreads its cost will inevitably fall.	Policy 9 adequately sets out the requirements all new minor and major developments must meet to ensure they are sustainable and mitigate against climate change. Further detailed guidance on how new developments can achieve this will be set out in a Supplementary Guidance Document. Building Regulations have a significant role to play in ensuring new developments mitigate against climate change. Policy 9 seeks the highest viable standards of environmental performance. Viability and cost implications are key considerations in determining what can practically be delivered on an individual basis.
Harold Forbes	cs2113	Q1 - Yes. greater than 1	Do not support. In Britain we expect buildings to last at least a generation and more likely three of four. Allowing investments to be made in buildings that are outdated in efficiency terms even before they are built is to lock that capital away for generations and a wasted opportunity. It is already possible to provide zero-carbon homes for the same price as conventional homes as demonstrated by Arthur Bland in Somerset and reported in The Observer on Aug 16th 2009 http://www.guardian.co.uk/business/2009/aug/16/zero-carbon-housing There are two phrases in this strategy that I think may lead to unintended consequences. Firstly paragraph d. clearly indicates developers can avoid "full compliance" if they want to argue hard enough. Indeed it is may even be that they do not need to argue very much at all. Paragraph e. by quoting 3%, places a bar so low that a developer will be able to demonstrate "non-viability" just by shopping around a bit for his quotes. There should not be such an easy "escape" clause.	Thank you for your comments. It is necessary to appreciate the nature of the MC3 model that underpins the decision making process. Developers will need to present detailed costing data to challenge the assumptions in the model,. The 3% of GDV limit on increased costs is one that was decided upon after a detailed investigation into the cost implications of national changes in energy policy. Demanding that developers invest higher percentages of GDV in sustainability measures cannot be justified.
Tree Warden Group Merton Ms Jane Plant	cs2146	Q1 - Yes Q5 - Yes.	Do not support. Trees should be mentioned in helping to mitigate both climate change and flash flooding. The requirement for porous paving to reduce the effect of the loss of front gardens to off street parking is inadequate. There should also be a requirement to maintain some planting, hedges & trees - not only for sustainability or to address climate change but to retain the suburban character of much of the borough.	Please refer to open space, nature and recreation officer response for cs 2161.
Garth Residents' Association Mrs Margaret Groves	cs2250		Garth Residents' Association Draft Core Strategy Response Section 22 Climate Change Policy 9 Trees should be mentioned in helping to mitigate both climate change and flash flooding.	Noted. Please refer to response to cs2249. Chapter 25 (open space, nature and recreation) will be revised to include the positive contribution that trees can make to mitigating against the impacts of climate change.
Sutton and Merton PCT Angela Gibson	cs2323		REFER TO WHOLE SUBMISSION. Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.	Support welcomed.

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Workspace Group Plc	cs2235		Support We support policy 9 - Climate Change and the reference to the London Plan energy hierarchy policy which encourages the efficient supply of energy through decentralised energy generation and solutions. Policy 4A.6 of the London Plan recognises that major developments should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: - connection to existing CCHP/CHP distribution networks site-wide CCHP/CHP powered by renewable energy - gas-fired CCHP/CHP or hydrogen fuel cells, both accompanied by renewables - Communal heating and cooling fuelled by renewable sources of energy - Gas fired communal heating and cooling. We support this order of preference and consider that this should also be referenced in policy 9. Connection to existing distribution networks supports the development of waste to energy facilities which also have the ability to deliver power, heat and hot water.	We recognize the importance of CHP and community and district power networks. It was decided that this sort of detail would result in replication with the London Plan and should be reserved for the Sustainable Design and Construction SPD.
Highways Agency Patrick Blake	cs2266		Policy 9 - Climate Change 7. Transport, particularly by the private car, is a major carbon dioxide generator. We would recommend that reducing car trips should be included as a monitoring indicator.	Chapter 28 includes targets to: increase the proportion of trips made using sustainable modes (public and active transport); reduce carbon emissions through promotion of sustainable transport modes; reduce growth in traffic generation and car ownership levels and increase uptake in sustainable modes of transport. We will consider making this clearer in the Climate Change Chapter by cross-referencing to Chapter 28 - Transport.
Key London Alliance	cs2225		Section 22- Climate Change Draft Policy 9 In developing the draft policy, the Council needs to set realistic targets in relation to sustainability and renewable energy to ensure that they are technically feasible and will not impact on the viability of a development. Whilst we welcome reference to the London Plan energy hierarchy concept, draft policy should be developed in accordance with the policies of the London Plan which provide a target for the provision of renewable energy rather than an absolute requirement. Whilst the Council should commit to the principles of sustainability and high standards of energy conservation, consideration should be given to individual site characteristics and constraints which can place a limit on the ability to deliver carbon savings. Merton Carbon Reduction Fund We object to the proposal to introduce a Merton Carbon Reduction Fund. A clear policy regime currently exists to establish an achievable carbon reduction as part of a development through the rigorous assessment process which is required as part of major planning applications. It would not be appropriate to introduce measures beyond this process which would place further pressure on the viability of developments. Proposals bring forward a range of benefits such as public open space, public realm benefits, provision of affordable housing and highways improvements which deliver a range of public benefits.	The residential policy fits in with the proposed changes in the London Plan in terms of energy in that it moves away from a renewable target towards a CO2 reduction target. This is also in line with proposed national policy. This move away from renewables target does raise an issue with the wording of the commercial policy which seeks a breem standard and a renewables target in line with regional or national targets. It is clear that these targets are being phased out and the policy in question will need to be re worded to reflect this. The second point regarding the Carbon Reduction Fund is out of step with current national thinking. The concept of offsite allowable solutions is detailed in the latest government consultation documents on zero carbon buildings the Merton Carbon Reduction Fund is a mechanism to facilitate the investment in such allowable solutions.
HCA	cs2253		Pages 103 – 107, Climate Change – Policy 9 Climate change is an important issue and this Policy is supported. We welcome the specific references to the Code for Sustainable Homes and BREEAM . We note that whilst Merton requires BREEAM Very Good Standard to be met, there is no specific minimum CSH standard stated. We would, therefore, encourage the inclusion of a specific similar minimum standard for the Code for Sustainable Homes (such as level 4), albeit with a caveat related to viability. The introduction of a Carbon Reduction Fund is welcomed, providing that this does not allow a loophole for developers to opt-out of on-site provision.	The minimum standard of CSH will be dictated largely by the CO2 targets set in building regulations. In reality, from the date of adoption of this policy, building regulations will require Code level 3 CO2 targets, the result of which is that all new residential development will be required to meet a minimum of Code 3 with many being required to meet Code 4 or higher. The Carbon Reduction Fund is designed to provide a safety valve for developments whose circumstances make on-site renewables problematic. Developers will have to clearly demonstrate why renewables are not feasible on any given site.

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Linda Murgatroyd	cs2284		<p>Buildings, energy and land use Unfortunately, the sustainability ethos doesn't permeate the plan very far. All new buildings, for example including housing, should not only be built to the highest possible standards but should also be required to generate a good proportion of the power they are likely to use, through solar panels (at least for hot water, if not for heating or electricity), heat pumps and wherever possible through combined heat and power schemes. Proposals for demolishing perfectly good buildings and replacing them with newbuild should be analysed critically for their environmental costs, and rejected if there is any potential for altering the existing building instead. Opportunities to re-use materials and use environment-friendly materials in building proposals should be encouraged, even if this means the buildings are not in the same style as the surrounding neighbourhood. Similarly, secure bicycle parking should be included in plans for all new buildings and most alterations - sufficient for residents, staff and visitors. To make Merton more sustainable, and therefore more resilient to the effects of climate change, housing, shopping and working should be closer together. So building more office blocks and large retailers to the centre of Wimbledon is not such a good idea in this respect. People in other parts of the borough will have to travel further for their shopping, and local shops are likely to be adversely affected. This needs a re-think. There is a particular shortage of accommodation for the very elderly in the borough, and some priority should be given to this. Often, elderly people may be living in properties larger than they need and which are unsuitable for them as they become less mobile. Developing a range of accommodation suitable for independent and assisted living in each neighbourhood should be something that the council should prioritise. This would also release other accommodation for larger households. Much of the new building that has recently been built for those on the lower end of the income bracket has been tiny - sometimes below European standards. Rather than allowing this, the council could usefully encourage other forms of accommodation for the less well off which would include more cooperative living. For example developments with small flats /houses/studios and a range of joint community facilities for residents to use.</p> <p>CONTINUED BELOW.</p>	<p>We do not advocate specific renewable technologies as they are dependent for their suitability on site characteristics. The climate change policy has moved away from a renewables target towards a CO2 reduction target in line with regional and National policy. Some degree of onsite renewables will inevitably result from this, but the focus must be on CO2 reduction.</p> <p>The planning system will contribute towards addressing the issue of co-operative living for the elderly. Policy 13 - Housing Choice of the draft Core Strategy seeks the provision of a mix of housing types, sizes and tenures at a local level to meet the needs of all sectors of the community, which includes independent and assisted living for the elderly. Other Council strategies including the Housing Strategy can also contribute towards addressing this issue.</p>
Linda Murgatroyd	cs2284		<p>CONTINUED FROM ABOVE.</p> <p>Other shared accommodation should also be encouraged where possible, especially as this would tend to reduce both inequality and environmental costs. The council should be actively encouraging and helping householders (as well as businesses) to reduce their energy use, through practical methods, and should look favourably on any proposals to generate renewable energy locally, including solar panels even on listed buildings.</p>	REFER ABOVE.
Thames Water Plc Georgie Cook	cs2400		<p>Policy 9 – Climate Change</p> <p>Climate Change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water firmly supports the objective to take account of 'water conservation'.</p> <p>All new dwellings should meet the water usage targets set out in code for sustainable homes code 3 rating as a minimum.</p> <p>Thames Water's comments regarding sewerage and water infrastructure are made in relation to Policy 20.</p>	Noted, however policy 9 has regard to national sustainable design and construction standards regarding water usage targets.

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Sustainable Merton Mr J White	cs2399		> The climate change policy (policy 9) completely ignores the carbon embedded in individuals purchases both food and other consumer goods. Any payments made to a carbon fund must be significant enough to incentivise actual investment in renewables and not simply provide a get out clause. In any case 80% reduction by 2050 is likely to be too little, too late.	Whilst the planning system has a role to play, the achievement of climate change mitigation and adaptation is largely dependent on a number of strategies, initiatives and guidance outside of the planning system. The level of payments that will be sought for the carbon reduction fund will be in lieu of on-site carbon reduction measures. Funding accrued from the fund will be used to finance carbon saving projects.
Government Office for London Julie Shanahan	cs2435		The climate change policy details the boroughs commitment to climate change mitigation. I understand from our last meeting in March that the Council were in consultation with CLG and were awaiting guidance on how to take this policy forward. We would be interested to hear about their input into this policy.	Comments noted. As part of the Council's on-going informal dialogue with GOL concerning preparation of the LDF the Council welcomes the invitation to provide feedback to GOL on the consultation with the CLG.
GLA	CS2472		<p>The broad thrust and content of this policy is welcomed but the Council should address the following comments.</p> <p>The reference to the carbon reduction target in the draft replacement London Plan (Policy 5.1) is welcomed but the Council should note that this will be subject to scrutiny at the London Plan Examination In Public and may change as a result.</p> <p>The reference at Policy 9(b) to the London Plan energy hierarchy and explanation at Paragraph 22.12 is welcome but this should be more fully set out in the policy for clarity of application, suggested text below:</p> <p>"All development, including major refurbishment, will be required to demonstrate through the submission of a sustainability statement incorporating an energy strategy the following:</p> <p>b. Use of the London Plan energy hierarchy including:</p> <ol style="list-style-type: none"> 1) Be lean: use less energy 2) Be clean: supply energy efficiently 3) Be green: use renewable energy" <p>In addition to a fuller explanation of the London Plan energy hierarchy the core strategy should also fully recognise the weight given to decentralised energy by the London Plan and cross-refer as necessary. The Council should express a commitment to seek the highest commercially viable level of sustainability (as measured by the London Plan). It is suggested that fuller reference is included in the Core Strategy to the opportunities that could exist for reducing carbon emissions associated with existing building stock; whether it is via the retrofitting of energy efficiency measures and/or the deployment of low carbon district heating networks where suitable. The concept of the Merton Carbon Reduction Fund is supported but the supporting text should explain how this would be applied to achieve equivalent carbon dioxide reductions elsewhere. The GLA will need to fully review the evidence base for the measures described when this is completed in order to provide a definitive view on general conformity.</p>	The GLA suggestion of a more detailed explanation of the energy hierarchy is easily complied with. This explanation was deliberately taken out to avoid replication and to streamline the core strategy policy. Similarly the request to give greater reference to decentralized energy can easily be incorporated into the supporting text. Again the reason for omitting this was for brevity and avoidance of replication with the London Plan. The GLA also suggest that fuller reference be given to the opportunities for reducing emissions from existing stock. This is definitely a key area for emissions reduction and the council has dedicated significant resources to it, however the planning regulations have no remit to address this. The final point is that, while the idea of the Merton Carbon Reduction Fund is supported, a greater description is required of how the fund will be used to reduce CO2 emissions within the borough with an evidence base to justify the actions proposed.
23 Flood Management- Policy 10				
Mr Frederick Rayner	cs259	Q1 - Yes. Flooding :Paving over gardens should be made much more difficult or not allowed, it is a contributory cause of flash flooding.The loss of front gardens is not mentioned in the plan. The greenery they provide combats the building up of Co2		We do mention the use of permeable surfaces in the open space policy under 25.24. Will add a reference/or a link to the Flood Management Chapter.

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Metropolitan Police	cs2191		Policy 10 - Flood Management This policy notes that the LPA will work with the Environment Agency (EA) to direct development to the most suitable locations. This policy is supported by the MPA, mindful of emerging revised Government Guidance within PPS 25 which states that where appropriate, non flood-response emergency services can be located within Flood Zone 3a (High Probability).	Support welcomed.
Tree Warden Group Merton Ms Jane Plant	cs2151	Q1 - Yes	The detrimental impacts of off street parking that contributes to flooding should be noted. Off street parking should be controlled to include a requirement for planting of shrubs/hedges/trees in addition to the proposed control in the choice of porous paving.	As covered in cs259, we will add a reference/or a link to the Flood Management Chapter.
Environment Agency Susan Shehan	cs2241		Flood Risk Management Further to review of the Draft Core Strategy, we have the following comments to make on the Flood Management Policy 10: General Note: The policy title should be called "Flood Risk Management" and not "Flood Management" to be in line with other flood risk plans and strategies. We suggest the following changes and additions to the current policy submission: Policy 10 We Will: A: Work with the Environment Agency and based on the findings of the most recent Strategic Flood Risk Assessment and other plans, manage and reduce flood risk from all sources of flooding. B: Apply the sequential and exception test to avoid inappropriate development in relation to flood risk. C: Implement sustainable drainage systems (SUDS) across the borough and work towards effective management of surface water flooding. D: Fully engage in flood risk emergency planning including the pre, during and post phases of flooding event. E: Propose measures to mitigate flood risk across the borough that are effective, viable, attractive and enhance the public realm and ensure that any residual risk can be safely managed. Implications Flood management policies will benefit sustainable communities by reducing risk to individuals, property and essential infrastructure and allowing regeneration and economic growth. Justification New Paragraph above 23.3: 23.2 PPS25 requires that local planning authorities prepare, implement planning strategies that help to deliver sustainable development with regard to flood risk. 23.4 No brackets required (not just Zone 3b is at risk) 23.5 Merton embraces the principle of reducing the impact of flooding to development and to ensure that development will not increase flood risk elsewhere. In order to reduce flood risk, we will work together with developers to: Ensure that floodplains are operated efficiently, are protected and where possible restored. Realise the multifunctional nature of floodplains and deliver this through effective land use planning. Improve flood risk management infrastructure. Deculvert watercourses and restore natural river channels where possible. Ensure any flooding impacts can be reduced and managed. Key Drivers Separate Bullet: LB Merton SFRA Level 2 document. London Regional Flood Risk Appraisal (Draft) Civil Contingencies Act Water Framework Directive Table 1 Flood Management Indicators: CONTINUED BELOW.	The EA makes a really positive contribution to the policy with suggested wording provided. All points can be taken on board and have been noted. The only concern is whether the indicators and targets suggested are achievable for us in particular the 100% target on all sites that require EA consultation re. SUD's and ensuring all residents are included within a flood warning and emergency plan.

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Environment Agency Susan Shehan	cs2241		<p>CONTINUED FROM ABOVE.</p> <p>Numbers of applications resulting in deculverting on identified sites Target: Establish a schedule of deculverting opportunities Indicators: Number of applications that incorporate SUDS hierarchy and achieving London Plan attenuation rates. Target: 100% on all sites that require Environment Agency consultation. Indicators: Development of a flood warning and evacuation plan. Target: Ensure all Merton residents are included within a flood warning and emergency plan. Â Key Drivers The Water Framework Directive, which expands the scope of water protection to all waters and sets out clear objectives that must be achieved by specified dates, has not been included as a key driver in this section.</p> <p>Groundwater and Contaminated Land We note that the issues of groundwater and contaminated land have not been addressed in this document. Although Merton has one Source Protection Zone (SPZ) (map attached for Reference) located at Merton Abbey, the surface is underlain by 40m of London Clay that provides adequate protection from surface contaminants. In fact, the borough is underlain by London Clay groundwater will only normally come into play along the Wandle corridor where it resides in the superficial sands, clays and gravels associated with the historic flood plain.</p> <p>The geology also means that infiltration SUDS are impractical or, where sands and gravels are present, shallow groundwater may make this a less popular mode of surface water disposal. Attenuation on site and discharge under controlled flow conditions to sewer is likely to predominate across the borough, especially as fluvial flooding is an issue and it will be necessary to get the water downstream or to the combined sewer as quickly as possible Groundwater will be most sensitive within 'high risk' zones within 100m of the Wandle and Beverley Brook which forms the western boundary of the borough. For these reasons land contamination is therefore an important in these zones where it can affect the ecology of the rivers. In particular the issue of contamination is focused on the Wandle valley due to its industrial past. Therefore we would stress the need to use PPS23 to ensure the clean-up of sites close to the river. This is the most important issue for the borough in terms of groundwater and contaminated land.</p>	REFER ABOVE.
HCA	cs2253		<p>Pages 108 – 110, Flood Management – Policy 10 The policy in relation to flood Management is supported, as is the encouragement of the use of SUDS within schemes in the future.</p>	Comments welcomed. This policy will be reviewed and additional wording added to incorporate the implementation of sustainable drainage systems added to the policy text.
Longthornton Re-Development Working T L Baillie	cs2290		<p>Flood Management (Policy 10)</p> <p>Residents in Longthornton have experienced flooding in recent years. Specific examples include Windermere Road, Manor Road (Willow Cottages) and Manor Way. In the case of Manor Road, sandbags were used by residents after heavy rainfall. As there have been a number of complaints, we would request that a re-survey is taken of the ward to establish how many more of our roads are in a flood-risk area.</p> <p>We also support the new requirement for any off-street parking to be over a permeable surface but hope that this policy is rigorously enforced.</p>	The Core Strategy at Policy 10(b) encourages the use of sustainable urban drainage systems across the borough to minimise flooding risk. The Environment Agency has made extensive comments during the consultation and we will be implementing the additional points raised into the Flood Risk Management Policy 10. Refer to comments from cs2241 which suggests additional wording to strengthen the policy. With regards to surface run-off particularly, point b. of the policy wording will change, stating that we will implement sustainable drainage systems (SUD's) across the borough and work towards effective management of surface flooding.
Raynes Park and West Barnes RA Mr. David Freeman	cs2378		<p>Policy 10 Page 108. Under para c this does not include Flood Compensation schemes which should be encouraged where it would be a practical proposition. Para 23.4. Page 109. Some reference is needed to the Pyl Brook (feeding into the Beverley Brook) which because of culverted sections is the main cause of flood risk in West Barnes and Lower Morden.</p>	The EA amendments suggested ref (cs2241) will respond to the point on flood management compensation schemes. Will add the Pyl Brook (feeding into the Beverley Brook) to text under para 23.4

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Thames Water Plc Georgie Cook	cs2400		<p>Policy 10 – Flood Management</p> <p>PPS25: Development and Flood Risk states at paragraph 14 that a sequential approach should be used by local planning authorities in areas to be at risk from forms of flooding other than from river and sea. Annex C lists the forms of flooding and now includes: "Flooding from Sewers". Any policy in the LDF should therefore include reference to sewer flooding and an acceptance that flooding could occur away from the flood plain as a result of development where off site infrastructure is not in place ahead of development.</p> <p>It is vital that sewerage/waste water treatment infrastructure is in place ahead of development if sewer flooding issues are to be avoided. It is also important not to under estimate the time required to deliver necessary infrastructure, for example:</p> <ul style="list-style-type: none"> - local network upgrades take around 18 months - sewage treatment works upgrades can take 3-5 years <p>Thames Water support the use of sustainable drainage systems in appropriate circumstances. However, it should also stated that sustainable drainage systems are not appropriate for use in all areas, for example areas with high ground water levels or clay soils which do not allow free drainage.</p> <p>A well maintained and managed sustainable drainage system is also required to prevent it becoming ineffective, potentially increasing overland flows, and consequently having an impact on the sewerage network.</p>	<p>Flooding from sewers will be incorporated into the policy text of this policy alongside reference to PPS25 para 14 and the need to identify flood risk away from the flood plain associated to sewer flooding as a result of development where infrastructure is not in place ahead of development.</p>
GLA	CS2472		<p>The proposed policy is welcomed but the Council should add a paragraph referring to the sustainable drainge hierarchy set out in London Plan Policy 4A.14 and Policy 5.13 of the draft replacement London Plan.</p> <p>Paragraph 23.4 should be clarified, as the Strategic Flood Risk Assessment should have referred to all flood zones, and not just 3B. Paragraph 23.5 should refer to the London River Action Plan.</p> <p>It is recommended that the text in Table 1 Flood Management (p.110) under the 'Tragets' column should be amended to read 'Ensure new developments provide safe ingress and egress and all those in the borough can move safely and/or buildings remain operational'.</p>	<p>Add paragraph re. sustainable drainage: suggested wording: Seek to ensure that development incorporates sustainable urban drainage systems (SUDs) where possible and manage surface water run-off by storing rainwater for later use, encouraging porous surfaces, attenuating rainwater in storage tanks/water features, ponds and open water features. To encourage measures for discharge of rainwater direct to a watercourse, surface drains and sewers. With ref to para 23.4 this reiterates what has been said by the EA. Have removed the ref to 3b only. I take it that the final point re. London River Action Plan relates to the additional reference for the key drivers? The GLA also suggest wording for the last target and this is possibly more realistic/achievable than that suggested by the EA, both will be considered.</p>
24 Waste Management - Policy 11				
Sutton and Merton PCT Angela Gibson	cs2323		<p>REFER TO WHOLE SUBMISSION.</p> <p>Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.</p>	<p>Comments noted. Further revisions will be considered.</p>

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Workspace Group Plc	cs2236		Support. We support the reference to the sustainable objectives set out in PPS10 and the Mayors London Plan. We support the collaboration of the four London Boroughs or Merton, Sutton, Kingston and Croydon and maximising self-sufficiency within the SLW Plan area. We further support the identification of new sites in accordance with the criteria set out in PPS10. Whilst we recognise that existing waste management sites should be safeguarded (in accordance with Policy 4A.27 of the adopted London Plan), we consider that reference should be made to the potential constraints of bringing these sites forward. A number of existing sites are potentially inefficient, using out-moded technologies and processes, do not have the financial support to upgrade or improve their processes, or simply do not have the desire or inclination to change their existing systems to an alternative waste management solution. That being the case there should be recognition that the retention of the existing sites is not without its constraints. It may be impractical to expect that these sites will deliver better technologies and assist in closing the waste capacity gap. This aligns with Paragraph (c) which states that the Council is against poor performing outdated technologies.	Comments noted. Further revisions will be considered.
Linda Murgatroyd	cs2283		Rubbish Sustainability needs to be key in strategic thinking, so I very much welcome the proposal for more recycling locally, including the Raynes Part Eco-Park. Yes there will be lorries locally, but they would only be somewhere else if our rubbish is taken elsewhere, and if it's further away this will mean more lorries, driving further. Reducing and re-using waste should be encouraged and I hope that the Borough will support the extension of plastic-bag-free zones, and also look at re-using (as opposed to recycling) of glass bottles and jars and also more building materials. Our rubbish should be thought of as a positive resource in this respect and as energy prices soar we will be very glad if it is recycled locally if the gases produced can be used locally, eg for district heating projects.	Comments noted. Further revisions will be considered.
Longthornton Re-Development Working T L Baillie	cs2290		Waste Management (Policy 11) The nearest 'large' recycling bins (such as those for recycling old clothes) are located in Pollards Hill. Would there be any possibility of having a similar waste collection site in Longthornton? The waste sites in Garth Road and Weir Road are simply too far away to be of any use to Longthornton residents. The LRWP would like to suggest that residents may be able to use the facilities in Beddington Lane which, whilst out of borough, are significantly closer to our area. We suggest the green waste scheme is promoted more in the area as a large number of residents do not appear to know of its existence.	The respondents comments regarding waste have been forwarded to the Council's Waste Services Team.
Anon.	cs2436		As you are preparing a joint waste DPD with Croydon, Kingston and Sutton it is important that Core Strategy waste policies are in line with each other. Where a joint waste DPD is being prepared a sign post to the joint plan, PPS10 and the London Plan in each borough Core Strategy should be sufficient. Alternatively an agreed common policy to be included in each Councils Core Strategy would suffice. We note that Sutton intend to adopt their Core Strategy in December 2009, It is important that Merton's Core Strategy policy aligns with Suttions Core Policy BP8 Waste Reduction and Management.	Comments noted. Further revisions will be considered.

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Sustainable Merton Mr J White	cs2399		> The south west london waste plan consultation assumptions are flawed (policy 11) because, despite having waste reduction as the main priority, waste arising per person are anticipated to increase over the course of the plan when we should actually be looking at moving towards zero residual waste over the next twenty years. Waste should be dealt with as close to source as possible, treated as a resource, being reused or recycled and only be converted into heat and electricity as an absolute last resort. Where energy is generated from waste it should be used to heat and power our town centres as described above.	Comments noted. Further revisions will be considered.
GLA	CS2472		This policy is welcomed, as is the production of a Joint Waster DPD with Croydon, Kingston and Sutton. The final sentence of paragraph Policy 11 (b) should be corrected to read 'In addition to new sites being identified, in line with the criteria laid out in PPS10, existing sites will be protected and their redevelopment encouraged to maximise throughput'. The reference to London Plan targets at paragraph 24.5 is welcomed. The Council should ensure that waste management policies consider how refuse will be transported and ways in which any more waste facilities will be serviced.	Comments noted. Further revisions will be considered.
25 Open space, nature and recreation - Policy 12				
Mr Mark Andrews	cs224	Q1 - Yes. None.	Support. I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	As in the previous rounds of consultation the largest single issue for comment has been the return of Wimbledon AFC to the borough with the Wimbledon Greyhound Stadium site being selected as a suitable location. We have received approx 150 comments supporting the statement under 25.17 which reiterates the Council's support for the provision of a sports stadium. The comments are requesting that the supporting text is moved to form part of the main policy with particular reference to the Greyhound Stadium site. The site is privately owned by the Greyhound Racing Association and the Core Strategy cannot designate sites for specific use. Hence, whilst this may be an aspiration of the club and supporters the Council will need evidence to demonstrate that this proposal is needed and that there is a realistic probability that it can be delivered. The LDF has to be evidence based and include proposals that are capable of implementation. No change is therefore proposed to Policy 12. It refers to recreational and sports facilities and that the Council will be 'supporting proposals for new and improved facilities' in the policy text, which is considered adequate to cover any leisure related a

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Mr James Mackie	cs230	Q1 - Yes. None	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.	See response to comment cs 224 (Mark Andrews)
Spatial Team Spatial Team. Merton Council	cs220	Q1 - N/A	Support. Open Space Policy - The content on the reference to biodiversity matters has been fed back to the team. It is felt that there is a need for more references and content, i.e. more weight given to biodiversity matters to be included.	Review Policy 12 part g. to incorporate enhancement of the blue ribbon network to encourage and enhance biodiversity. To include a supporting paragraph on waterways and review paragraph 24.24
Phil Godfrey	cs223	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcome, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Wimbledon Independent Supporters Association (WISA) G Moss	cs222	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Â	See response to comment cs 224 (Mark Andrews)
Ms Celia Craske	cs225	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's supp	See response to comment cs 224 (Mark Andrews)

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mr daniel revell	cs226	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Andrew Lockett	cs227	Q1 - Yes. None.	<p>Support.</p> <p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further.</p>	See response to comment cs 224 (Mark Andrews)

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P Baker Peter Baker	cs228	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Ian Hidden	cs229	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Spink	cs231	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Graeme Boulton. (Wimbledon Football Club Supporter since 1974)	cs250	Q1 - Yes. None.	<p>Support.</p> <p>(I am an ex-Merton Resident, having lived there for 35 years until 5 years ago and have supported (afc) Wimbledon(fc) since 1974) Wimbledon Football Clubs' extraordinary rise through the amateur and then professional ranks was a source of great pride to both supporters and residents in and around Wimbledon. Whoever you believe about the motives around the move from Plough Lane and the subsequent sale of the old Football Ground to developers, the bottom line is Wimbledon lost its Football Club. We now have a fantastic opportunity to right a wrong. AFC Wimbledon is being run the way Wimbledon FC should have been run. It puts the Community of Merton first and foremost in its aims and goals. It builds bridges and forges links with a myriad of local people, businesses and organisations. It believes in growth through sustainability. Not the buy now, bust later mentality that is so engrained in our society today. Merton Council through the LDF have a perfect opportunity to invest in a community run Football Club that any Council and Resident would be proud of. The development of the Greyhound site at Plough Lane into a Football Stadium for the Dons would be another amazing chapter in the recent history of (AFC) Wimbledon (FC). However, the crusade to 'Bring The Dons Home' to Merton should not focus solely on Plough Lane, however emotive that would be. There are sites that tick all the boxes, land big enough for a sustainable stadium, close to train/road links. Whatever the final resting place for (AFC) Wimbledon (FC), one thing is certain, the current home of Kingsmeadow will soon be too small for our needs. Kingston are working on their own LDF and it would be a crying shame if the Football Club had to stay there, away from the Borough it so rightly courts. Merton need to make a bold statement within the LDF. Support to 'Bring the Dons Home' should be enshrined within this strategy and a clear and concise statement of intent needs to be obvious to everyone. Together we can ensure that future generations of Merton Residents can have a Football Club to be proud of and together we can Bring The Dons Home. Thank you</p>	See response to comment cs 224 (Mark Andrews)

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Max Harding	cs243	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Patryk Malinski	cs238	Q1 - Yes. None.	<p>Support.</p> <p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr James Baker	cs232	Q1 - Yes. None.	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Benjie Moss	cs233	Q1 - Yes. None. Q2 - Yes. None Q3 - Yes. None Q4 - Yes. None Q5 - Yes. None	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Mr James Claydon	cs234	Q1 - Yes. None.	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.	See response to comment cs 224 (Mark Andrews)
Mr Patrick Jordan	cs241	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Mr Nick Reed	cs235	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcome, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mrs Caroline Kingston-Lynch	cs236	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Alexi de Turckheim	cs237	Q1 - Yes. None.	<p>Support.</p> <p>Dear Sir/Madam I welcome and fully endorse Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Â Kind regards</p>	See response to comment cs 224 (Mark Andrews)
Mr Stephen Cooles	cs239	Q1 - Yes. None.	<p>Support.</p> <p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Greg Valentine	cs240	Q1 - Yes. None.	<p>Support.</p> <p>As a Wimbledon FC and AFC Wimbledon supporter for 40 years, I would love to see the council do everything it can to provide a permanent home for the club within the borough. It is vital that the community does not lose its football club and the history and status of WFC / AFCW continues for future generations</p>	See response to comment cs 224 (Mark Andrews)

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Mr Hugh Gibson	cs242	Q1 - Yes. None. Q5 - Yes	Support. 25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Callum Watson	cs244	Q1 - Yes. None.	Support. Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Pierpaolo Barrett	cs245	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Mr Keith McDonald	cs246	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is w believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Robert Woodward	cs247	Q1 - No. None	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Mr Tudor Jennings	cs248	Q1 - Yes Q2 - Yes Q3 - Yes Q4- Yes Q5 - Yes	Support 25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. After the loss of the Plough Lane site via the council being, perhaps, conned into lifting the covenant put in place when it was gifted by Sydney Black to the club, and reselling it back to Sam Hammam in the 90's. Due to this, I believe that Merton Council have a moral obligation to assist in restoring a sports stadium to the Wimbledon area, preferably as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. A stadium would be a catalyst for regeneration in the area and contribute to improving the environment, economy and wider community. While I appreciate that the Core Strategy is not a site specific document, the underutilised Greyhound Stadium site (just down the road from Plough Lane Football Stadium) remains a perfect "replacement" and this should be borne in mind in the futu	See response to comment cs 224 (Mark Andrews)
Mr. Arne Markhus	cs249	Q1 - Yes. None	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Simon Turner	cs251	Q1 - Yes. Yes, strategically this is a sensible policy. Q2 - Yes Q3 - Yes Q4- Yes Q5 - Yes	Support	Support welcomed

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Mr Cyril Maidment	cs253	Q1 - Yes. None	<p>Support</p> <p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Mick Adams	cs254	Q1 - Yes. None	<p>Support.</p> <p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Mick Adams	cs255	Q1 - Yes. None	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Ms Veronica George	cs261	Q1 - Yes. I very much welcome the suggestion that the greyhound stadium should be used as a stadium for AFC Wimbledon football. As the owner of a property in a nearby street, I think that this could only benefit the amenity quality of the area, and I think it is vital that Merton Council do as much as possible to support a very vibrant and successful sporting club within its area. Q2 - yes Q3 - Yes. Helping AFC Wimbledon to achieve a permanent and affordable venue in its traditional home will encourage sporting and social development among the children and adults of the borough. Allowing a relatively dense housing development on the old Plough Lane site was not a good move, in my view, as the flats are unattractive, the traffic density in the immediate area has increased considerably, and a sporting venue was lost. Converting the greyhound stadium to a football venue would compensate for this loss and would provide a real asset for this part of the borough. Q4 - yes Q5 - Yes	Support	See response to comment cs 224 (Mark Andrews)

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Ms Karen Ay	cs262	Q1 - Yes. None	<p>Support. I, along with many AFC Wimbledon supporters welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I and other fans acknowledge that the Core Strategy is not a site specific document, we do believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Additionally, I personally believe this would benefit the children in the community. Having had a child that took part in Wimbledon FC's 'Football in the Community' Scheme for many years, it was a huge loss when that was taken away. This type of community scheme benefits both children themselves and the community at large in several ways: It helps build and strengthen relationships within local neighbourhoods, which in turn creates a more tightly knit community because it gives people something to be a part of. It offers children something affordable, fun, constructive and safe to do over the holidays and at weekends, which in turn helps to lower youth crime. It generates monetary investment in the community by the community members, which over time creates jobs and more commerce opportunities. I do hope this, alongside all the other points others have raised is taken into consideration. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I strongly believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Paul Mason	cs263	Q1 - Yes. None	<p>Support. I would like to add my support to the use of the Grehound Stadium for use by AFC Wimbledon (25.17). The sale of the old club and the broken promises on the redevelopment of the Plough Lane stadium was a local and national disgrace. Bringing the club back to Merton would help rectify that. Wimbledon needs a league team in the borough - I took my children to Plough Lane, it would be great for them to be able to take their children to watch AFC Wimbledon play in the borough. The club already works in the community but having facilities here would give youngsters the chance to be coached and play for the youth teams in their own locality - Kingston is too far away for youngsters to go.</p>	See response to comment cs 224 (Mark Andrews)
Mr. Stephen Chandler	cs2114	Q1 - Yes. The +F285 old Plough Lane ground is now a block of flats, I believe that Merton Council are duty-bound to set aside a location for a new stadium. Ideally the Greyhound Stadium site. The responsibility for the loss of the old ground rests squarely on the shoulders of Sam Hammam but Merton Council received a significant sum for naively lifting the sporting use only covenant. In short Merton Council owe the supporters this new site at the Greyhound Stadium.		See response to comment cs 224 (Mark Andrews)

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Mr Mark Wiltshire	cs2110	Q1 - Yes. None	Support. I concur with WISA and welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst acknowledging that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Jerzy Dabrowski	cs289	Q1 - Yes. None	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. For once, let's see the Council do something positive for the Borough's biggest football team. It's not just about tennis.	See response to comment cs 224 (Mark Andrews)
Mr Wagner Gimenes	cs281	Q1 - Yes Q2 - Yes Q4 - yes Q5 - Yes	Support. Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Mr Tim Hillyer	cs280	Q1 - Yes. None	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
erik van schaik	cs299	Q1 - Yes. None	<p>Support.</p> <p>I welcome Merton Council's support for a sports stadium within the borough and for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. I look forward to the day that AFC Wimbledon can start playing in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy document does not specify sites, I believe that the ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mrs Valerie Watson	cs2126	Q1 - Yes. None	<p>Support.</p> <p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site.</p> <p>Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened.</p> <p>This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Kevin Watson	cs2125	Q1 - Yes. None	<p>Support.</p> <p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site.</p> <p>Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened.</p>	See response to comment cs 224 (Mark Andrews)

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Rob Crane	cs2111	Q1 - Yes. None	<p>Support.</p> <p>I welcome the council's support for a sports stadium within the borough, and its support for retaining the Greyhound Stadium site for leisure uses, as set out in Paragraph 25.17 of the draft Core Strategy. While I am aware that the Core Strategy is not a site-specific document, I would fully support the eventual redevelopment of the Greyhound Stadium site as a community-based sports facility that includes provision of a football stadium. Since Wimbledon FC left the borough, Merton has been sorely missing the element of civic pride that can be supplied by having a successful football team within its boundaries. Such a development could be a catalyst for regeneration, giving the borough an economic boost while also providing much-needed community facilities. However, I believe the Core Strategy's support for a sports stadium could be strengthened. The text relating to a sports stadium is currently included in the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation). I believe the provision of a significant sports stadium is important enough to justify its inclusion in the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Graham Timms	cs264	Q1 - Yes. None	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Kevin O'Loughlin	cs2119	Q1 - Yes. None	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Michael Groves	cs2117	Q1 - Yes. None	Support. 25. Open Space, Nature and Recreation (Policy 12). I warmly welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace a key community and sporting asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Wimbledon FC was after all, an accepted part of the borough's history back to approximately 1912 when our community predecessors saw fit to grant permission for football on the Plough Lane site. I call upon the present community to also make a similar future commitment. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
AFC Wimbledon	cs295	Q1 - Yes. None	Support. Policy 12 part j. should be reworded to state: "Providing cultural and sporting facilities including a new community multi purpose sports stadium, open space for schools and other institutions."	See response to comment cs 224 (Mark Andrews)

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AFC Wimbledon	cs296	Q1 - Yes. None	Support. It is intended that the last sentence of the existing paragraph 25.17 commencing, 'Building on our legacy...' is deleted and incorporated within text in a new paragraph which would state: 'The Borough has a considerable legacy in sport and in particular tennis and football. We therefore fully support the provision of a new multi purpose sports stadium that would enable the community to have the potential to experience a full range of sporting activities.'	See response to comment cs 224 (Mark Andrews)
Dr John Wheeler	cs265	Q1 - Yes. None	Support. I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Darren Stokes	cs266	Q1 - Yes. None	Support. I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Leveille	cs267	Q1 - Yes. None	Support. I would like for AFC Wimbledon to play in a new stadium as close as possible to the historic Plough Lane ground. Whilst the strategy discusses the sport stadium, the wording should be strengthened further, and should be part of the policy text itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Geoffrey Hammond	cs268	Q1 - Yes. None	Support. I welcome Merton Council's support for a sports stadium within the borough and for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. I look forward to the day that AFC Wimbledon can start playing in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy document does not specify sites, I believe that the ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy : Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe the wording should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Ian Harrison	cs270	Q1 - Yes. None	Support 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself	See response to comment cs 224 (Mark Andrews)

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Mr Brett Knell	cs271	Q1 - Yes. I welcome Merton Council's support for a sports stadium within the borough and for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy.	Support. I look forward to the day that AFC Wimbledon can start playing in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy document does not specify sites, I believe that the ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. I feel that sport/football plays an important part in any modern community these days and to provide a club on the verges of becoming professional with this opportunity, it would not only benefit the club, but the community as a whole. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Ben Canham	cs272	Q1 - Yes. None	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, v	See response to comment cs 224 (Mark Andrews)

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Mr Ben Adams	cs274	Q1 - Yes. None	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcome, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Steve Smith	cs275	Q1 - Yes. None	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Miss Margaret Hung	cs276	Q1 - Yes. None	<p>Support.</p> <p>I am very glad that Merton Council supports a sports stadium within the borough and also supports the retention of the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. I think it is a real shame that our local football club, AFC Wimbledon, has not got a home in Wimbledon itself and hope that Merton Council will find a home for this club, preferably as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. As well as raising the profile of the borough in a positive way, such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. The Greyhound Stadium site would be the ideal location for a football stadium development. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this could be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Miss Margaret Hung	cs277	Q1 - Yes. None	<p>I am very glad that Merton Council supports the principle of a sports stadium within the borough and also the supports the retention of the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. I think it is a great shame that the football club which represents Wimbledon does not have a home in Wimbledon itself and I should really like to see AFC Wimbledon play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community as well as raising the profile of the borough in a positive way; and an ideal location for a new stadium would be the Greyhound Stadium site. Even those residents who are not interested in football know that Wimbledon FC once won the FA Cup. This club was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Rupert Jeffery	cs279	Q1 - Yes. None Q2 - yes. None Q3 - Yes. None Q4 - Yes. None Q5 - Yes. None	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. It seems most apposite for a football club to have a home stadium as close as possible to the old home of Wimbledon F.C had at Plough Lane. This precise spot is now unfeasible since the sale of Plough Lane but I think that a stadium would aid redevelopment and enhance the economy of the area. The closest likely alternative would appear to be the Greyhound Stadium site, which has already been a good focal point for community activity. AFC Wimbledon, in its short existence has proved that it has a very strong sense of community and would be able to resuscitate the vibrant connections with the local area and its people.	See response to comment cs 224 (Mark Andrews)
Mr Jason Baskaran	cs278	Q1 - Yes. None Q2 - yes. None Q3 - Yes. None Q4 - Yes. None Q5 - Yes. None	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. As a Wimbledon fan my whole life, and being from a family of Wimbledon fans through the generations, it only feels right that the community gets their football club back. Wimbledon has never been a traditional football club in the true sense, but instead has always been known as the family club, a core of the community and a place to meet new people and be with the locals. Bringing the Dons home would be a major coup for the Borough and let the residents, capital and fans of Wimbledon know how important sport and integration is to the community.	See response to comment cs 224 (Mark Andrews)

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Mr Adam Russell	cs282	Q1 - Yes. None Q2 - yes. None Q3 - Yes. None Q4 - Yes. None Q5 - Yes. None	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. I believe a sports stadium within the Wimbledon Greyhound site would likely make an extension of the tramlink more feasible as well and so would help Merton meet commitments to improving public transport. It would provide weekend and occasional evening transport demand where there may be little otherwise. It would also likely bring in more (football) tourist traffic outside the tennis fortnight and make investment in local hotel infrastructure more feasible (hotels are also listed as being particularly in demand near Wimbledon). Suggested Changes to the draft Core Strategy: AFC Wimbledon itself has proven an inspiration to many local youngsters and their football community schemes have seen thousands of children taking part in active exercise which many continue to enjoy. I believe providing a home for a football club at Plough Lane will be added inspiration to many local youngsters. Finally the site could also be used on non-matchdays for various community uses. Many other London football clubs are partners to education providers and help offer training provision for NVQs in Spectator safety for instance. With the close ties to South Thames College (which is based in Merton as well as Wandsworth) a stadium could also boost potential training provision in a sports environment. Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. CONTINUED BELOW.	See response to comment cs 224 (Mark Andrews)
Mr Adam Russell	cs282		CONTINUED FROM ABOVE. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	REFER ABOVE.
Mr James Congrave	cs283	Q2 - No. The document is not easy to read. The consultation time too short, and submitting comments made too difficult. Also, little publicity has been given to the document.	Do not support. page 34, paragraph 12.30 sentence 1 says "existing areas of open space will continue to be protected" sentence 3 "some existing open space may be required to accommodate new buildings". This is clearly double-speak, but what worries me is that the council is prepared to build on the greenspaces. This is confirmed by paragraph 6.7, which implies that they can be built on because the borough has an above average proportion of greenspaces anyway. I am against any greenspace being built on. Once this is done they are lost forever!	The objections to development on open space for school provision will be considered.
Mr Stacey Adrian	cs290	Q1 - yes. None.	Support. I welcome council support for a sports stadium within the borough. My hope is that such a stadium especially on the Greyhound site would provide a means for returning AFC Wimbledon football club to the borough. Such a stadium would not only provide sports facilities but would also act as a magnet for regeneration and economic growth as well as strengthening the links of AFC Wimbledon as the continuation of Wimbledon Football Club with the local community.	See response to comment cs 224 (Mark Andrews)

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Mr Richard Tibbets	cs291	Q1 - yes. None.	<p>Support.</p> <p>I fully endorse WISA's response to this consultation document: We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Michael Howard	cs298	Q1 - Yes. None Q2 - yes. None Q3 - Yes. None Q4 - Yes. None Q5 - Yes. None	<p>Support.</p> <p>As someone who until recently lived and was socially active in Merton for many years and who still has regular contact I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would also be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton, a fact recognised by the displaying of the history and honours at the Civic Centre. A new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Miss Zoe Linkson	cs2100	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Johnny Wilson	cs2102	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Kilcoyne	cs2103	Q1 - Yes. None.	Support.	Support welcomed

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Mr Peter Day	cs2104	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the Draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Nick Palmer	cs2106	Q1 - Yes. None.	<p>Support.</p> <p>I strongly support the proposal to retain the site of the existing Greyhound stadium for sports and leisure use. As a Merton resident, I feel such a development would be massively beneficial to the borough and its community. The current stadium is an eyesore, and would be perfect for a new multi use sports stadium. I have always supported the boroughs primary football club, Wimbledon FC, and the club that rose from their ashes AFC Wimbledon. This site would be ideal for a stadium that they could play in. The Council, in my opinion, never did enough to encourage the owners of Wimbledon FC to come back to the borough, and a multi use stadium would rectify this. AFC Wimbledon currently get crowds of 4000 playing in Kingston. Playing back in the borough, I firmly believe these crowds would be around 6000 (assuming they stay in or around their current division). This would create jobs and income for local businesses such as pubs, shops, cab offices etc, and would give local residents a focal point in their community. I am a police officer in Wandsworth, and am acutely aware of the high level of social housing in the immediate area of the Greyhound stadium, and subsequent levels of anti-social behaviour. Some of these housing blocks come under Wandsworth and Lambeth boroughs. Perhaps a joint initiative with these boroughs regarding financing etc of a new multi usage sports stadium (and enabling development) could be looked into. Youth diversion through sport and other activities (and having a focal point in the community) can work wonders in tackling some of these issues.</p>	See response to comment cs 224 (Mark Andrews)

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Mr George Derrick	cs2105	Q1 - Yes. None.	Support. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Ben Williams	cs2107	Q1 - Yes. None.	Support.	Support welcomed
Mr Mark Beecroft	cs2112	Q1 - Yes. None.	Support. I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Mr Tony Dole	cs2109	Q1 - Yes. None.	<p>Support.</p> <p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p>	See response to comment cs 224 (Mark Andrews)
Mr Mark Hopkins	cs2108	<p>Q1 - Yes. I think it is vital to ensure any changes are sustainable. It is very important to prevent 'Back Garden' development from destroying the eco friendly nature of our environment.</p> <p>Q2 - No.</p> <p>It is too easy for people with an agenda or large funds to distort informationÂ obtain approval unpopular builds.</p> <p>Q3 - No.</p> <p>There are better ways, full consultation and adherence to the results of consultations with residents, is the democratic option, even if it is unpopular with local and national government ideals.</p> <p>Q4 - No.</p> <p>Although I ticked no we will have to wait and see and be prepared to modify as required.</p> <p>Q4b. e. Being flexiable and able to be monitored</p> <p>Q5 - No.</p> <p>I have insufficient data to verify if it is or not.</p>		Inclusion of reference to back garden development to be considered in relation to Policy 12 Open Space.
mr gerard deegan	cs2120	<p>Q1 - Yes. 25. Open Space, Nature and Recreation (Policy 12). My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. I believe that an ideal location for a new stadium would be the Greyhound Stadium site.</p> <p>Q2 - Yes</p> <p>Q3 - Yes</p> <p>Q4 - Yes</p> <p>Q5 - Yes</p>		See response to comment cs 224 (Mark Andrews)

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Mr Trevor Knight	cs2115	Q1 - Yes. None	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Ben da Costa	cs2116	Q1 - Yes. None	Support. I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Â	See response to comment cs 224 (Mark Andrews)
mr keith buddin	cs2118	Q1 - Yes. It's now time for the council to support it's local football club AFC Wimbledon and to make up for ineptitude of former politicians who let Wimbledon fc down so badly. If there is a site that would encompass AFC and maybe other sports then everything possible should done to make this happen Q2 - Yes. Q3 - Yes. Q4 - Yes Q4b. e. Being flexiable and able to be monitored		See response to comment cs 224 (Mark Andrews)

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Mr Dean Parsons	cs2122	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
mr kenton watson	cs2124	Q1 - Yes. None.	Support. 5. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Mr Doug Hammond	cs2127	Q1 - Yes. None	<p>Support.</p> <p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses. In addition, my wish is for AFC Wimbledon to play in a new stadium as close as possible to the site of the old Plough Lane stadium. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. A stadium would be an aid to the regeneration of the area, and would contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Â Wimbledon FC was an important part of the history and community of Merton, and I feel it was sadly neglected before its demise, as an unfashionable football club out of sight of the people of Wimbledon / Merton. A new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated, and make the town proud to have a football team bearing its name. Â In addition, whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. - Coment ends - Â</p>	See response to comment cs 224 (Mark Andrews)
Mr Gareth Coates	cs2128	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Football Clubs form a vital part of their communities, not just in providing an entertainment product on a Saturday afternoon, but also in terms of providing coaching and recreational excercise for young people or others who might otherwise be excluded from sport.Â Additionally, a new stadium for AFC Wimbledon will provide employment and economic stimulation to the area - firstly through the jobs created during redevelopment of the existing site, then through jobs created in the running of the stadium / club and finally through the money spent locally by supporters attending matches (a good number of which will not be resident in Merton, thus bringing money into the borough).</p>	See response to comment cs 224 (Mark Andrews)

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Mr Kevin Fitzpatrick	cs2177	Q1 - Yes. None.	Support. I welcome Merton Council's support for a sports stadium within the borough, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium in Wimbledon itself. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that provision should be made for a new stadium within Wimbledon. Wimbledon FC was an important part of the history and community of Merton and a new stadium within Wimbledon would enable AFC Wimbledon, as the successor to Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature recreation) but should form part of the policy itself. The reference to the support for the retention of a suitable site within Wimbledon itself for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr John Butcher	cs2174	Q1 - Yes. None. Q2 - Yes. Q3 - Yes. Q4 - Yes	Support. I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. I acknowledge that the Core Strategy is not a site specific document but believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links with the community in which the club originated. In conclusion I also wish to comment that in this era of questionable governance it would also serve to right a wrong that was done earlier.	See response to comment cs 224 (Mark Andrews)

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Apostles Residents' Association	cs2173		<p>Do not support.</p> <p>The ARA does not support Policy 12 as currently worded for the following reasons:</p> <p>1. The Apostles area is in an area of public open space deficiency. It is disappointing to see that, although there are areas of the borough such as ours that have inadequate open space provision, there is no commitment in the policy as written to increasing public open space provision in such areas of deficiency. The first sentence of 25.14 is weak and inadequate. There should be a definite policy to provide new public open space in areas that are deficient, however unclear currently it may be as to how this might be funded. Without such a policy, there is no support or incentive for the community at large to pursue funding opportunities for such public open space. Without such a policy, the target in table 1 to reduce areas of deficiency in the borough cannot realistically be achieved. It will certainly not be achieved merely through 'any additions' of open space in completed developments. Intensification of site density to accommodate the amount of housing required in Merton under the London Plan means the level of deficiency is likely to get worse unless there is a policy for effective new public open space in these areas. 2. If one of the London Plan's six objectives is to accommodate London's growth within its boundaries without encroaching on open space then all open space in the borough must be inviolate and development should not be allowed on any open space, but in particular not on any public open space. Open space in the borough has been progressively eroded by development on what were once school sites or sports grounds being allowed, at times for the specific financial benefit of the council. This policy is about open space, not about schools provision, and all mention of school provision should be removed from this policy and how school provision might be achieved should be dealt with elsewhere. If new schools are needed, then it is self evident that there will be a greater need for the increased population to access amenity open space and therefore previously developed land should be acquired for school provision, not open space.</p>	<p>Policy 12 a.: The current wording "inappropriate development" covers all kinds/types of development including poorly designed sports/leisure facilities.</p> <p>The Core Strategy has to be realistic and achievable. It is unlikely that additional public owned open space will be created therefore the provision of additional open space will largely be dependent on privately owned and managed open space that is accessible to the public.</p> <p>Table 1 identifies the suggested indicators to measure the effectiveness of the policy over the plan period. A target to reduce areas of deficiency in the borough is included and this needs to be set within the context of finite land availability. The Council would wish to reduce areas of deficiency wherever possible but the Core Strategy must be realistic and achievable. Revisions to the target in table 1 will be further considered. The London Plan has revised Merton's housing target and like the current strategic housing target for Merton, this is achievable without significantly increasing the borough's open space deficiency. Para 25.14: The first sentence will be amended to</p> <p>"publicly owned" open space to make this paragraph clearer. Policy 12 point e.: Other comments have been made to point e. of the policy statement and this will be reviewed to ensure clarity. With regards to the objection to development on open space for school provision this will also be considered prior to submission.</p>

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Mr Matthew Derry	cs2181	Q1 - Yes. None.	<p>Support</p> <p>I'm glad that the Council is stating its support for a sports stadium within the Borough and also for the retention of the Greyhound Stadium site for leisure uses (draft Core Strategy, para 25.17). I would urge the Council to make every effort to facilitate providing a permanent home within the Borough for AFC Wimbledon, the football club that represents the major centre within the Borough. Ideally this would be near to the club's historic home Plough Lane. This would replace a community asset that was lost to Borough when the old stadium was sold and redeveloped for housing. Not only could a football stadium act as a catalyst for regeneration and contribute to improving the environment and local economy, but I believe that it could act as a community hub extending the ethos of AFC Wimbledon, a supporter owned club which promotes community representation, participation and various other social activities. I would urge the Council to work to safeguard land within its LDF for a new stadium for the club, such as the existing Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: The Council's support for a sports stadium should be strengthened further but incorporating the wording currently set out within the supporting text (paragraph 25.17) into Policy 12 (Open space, nature and recreation) itself. Support for the retention of the Greyhound Stadium site for leisure uses should also be explicitly incorporated into policy 12 itself. The supporting statement should also make explicit mention of the desire to find a permanent home for AFC Wimbledon within the Borough.</p>	See response to comment cs 224 (Mark Andrews)
Nicole Hammond	cs2159	Q1 - Yes. None.	<p>Support.</p> <p>I very much welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Many Merton residents want to see AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, a club celebrated nationally as a model community fan-run club, to strengthen its links within the community in which the club originated as Wimbledon FC. Suggested Changes to the draft Core Strategy: Whilst the draft Core</p>	See response to comment cs 224 (Mark Andrews)

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S Leadon	cs2184		<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Allen	cs2172	Q1 - Yes. None.	<p>Support. I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My vision is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site but anywhere designated as Wimbledon such as Raynes Park and not Mitcham! Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Sandy Lawrence	cs2142	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Dese Child	cs2207		<p>I am not answering the specific questions because they do not tackle what I see as the root problem with this document. Merton may be a green and leafy Borough, handy as a dormitory for city workers, but that is unlikely to be a status quo it can sustain until 2030 without more foresight than is set out in this Strategy.</p> <p>As you read the Strategy, it comes over as a very bland and re-assuring recital of more or less what we have already. It's a very 1980's approach to life, and assumes that all will go on, much as it has been doing for the last 20 years, for the next 20 years.</p> <p>Unfortunately, if we carry on like that, we may find we have difficulty with keeping clean water running, the lights on, and food on the tables, as Earth's diminishing resources become more in demand from an ever increasing global population. Very gentle "don't rock the boat" lip service is paid to factors such as local food production, on site (including home) energy generation, waste management to produce energy, etc. They get a mention, but that is about all. Little more is envisaged than we do at the moment.</p> <p>The same applies to the references to climate change. All this plan foresees is we may get the odd hot day and a few flash floods. No mention that we might need to take substantial measures to protect lives and existing homes and premises as well as new ones. The buck is passed to other agencies, such as BREEAM. Good as they may be for new buildings, their policies will be national and may need tempering to local conditions. Most of the buildings we have now will still be there by 2030. We have to take that into account too.</p> <p>When changes are proposed, e.g. for local economic growth - the discredited "Leeds City Centre" approach to development is recommended. There is no other way one can describe proposals to redevelop Morden by building lots of flats to increase footfall. One cannot judge an area by looking just at its retail shops from street level. That ignores all the small business that thrive behind the scenes in Morden at the moment (shoe menders, dry cleaners, dentists, opticians, small scale accountants, bookkeepers and lawyers, helpful plumbers merchants) - to name but a few.</p> <p>CONTINUED BELOW.</p>	<p>Para 4 - Comment is welcomed. It is intended to consider the wording under para 25.21 of the open space, nature and recreation policy to be in line with the emerging draft consultation replacement London Plan policy 7.22 which refers to Land for food. (Policy 2A.9). We will also be considering the value back gardens have and we will need to incorporate a reference to back gardens within the Open Space policy which takes account of the contribution of gardens while still achieving the other London Plan policies.</p>

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Dese Child	cs2207		<p>CONTINUED FROM ABOVE.</p> <p>If Morden is re-developed as proposed, then most of those types of businesses will be unable to afford the higher rents and we will lose the experience, local knowledge, and good and affordable personal service they give to a wide and diverse community at the moment. If people want the major chains, then only short bus rides take them to Wimbledon, Colliers Wood, (including the Tandem Works shops), Sutton, Kingston, etc. The last thing we need in Merton is a practical and very useful place like Morden turned into yet another clone town centre. No more than natural regeneration and a face lift, led by local trade, should be envisaged.</p> <p>I don't know Mitcham as well as I know Morden, but Mitcham residents tell me a weary façade there camouflages many thriving local traders and businesses, many of whom will be at risk if their premises become unaffordable by "redevelopment". Incidentally they also tell me that Mitcham has lost its "girls only" secondary school, meaning there are no local schools which meet the cultural requirements of many of its residents. I see no Core Strategy to right that wrong.</p> <p>Throughout the Borough, small local businesses, probably without flashy premises, need to be encouraged, as they will be more flexible to changing economic circumstances and less likely to cause spectacular failures and leave large empty premises if they go under.</p> <p>I would like to see a Core Strategy which faces up to the likely realities of life in Merton by 2030 and puts forward some realistic policies which anticipate challenges before they become critical problems.</p> <p>To sum up, the Strategy lacks foresight, resourcefulness and energy. Under this Strategy the convenient leafy dormitory may become a bit wet and chilly and the larders a bit bare.</p>	REFER ABOVE.
Peter Bowles	cs2141	Q1 - Yes. None.	<p>Support.</p> <p>The paragraph 25.17 is very reassuring. I think it is of great importance that Mertons sporting traditions are preserved for future generations, in particular the loss of Wimbledon's football club should not be permitted in the long term. I believe that the construction of a new football stadium should be supported, and the most sensible location for this would be the existing Greyhound Stadium site on Plough lane. I therefore think it would be appropriate for Policy 12 to make specific mention of maintaining the Greyhound stadium for sporting use, and supporting efforts to equip it for a wider range of sports, i.e. Football, rather than simply mention it as a point of justification.</p>	See response to comment cs 224 (Mark Andrews)

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AFC Wimbledon	cs2192		<p>I write on behalf of Wimbledon Football Club Supporters Society Limited (known as The Dons Trust — 'The Trust' in this letter) and AFC Wimbledon, a football club ('the club'), which is owned by the Trust.</p> <p>The club is currently based in Kingston but, as I will explain, we continue to be heavily involved with the London Borough of Merton in a range of ways and the Trust has a formal objective to be based as close as possible to the historical roots of the club.</p> <p>We are delighted with the recognition of the need for a stadium in Merton, as set out in 25.17 of Merton's Core Strategy, and pleased to have this opportunity to comment on, and contribute to, that strategy. This letter explains how a sports stadium for the community of Merton, to replace the one at Plough Lane that was lost, can be a catalyst for the achievement of some of the borough's leisure, environmental and regeneration objectives. Our intentions are serious, well-researched and of the highest importance within the Trust, the club and its supporters. We have appointed external advisors who are leaders in their sectors to help identify suitable stadium sites that would also be entirely appropriate and fully supportive of the key core Merton objectives. We have explored our early findings with senior Councillors of all parties and discussed our aspirations with senior Merton officers in the planning, regeneration and leisure departments.</p> <p>Football in Wimbledon</p> <p>Wimbledon FC was formed in the borough and played there for over 100 years. For the majority of this period, until 1991, the club's home was Plough Lane in the north east of the borough. Wimbledon FC was a successful non league club for much of the 20th century, eventually achieving election to the football league in 1977. In 1986, after some years of consolidation, the club progressed through to the elite level of the Football League, Division 1 — now the Premier League — where it remained until 2001.</p> <p>During the club's rise through the divisions in the 1980's the sporting-only use covenant was removed from the Plough Lane ground. During the 1980's and early years of the 1990's a number of stadium projects were investigated to allow for the development of the club;</p> <p>CONTINUED BELOW.</p>	<p>As in the previous rounds of consultation the largest single issue for comment has been the return of Wimbledon AFC to the borough with the Wimbledon Greyhound Stadium site being selected as a suitable location. We have received approximately 150 comments supporting the statement under 25.17 which reiterates the Council's support for the provision of a sports stadium. The comments are requesting that the supporting text is moved to form part of the main policy with particular reference to the Greyhound Stadium site. The site is privately owned by the Greyhound Racing Association and the Core Strategy cannot designate sites for specific use. Hence, whilst this may be an aspiration of the club and supporters, the Council will need evidence to demonstrate that this proposal is needed and that there is a realistic probability that it can be delivered. The LDF has to be evidence based and include proposals that are capable of implementation. No change is therefore proposed to Policy 12. It refers to recreational and sports facilities and that the Council will be 'supporting proposals for new and improved facilities' in the policy text, which is considered adequate to cover any leisure related application. It would not be appropriate for the policy to limit such a stadium to football use or specify a preferred user. It would also not be appropriate for the policy to limit itself to a specific sub-area within the strategy, as Policy 12 covers all areas of the borough.</p>

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AFC Wimbledon	cs2192		<p>CONTINUED FROM ABOVE.</p> <p>these included Plough Lane itself, the Wandle Valley and Beddington Lane areas. These and other initiatives all failed. Following this failure Wimbledon FC decided to relocate to ground share with Crystal Palace at their Selhurst Park stadium until a suitable site could be found in Merton.</p> <p>Following a change in ownership of Wimbledon FC, a chain of events evolved that eventually led to the decision by an FA Committee to allow its owners to move the legal entity to Milton Keynes. This was against the wishes of its community — the fans — who immediately formed AFC Wimbledon with the intention of regaining the league place that they believe was wrongly taken away and of replacing the stadium that had been lost to the borough and given over to new housing.</p> <p>In the seven seasons since its formation in 2002, AFC Wimbledon has been promoted four times and is now only one step away from regaining that league place. Its story is well known to, and admired by, football fans everywhere and the club has developed a name for the highest levels of integrity and financial stability, in a game where such things cannot be taken for granted. With success comes growth and for the spectacular impact of AFC Wimbledon to continue, the club needs a larger, modern stadium, built to support its ambitions and its role as an integral part of the wider community. AFC Wimbledon, more than almost any other football club in the UK, has seen what happens when a club loses contact with its local community. AFC Wimbledon, and Wimbledon FC before it, are strong brands and have generated significant profile for the borough over the years. How a new stadium would help to meet the borough's objectives</p> <p>The last twenty years have witnessed how stadiums and arenas can act as a catalyst for regeneration projects and, over time, help to deliver a range of benefits for local communities. Typically these have been in the areas of: health, education, commerce, enterprise, residential and improved place making. There is also the important, but difficult to quantify, community "feel-good factor", the contribution to drawing people together, the profile generated and the brand of the city/town.</p> <p>We comment on the detail of the Core Strategy in the appendix to this letter.</p> <p>CONTINUED BELOW.</p>	REFER ABOVE.

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AFC Wimbledon	cs2192		<p>CONTINUED FROM ABOVE.</p> <p>However, the results of our research show that there are at least three possible sites for a new stadium within the acceptable vicinity of the old Wimbledon FC location. All three meet our objectives of being close to the historical home of the club at Plough Lane and two of them are in the borough of Merton.</p> <p>In all these cases, our experts advise that they provide the potential for:</p> <ul style="list-style-type: none"> i) a community stadium for the club, for AFC Wimbledon to be fully engaged with its community, whether interested in football or not; ii) regeneration outputs that align with strategic and specific objectives of the borough, probably in the areas of health, leisure, housing, enterprise, jobs and environment; iii) being attractive to the private sector to provide enabling development; and iv) being a great first class project for London, delivered in association with the borough. <p>In summary, a stadium project alongside its enabling development should help to provide a contribution towards the borough's strategic aspirations and provide a great new asset for the borough to be used by residents, businesses and visitors.</p> <p>AFC Wimbledon and the community</p> <p>AFC Wimbledon as a club is already firmly embedded in Merton. For example, our football academy is in its third year of partnership with Merton College. Our Community Football Scheme operates in partnership with Merton Council and over the years has provided football coaching to many thousands of children, across 15 schools and through holiday courses in the borough. In addition, the club managed and coached the Merton football team in the London youth games. The club has a ladies team and over twenty youth teams, both boys and girls; many of these teams play in the borough. We support the borough in other ways. One of our directors is a member of The Wimbledon Town Centre Board and 'Going For Gold' Bid. We are also ever-presents in council events such as the Winter Wonderland and the Wimbledon Village Fair.</p> <p>CONTINUED BELOW.</p>	REFER ABOVE.

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AFC Wimbledon	cs2192		<p>CONTINUED FROM ABOVE.</p> <p>St Ann's school is our latest community effort. They are one of the club's adopted charities for the season and we have set aside one of our league games as a fundraising day for the school in November. Our manager, some first team players and CFS coaches have worked with the children and will continue to do so.</p> <p>Lately we have been involved with Bishop Gilpin School, and this culminated in a coaching day run by our manager, where every child at the school spent a lesson being coached by him and first team players. Bishop Gilpin then came en masse to a match, bringing 260 people to our stadium. AFC Wimbledon now run regular coaching sessions at Bishop Gilpin.</p> <p>We expect that a community stadium, wherever it might be based, would enable us to expand and improve this type of contribution to the local community. AFC Wimbledon has Merton at its heart and has a lot it can offer to the local community; our ultimate goal is to be a stronger and bigger part of the Merton scene. What this means for the Core Strategy</p> <p>A key outcome from Merton's work so far and associated consultation has identified that "Regenerating key areas and tackling imbalances between different parts of Merton" is a very important objective for the Borough to resolve. We believe AFC Wimbledon and a stadium development, as has been seen across the UK and further afield, can help to deliver regeneration and reduce imbalances within the borough.</p> <p>We were pleased to see the comments in section 25.17 (25. 'Open Space, Nature and Recreation') of the strategy document relating to the greyhound stadium site and the council's commitment to a continuing leisure use for the site and a sports stadium within the borough. Both objectives could well be achieved on the same site with a community stadium.</p> <p>WIMBLEDON</p> <p>Suggested Changes to the draft Core Strategy</p> <p>Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further.</p>	REFER ABOVE.

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AFC Wimbledon	cs2192		<p>CONTINUED FROM ABOVE.</p> <p>This wording is currently set out within the supporting text (paragraph 25.17) to Policy 12 (Open space, nature and recreation) but should form part of the policy itself.</p> <p>We suggest Policy 12 part j. should state: Providing cultural and sporting facilities including a new community multi-purpose sports stadium, open space for schools and other institutions which can be shared with the community.'</p> <p>In order to reflect the changes to Policy 12 we believe that an additional supporting paragraph should be added after paragraph 25.17 It is intended that the last sentence of the existing paragraph 25.17 commencing, 'Building on our legacy... ' is deleted and incorporated within text in a new paragraph which would state: 'The Borough has a considerable legacy in sport and in particular tennis and football. We therefore fully support the provision of a new multipurpose sports stadium that would enable the community to have the potential to experience a full range of sporting activities.'</p> <p>Following our early research and in order to maintain consistency throughout the document we suggest that the proposed wording of Policy 12 part j. should be included within Sub-Area Policies 2 and 6. We recommend that a revised version of the proposed Policy 12 part j. is included in the 'surrounding area' section of Sub-Area Policy 7 and excluding the word 'cultural'.</p> <p>We suggest that Policy 16 part e. should state: 'e. Creating new employment by protecting and improving scattered employment sites for small and growing businesses or community uses including a multi purpose sports stadium.'</p> <p>We trust that you will include the need for a new multi-purpose sports stadium in the Core Strategy and we have listed in the appendix a series of points relating to the draft Core Strategy text in the requested response format. These representations have also been made on line via the dedicated Merton website.</p>	REFER ABOVE.
Mr Pieter Samuelson	cs2130	Q1 - Yes. None.	<p>Support.</p> <p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish, along with many other sports fans in south west London, is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the core policy. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Ms Jill Stratton	cs2132	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. I would like AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Peter Fischer	cs2135		I do not support. Policy 12 as currently worded for the following reasons: If one of the London Plan's six objectives is to accommodate London's growth within its boundaries without encroaching on open space then all open space in the borough must be inviolate and development should not be allowed on any open space but in particular not on any public open space. Open space in the borough has been progressively eroded by development on what were once school sites or sports grounds being allowed, at times for the specific financial benefit of the council. This policy is about open space, not about schools provision, and all mention of school provision should be removed from this policy and how school provision might be achieved should be dealt with elsewhere. The following amendments to policy 12 are therefore essential. Para. a: omit the penultimate word 'inappropriate' from the sentence and add to the end of the sentence the words 'unless appropriate to the enjoyment of the open space for leisure or sports use'. Para. c: 'on the edge' does not make clear that the possible development would be outside the SSSI. Amend 'on the edge' to 'immediately adjacent' for the avoidance of doubt. Omit the sentence 'Planning permission . . . can be justified that:' and paragraphs n to q inclusive. If new schools are needed, then it is self evident that there will be a greater need for the increased population to access amenity open space and therefore previously developed land should be acquired for school provision, not open space. If the policy is not amended as stated above, then paragraph 25.12 under 'Justification' rings hollow and the policy as currently presented is not in accordance with the justification. Paragraphs 25.15 and 25.16 are flawed and inconsistent with para. 25.14, which states that there needs to be an emphasis on protecting existing open space and that there is a need to prevent development occurring on our open spaces. Paragraphs 25.15 and 25.16 should therefore be deleted together with any other references in this section to schools provision, including the indicator and target in Table 1. CONTINUED BELOW.	Policy 12 a.: The current wording "inappropriate development" covers all kinds/types of development including poorly designed sports/leisure facilities. The Core Strategy has to be realistic and achievable. It is unlikely that additional public owned open space will be created therefore the provision of additional open space will largely be dependent on privately owned and managed open space that is accessible to the public. Table 1 identifies the suggested indicators to measure the effectiveness of the policy over the plan period. A target to reduce areas of deficiency in the borough is included and this needs to be set within the context of finite land availability. The Council would wish to reduce areas of deficiency wherever possible but the Core Strategy must be realistic and achievable. Revisions to the target in table 1 will be further considered. The London Plan has revised Merton's housing target and like the current strategic housing target for Merton, this is achievable without significantly increasing the borough's open space deficiency. Para 25.14: The first sentence will be amended to "publicly owned" open space to make this paragraph clearer. Policy 12 point e.: Other comments have been made to point e. of the policy statement and this will be reviewed to ensure clarity. With regards to the objection to development on open space for school provision this will also be considered prior to submission.

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Peter Fischer	cs2135		<p>CONTINUED FROM ABOVE.</p> <p>It is disingenuous to imply, as 25.16 does, that because some areas of the borough have above average amounts of open space, schools development on open space may somehow be acceptable. There are areas of the borough that have below average amounts of open space yet there is no commitment in the policy as written to increasing public open space provision in such areas of deficiency. The first sentence of 25.14 is weak and inadequate. There should be a definite policy to provide new public open space in areas that are deficient, however unclear currently it may be as to how this might be funded. Without such a policy, there is no support or incentive for the community at large to pursue funding opportunities for such open space. Without such a policy, the target in table 1 to reduce areas of deficiency in the borough cannot realistically be achieved. It will certainly not be achieved merely through 'any additions' of open space in completed developments. Intensification of site density to accommodate the amount of housing required in Merton under the London Plan means the level of deficiency is likely to get worse unless there is a policy for effective new public open space in these areas. The statistics in 25.1 are badly chosen and loosely and misleadingly used and give an inaccurate picture of the significance of open space in Merton. 'Green space' is not defined. It presumably does not include gardens, yet policy items c and f will be dependent on the protection of gardens from development if biodiversity targets are to be met. It is not clear whether 'green space' and 'open space' as shown on Map 1 'Merton's Open Space' mean the same thing. Terms in the document need to be defined in a glossary and used consistently to avoid mis-interpretation. There is also no differentiation between public and private open space. Although habitats that are important to biodiversity can be found on private land (including gardens) no acknowledgement of the management of this resource by the private sector and private individuals is made in para. 25.7. The percentage of open space in Merton of 18% would be more appropriately compared with the average in outer London boroughs, not London boroughs as a whole.</p>	REFER ABOVE.
Peter Fischer	cs2135		<p>However, the fact that a high percentage (c. 50%+) of the open space in Merton is the two commons at either end of the borough makes any such comparison relatively meaningless when one takes into account that this amount of open space within the borough caters for people outside the borough as much as for residents within it. The percentages quoted are not relatable to one another. If 18% of Merton is 'green space' how can 24% of the borough be designated as SINC's? The SINC's cannot be 24% of the 18% of 'green space' in the borough as Wimbledon Common, which is a SINC, is 7% of the borough area and it alone is therefore at least 38% of all of Merton's 'green space'. The crucial statistic that is omitted from this introductory paragraph is the percentage of the borough's developed area that is deficient in public open space. Back gardens are of great importance in areas deficient in public open space yet compared with the previous consultation on the LDF there is now apparently no protection against development of backlands or gardens in the core strategy document either in this policy or in Policy 8. In the past, specifically referred to the protection of Metropolitan Open Land (MOL). There is no specific reference to such protection in the wording of policy 12 and although there is reference in the supporting text to the London Plan's requirement for the protection of MOL, one would expect to see that policy intention reinforced at borough level through specific reference.</p>	REFER ABOVE.

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<p>Tree Warden Group Merton</p> <p>Ms Jane Plant</p>	<p>cs2161</p>	<p>Q1 - Yes. None. Q5 - Yes.</p>	<p>Do not support.</p> <p>We are advised that Merton is one of smallest boroughs but claims 18% of open space which is high in comparison with all London boroughs. Merton however would be better compared with the average in outer London boroughs rather than London boroughs as a whole. The statistic is also misleading as a high percentage of it is comprised by two large commons at each end of the borough, which are used by people from outside the borough boundary as well as Merton residents. It would better inform us if the percentage of open space was listed in more detail to include: public open space, commons, schools, gardens front, garden back, private open space etc. It is worth noting also that L B Merton spends 4 th least per hectare of any London Borough on public open space, which is indefensible, particularly when the greenness of our borough is lauded without reservation in this document and elsewhere. Furthermore, as one of the objectives of the London Plan is to accommodate London's growth within its boundaries but not encroach on open space this means that no open space in the borough can be encroached upon and cannot be allowed on any open space particularly not public open space.</p> <p>However, in recent times, development has been allowed on open space in Merton that was once either school sites or sports grounds, so this change is to be welcomed. This policy is about open space, not about schools provision, and all mention of school provision should be removed and included elsewhere. Clause 25.2. Add rear gardens or back-lands to list. Clause 25.3. Add Morden Pk and Ravensbury Pk to the list of historic parks, even if not listed in the register. Clause 25.7. It was understood that the Merton Biodiversity Group is a LB Merton aspiration at present as there is no officer time etc. Policy 12 para a. Open space, nature and recreation. Omit the word 'inappropriate' and add 'unless suited to the enjoyment of the open space for leisure or sports use'. Policy 12 para. e. Clarify that 'on the edge' means that the possible development would be outside the SSSI. And add reference to the protection of adjacent conservation areas. Policy 12 para k. While welcome, the description of the preparation of a tree strategy to rationalise the planting and management of trees should include much more detail than stated. CONTINUED BELOW</p>	<p>Policy 12: To provide a breakdown of open space by category may be possible but would be more appropriate in the next Merton Open Space Strategy (MOSS), however the first paragraph in the introduction will be reviewed to provide more clarity. Para 25.3: The list shown is identifying the historic parks, a comprehensive list of parks would not add anything to the Core Strategy. The council does have a Biodiversity group that meets regularly and is attended by council officers. In terms of biodiversity matters generally, point g. of the policy will be reconsidered to include enhancement measures as well as protection and supporting text will be adapted to include reference to biodiversity and green chains. Policy 12 point a.:The Core Strategy has to be realistic and achievable. It is unlikely that additional public owned open space will be created therefore the provision of additional open space will largely be dependent on privately owned and managed open space that is accessible to the public. Table 1 identifies the suggested indicators to measure the effectiveness of the policy over the plan period. A target to reduce areas of deficiency in the borough is included and this needs to be set within the context of finite land availability. The Council would wish to reduce areas of deficiency wherever possible but the Core Strategy must be realistic and achievable. Revisions to the target in table 1 will be further considered. The London Plan has revised Merton's housing target and like the current strategic housing target for Merton, this is achievable without significantly increasing the borough's open space deficiency. Para 25.14: The first sentence will be amended to "publicly owned" open space to make this paragraph clearer. Policy 12 point e.: Other comments have been made to point e. of the policy statement and this will be reviewed to ensure clarity. With regards to the objection to development on open space for school provision this will also be considered prior to submission. Para 25.7: Policy 3.5 Quality and design of housing developments (para 3.28 of the London Plan consultation draft Oct 2009) supports presumptions against development on back-gardens where locally justified. Currently we have incorporated backland where combined space has a biodiversity value. Chapter 2 of The London Plan draft revised interim Housing SPG (Oct 2009) deals specifically with private garden land development and when coming to a view on proposals that could lead to the loss of gardens account should be taken to the degree to which they provide safe, secure and sustainable environments especially in suburbs (Policy 2A.9).</p>

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Tree Warden Group Merton Ms Jane Plant	cs216 1		<p>CONTINUED FROM ABOVE. It should analyse the entire borough to zone and prioritise areas: Noting areas with small front gardens without tree planting in gardens, which would benefit from street tree planting Noting areas with large front gardens where there are trees in front gardens and where street tree planting would be unnecessary Earmarking space in town centres for large scale trees for impact, to act as a focus point or to relieve the heat island effect Noting soil types, which would influence the choice of tree species Etc Policy 12 para m. Add to the list: The removal of derelict buildings where there is no possibility of restoration e.g Ravensbury Pk toilet blocks, Morden Pk changing rooms. Dereliction clearly demonstrates a poor standard of management to the public. The entire sentence "Planning permission . . . can be justified that:' should be omitted together with paragraphs n to q as they deal with the lack of school places. If new schools are needed, there will be a greater need for the increased population to access amenity open space and therefore previously developed land should be acquired for school provision, not open space. Clause 25.12 Justification. This policy as presented should be amended, as it is not in accordance with the justification. Clause 25.13. It would be of interest to know the reasons for the upgrade of so few parks. Clause 25.14. The first sentence is inadequate. There should be a policy to acquire new public open space in areas that are deficient, whatever problems might be met in funding it . Without a policy, there is no incentive for the community to pursue funding opportunities. Without a policy to acquire new public open space in areas that are deficient, the target in table 1 to reduce areas of deficiency in the borough cannot be achieved. Any additions of open space in completed developments will not resolve the deficiency. Intensification of site density to accommodate new housing required in Merton by the London Plan will likely cause the level of deficiency to be worsened, unless there is a provision of new public open space in such areas. If there is to be no policy to acquire new public open space, then all the more reason to prioritise the formation of more green chains between existing open spaces. It should be noted that railways corridors are not in the control of the local authority. CONTINUED BELOW.</p>	<p>CONTINUED FROM ABOVE. The plan relies on the local authorities to consider the value back gardens have and we will need to incorporate a reference to back gardens within the Open Space policy which takes account of the contribution of gardens while still achieving the other London Plan policies. Policy 12 point e.: Other comments have been made to point e. of the policy statement and this will be reviewed to ensure clarity. Policy 12 point k: the Comments regarding trees are welcomed but details regarding the scope of the Tree Strategy cannot form part of the Core Strategy. Policy 12 point m: will be revised to include suggested wording "and removal of derelict buildings where there is no possibility of restoration will be encouraged". Policy 12 n. to q.: The objections to development on open space for school provision will be considered. With reference to para 25.13, the list of priorities came from the Leisure Services department, these are priorities not an exhaustive list over the life of the Core Strategy. 25.14: The first sentence will be amended to "publicly owned" open space. The policy does deal with both public and private open spaces in the borough and the council will continue to encourage biodiversity measures on private spaces such as railway corridors. Para 25.15: The objections to development on open space for school provision will be considered. Para 25.16: We will consider amending this paragraph alongside the consideration of school provision generally. 25.24:As already mentioned above, we will need to include a reference to back gardens and the councils view with regards to protection/development. This paragraph will be reconsidered. With regards to the suggested design guide this should be covered in the proposed Tree Strategy. The London Plan is part of Merton's Development Plan alongside the Core Strategy and reference to London wide policies (such as protection of MOL) have not been incorporated into the strategy to avoid duplication.</p>
Tree Warden Group Merton Ms Jane Plant	cs216 1		<p>CONTINUED FROM ABOVE. Clauses 25.15 and 25.16 should be deleted together with any other references in this section to schools provision, including the indicator and target in Table 1. Clause 25.16. It is wrong to suggest that as some areas of the borough have more open space, then school development on open space may be acceptable. Clause 25.24. There is now apparently no protection against development of back-lands or back gardens in the core strategy document either in this policy or in Policy 8 compared with the previous consultation on the LDF, whereas it is known that back gardens are of great importance in areas deficient in public open space. The loss of front gardens to off street parking is also damaging to the street scene. A design guide should be produced to show how shrub/hedge/tree planting could alleviate the increased urbanisation of our streets. There is also no reference to protection in Policy 12 of Metropolitan Open Land (MOL) whereas in the past, open space policies have referred to it specifically. Although there is reference in the supporting text to the London Plan's requirement for the protection of MOL, that policy intention should be stated at borough level too.</p>	<p>REFER ABOVE.</p>

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Mr Tom Littler	cs2145	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Matthew Maguire	cs2140	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Hessey	cs2147	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the Draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Blomster	cs2150	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the Draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Tom Savory	cs2148	Q1 - Yes. None.	<p>Support.</p> <p>Please ensure a long term future for AFC Wimbledon. As the Wimbledon Independent Supporters Association have said: "Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated." Which is a sentiment I, and thousands of other AFC Wimbledon football fans agree with.</p>	See response to comment cs 224 (Mark Andrews)

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Ms Christine Bull	cs2175	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the Draft Core Strategy: Whilst the draft Core Strategy's support for a stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr Mark Lewis	cs2149	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the Draft Core Strategy: Whilst the draft Core Strategy's support for a stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Mr Clive Mooney	cs2152	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the Draft Core Strategy: Whilst the draft Core Strategy's support for a stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Hessey	cs2153	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Mr Matthew Breach	cs2154	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy:</p> <p>Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Joshua Robinson	cs2157	Q1 - Yes. None.	<p>Support.</p> <p>I strongly support Merton Council's support for a sports stadium in the borough, as well as retaining the Greyhound site for leisure uses as set out in paragraph 25.17. I would request that a stadium should be provided for AFC Wimbledon as close to the old site of Plough Lane as possible. This would provide a replacement for what was lost when Plough Lane was sold. Such a stadium would provide regeneration and support economically while also enhancing a sense of community within the borough. Whilst the core strategy is not meant for site specific policies it seems that the Greyhound Stadium would be a perfect location for a new stadium for AFC Wimbledon. Wimbledon FC played a large part in the history and community of Merton and a new stadium for AFC Wimbledon can continue this legacy while strengthening community in the community where the club originated. I suggest the following changes: I believe the support for a sports stadium in Merton should be strengthened. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Gary Alltimes	cs2155	Q1 - Yes. None.	<p>Support.</p> <p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Tony Sollars	cs2156	Q1 - Yes. None.	<p>Support.</p> <p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, it should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Alan Hensby	cs2160	Q1 - Yes. None.	<p>Support.</p> <p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Don John	cs2158	Q1 - Yes. None.	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Richard Chin	cs2171	Q1 - Yes. None.	Support. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Mr John Denore	cs2164	Q1 - Yes. see other comments Q2 - Yes. Q3 - Yes. 25. Open Space, Nature and Recreation (Policy 12). I support the view taken by WISA and wish to support their statement which reads as follows: We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Q4 - Yes. Q4b. b. Providing a sound infrastructure delivery plan		See response to comment cs 224 (Mark Andrews)

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Mr Vincent van der Hoeven	cs2166	Q1 - Yes. None.	<p>Support.</p> <p>A football stadium brings a sense of community feel within any borough or town, that's why I am in full support of retaining the Greyhound stadium to be used in the sporting arena as mentioned in paragraph 25.17 in the Draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr John Stembridge	cs2168	Q1 - Yes. None.	<p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. AFC Wimbledon has historic links to Wimbledon and has a strong community interest. The club sited in Wimbledon could provide many opportunities for local residents well beyond purely a football team. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Shane Bellamy	cs2167	Q1 - Yes. None.	<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
James Bragg	cs2197		<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Rory Carroll	cs2204		<p>I was born in Wimbledon (St Teresa's Hospital, The Downs) and went to school there (at Donhead). I have been a Wimbledon FC supporter since 1986, where I used to visit Plough Lane regularly and travel to Norbiton for each of AFC Wimbledon's home matches. I also work for the Football Foundation - a charity funded by the Premier League, The FA and Government - so I can provide you with a wealth of evidence of the numerous and significant developments that have occurred in football in the last ten or so years which provide immense and wide-ranging social benefits to a community that has a thriving football club - to areas such as health, education, social cohesion, safer communities and investment. Since the relocation of Wimbledon FC and to a great extent, because the club started playing at Selhurst Park, the town of Wimbledon has never fully benefited from having a Premier League club located there as other towns and cities, that I work with on a daily basis, benefit. Merton Council should be bending over backwards to get a football club - especially one that attracts such extraordinary widespread goodwill as AFC Wimbledon - at a location in Wimbledon. Further, I agree with these key points below.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site.</p> <p>Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: CONTINUED BELOW.</p>	See response to comment cs 224 (Mark Andrews)
Rory Carroll	cs2204		<p>CONTINUED FROM ABOVE</p> <p>Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. A jewel in Wimbledon's crown was allowed to be lost amidst a catalogue of complacency and sometimes scandalous behaviour. It is now essential that provision is made for the area to find a permanent, suitably grand home for a club that has become a world-famous football success story worthy of a Hollywood film script. It is in the interests of the prestige of the area, the club and its many thousands of supporters and local residents.</p>	REFER ABOVE.
MR John Davis	cs2215		Chapter 25 25.2. Add rear gardens (or back-lands) to your list. 25.3. Add Morden Park, Ravensbury Park and The Canons (Mitcham) to a supplementary list.	25.2; 25.3 no change proposed, not intending to list all parks in the borough as these are available on the Proposals Map and through background documents such as Merton Open Space Study

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MR John Davis	cs2216		Chapter 25 25.2. Add rear gardens (or back-lands) to your list. 25.3. Add Morden Park, Ravensbury Park and The Canons (Mitcham) to a supplementary list.	Policy 3.5 Quality and design of housing developments para 3.28 supports presumptions against development on back-gardens where locally justified. Currently we have incorporated backland where combined space has a biodiversity value. Chapter 2 of The London Plan draft revised interim Housing SPG (Oct 2009) deals specifically with private garden land development and when coming to a view on proposals that could lead to the loss of gardens account should be taken to the degree to which they provide safe, secure and sustainable environments especially in suburbs. (Policy 2A.9). The plan relies on the local authorities to consider the value back gardens have and we will need to incorporate a reference to back gardens within the Open Space policy which takes account of the contribution of gardens while still achieving the other London Plan policies. With reference to para 25.3: the list deals specifically with historic parks, a comprehensive list of parks would not add anything to the Core Strategy policy.
MR John Davis	cs2217		Policy 12 Para.e. Clarify that 'on the edge' means that any possible development would be outside the S.S.S.I. Also, add reference to "adjacent Conservation Areas". Para.n to q. See 5.5 above - This policy is about open space. All mention of school provision should be removed and included elsewhere. If new schools were to be needed, a greater need for the increased population to access amenity open space would follow, so previously developed land should be acquired for school provision, leaving open space as just that - as previously identified. 25.13. We are dismayed at the omission of The Canons, Mitcham from this list.	Other comments have been made to point e. of the policy statement and this will be reviewed to ensure clarity. The objections to development on open space for school provision will be considered.
Mr David Honour	cs2274		25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Village Residents Association (Mitcham) Carole Mauger	cs2312		Chapter 25 25.2. Add rear gardens (or back-lands) to your list. Â 25.3. Add Morden Park, Ravensbury Park and The Canons (Mitcham) to a supplementary list. Â Policy 12 Para.e. Clarify that "on the edge" means that any possible development would be outside the S.S.S.I. Also, add reference to "adjacent Conservation Areas". Â Para.n to q. See 5.5 above - This policy is about open space. All mention of school provision should be removed and included elsewhere. If new schools were to be needed, a greater need for the increased population to access amenity open space would follow, so previously developed land should be acquired for school provision, leaving open space as just that - as previously identified. Â 25.13. We are dismayed at the omission of The Canons, Mitcham from this list.	Policy 3.5 Quality and design of housing developments para 3.28 of the London Plan consultation draft (Oct 2009) supports presumptions against development on back-gardens where locally justified. Currently we have incorporated backland where combined space has a biodiversity value. Chapter 2 of The London Plan draft revised interim Housing SPG (Oct 2009) deals specifically with private garden land development and when coming to a view on proposals that could lead to the loss of gardens account should be taken to the degree to which they provide safe, secure and sustainable environments especially in suburbs (Policy 2A.9). The plan relies on the local authorities to consider the value back gardens have and we will need to incorporate a reference to back gardens within the Open Space policy which takes account of the contribution of gardens while still achieving the other London Plan policies. Other comments have been made to Policy 12 point e. of the policy statement and this will be reviewed to ensure clarity. The objections to development on open space for school provision will be considered. With reference to para 25.13, the list of priorities came from the Leisure Services department, these are priorities not an exhaustive list over the life of the Core Strategy.
Miss M. Pye	cs2348	Q1 - Yes. Q3 - No. Chapter 25: Para 25.15 see seperate sheet Chapter 25: par begining 'Palnning permission' see seperate sheet Q4 - No. Chapter 12 para 12.30 I object to this policy it is unsuitable Q4b. a. Being deliverable	Do not support. Chapter 25: Para 25.3 see seperate sheet	Policy text and Para 25.15: The objections to development on open space for school provision will be considered. 25.3: The comment is requesting the inclusion of Cannon Hill Common on the English Heritage register of Historic Parks.An initial request was raised by the responder during the UDP consultation process. The Council investigated the possiblity and were advised in April 2002 that the inclusion would be considered at a later date. The park is still not included on the register but we are in the process of submitting an application to EH for it's inclusion on the register.
Garth Residents' Association Mrs Margaret Groves	cs2251		Policy 12 Paragraph a. Open space nature and recreation. Omit the word "Inappropriate" and add "unless suited to the enjoyment of the open space for leisure or sports use". Paragraph e. Clarify that "on the edge" means that the possible development would be outside the SSSI. Add reference to adjacent conservation areas. Paragraph k. Welcome the description of the preparation of a tree strategy to rationalise the planting and management of trees should include much more than stated. It should analyse the entire borough to zone and prioritise areas.	Inappropriate development provides a wider definition and covers all kinds/types of development including poorly designed sports and leisure facilities. Other comments have been received referring to the clarity of e. under the policy text and this will be reviewed.
Garth Residents' Association Mrs Margaret Groves	cs2252		Policy 12 Paragraph a. Open space nature and recreation. Omit the word "Inappropriate" and add "unless suited to the enjoyment of the open space for leisure or sports use". Paragraph e. Clarify that "on the edge" means that the possible development would be outside the SSSI. Add reference to adjacent conservation areas. Paragraph k. Welcome the description of the preparation of a tree strategy to rationalise the planting and management of trees should include much more than stated. It should analyse the entire borough to zone and prioritise areas.	Duplicate entry of cs2251
Sutton and Merton PCT Angela Gibson	cs2323		REFER TO WHOLE SUBMISSION. Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.	Open space: We will consider including text in the introduction to identify the percentage of residents living further than 1km walking distance from open space and include text in the justification on how physical activity as a positive impact on health.

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Michael Joyce	cs2279		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Â Â</p>	See response to comment cs 224 (Mark Andrews)
Mrs M Duckley M Duckley	cs2234		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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karen Eistratk	cs2239		<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
A Feehely	cs2242	<p>Q4 - We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>		See response to comment cs 224 (Mark Andrews)

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Maxine Feehely	cs2243		<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25_17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested. Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
HCA	cs2253		<p>Pages 115 – 123, Open Space, Nature and Recreation – Policy 12 The approach to the environment and the protection of natural resources is welcomed. Planning for growth does not solely encompass the construction of buildings. There is a need for new areas of landscaping, new public realm and open space, as well as the protection of existing resources. This will have both amenity and visual benefits for residents and visitors and can also help the wider issues of ecology and biodiversity.</p>	Comments welcomed. The Core Strategy has to be realistic and achievable. It is unlikely that additional public owned open space will be created therefore the provision of additional open space will largely be dependent on privately owned and managed open space that is accessible to the public.
Mr Christopher Derek Burgess	cs2198		<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25_17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site, as Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Ricard Cousins	cs2209		<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site, as Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
M Hurinson	cs2275		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Cliff Jones	cs2276		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Nikki Jones	cs2277		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Robert King	cs2280		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane . This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
L F Charman	cs2281	<p>Q1 - yes Q2 - yes Q3 - Yes Q4- Yes Q5 - Yes</p>	<p>Support.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Linda Murgatroyd	cs2286		<p>Food and natural environment I am glad to see that the council intends to protect our remaining natural areas. I hope that they extend this to looking disfavouredly at astro turf. This has environmental cost in producing and laying it and eventually will need to be disposed of too. It is not a good feeding ground for birds and wildlife. In the light of the rising cost of food and our dependence on food coming from outside the borough (and at least 80% from overseas), I hope the council will look favourably on any initiatives to grow more food in the borough, and will support these in any way it can - by providing sites of allotments, for example. It could go further. for example by planting more trees in streets and on council land to provide shade in hot summers and to absorb carbon dioxide, including fruit and nut trees. Developers should also be required to plant more trees - in the land and not in pots - and also to provide more wildlife-friendly habitats wherever possible, so that the local populations of birds and bees stand a chance of surviving the coming decades. Opportunities to dig should also be considered favourably in this light. I hope the council will also introduce sustainable management of parks and council property wherever possible. This would include an organic/permaculture/ biodynamic approach, all of which reduce damage to wildlife, humans and groundwater by pesticides, and all of which cost less in the long run. Such principles should be built into designs for new buildings and their surroundings. Staff training in these principles will be necessary, but again is a good investment.</p>	<p>Para 25.21 refers to allotments but will be revised in line with the draft replacement London Plan (Oct 2009) policy 7.22. The open space policy also includes protecting street trees and preparation of a Tree Strategy under point k. The policy text will be revised to make reference to green islands/corridors to encourage wild-life friendly habitats and enable safe movement.</p>
Christopher Lander	cs2287		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	<p>See response to comment cs 224 (Mark Andrews)</p>

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Jayne Lander	cs2288		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Longthornton Re-Development Working Group T L Baillie	cs2290		<p>Open Spaces (Policy 12)</p> <p>Since 1994, the residents of Longthornton have not had their own allotments to tend. The provision of such a site would improve the area and its residents' health and well-being.</p> <p>There are few activities in local parks (or, if there are, they are poorly advertised). We suggest that more activities are planned and park wardens are employed to promote the safety of all who use the parks.</p> <p>25.15 / Policy 20b</p> <p>New school buildings - although requesting another possible school site, the plan does seem to overlook the school building already in existence, i.e. Rowan School. This has not been developed yet, and it would be prudent of the Council to check the viability of the site for future education use before going forward with its redevelopment.</p>	<p>The draft Core Strategy at Policy 12(h) aims to maintain and improve the publicly accessible open space network in the borough including existing allotments. Allotments are valued for their contribution to enabling healthy and sustainable lifestyles. Longthornton Ward was identified as a priority ward for open space investment in the Merton Open Space Strategy (2005). There are however no current plans to provide additional allotment facilities in the borough; however this will be reviewed during the preparation of the Site Allocations DPD following adoption of the Core Strategy. Your comments are welcomed regarding activities in parks and park wardens, and will be forwarded onto the Council's Leisure Team.</p> <p>* In relation to previous education sites, the Rowan High School site is allocated for residential, open space and community purposes in the Council's current planning document the Adopted Unitary Development Plan (October 2003). The site is not in Council ownership and has been granted permission for redevelopment.</p>

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Dennis Lowndos	cs2291		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Gwen Martin and Nicholas Richmond	cs2298		<p>Chapter 25 25.2. Add rear gardens (or back-lands) to your list. Â 25.3. Add Morden Park, Ravensbury Park and The Canons (Mitcham) to a supplementary list. Â Policy 12 Para.e. Clarify that 'on the edge' means that any possible development would be outside the S.S.S.I. Also, add reference to "adjacent Conservation Areas". Â Para.n to q. See 5.5 above - This policy is about open space. All mention of school provision should be removed and included elsewhere. If new schools were to be needed, a greater need for the increased population to access amenity open space would follow, so previously developed land should be acquired for school provision, leaving open space as just that - as previously identified. Â 25.13. We are dismayed at the omission of The Canons, Mitcham from this list.</p>	Para 25.3 The list shown is identifying the historic parks, a comprehensive list of parks would not add anything to the Core Strategy.Policy point e.: We have received other comments regarding point e. of the policy text and this will be reviewed to ensure clarity.The objections to development on open space for school provision will be considered.

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Rob Aitkenhead	cs2304		<p>Dear Merton Council, With regard to the above, I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Mywish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold.I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. WhilstI acknowledge that the Core Strategy is not a site specific document,I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Whilst I do not currently reside within the Merton Borough, I was a frequent visitor when Wimbledon F.C. played there and intend to be so once again, should a new home for AFC Wimbledon be identified within Merton. I am concerned that the council should be as pro-active as possible in enabling a new home for AFC Wimbledon and working with the club to ensure it's future success back where it belongs. I would add that I am responsible for an independent publication circulated amongst AFC Wimbledon fanzines, and a widely used supporters website. I would like to be able to use both mediums to report positively on the council's intentions regarding helping AFC Wimbledon return home. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed,I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Raymond Armfield	cs2305		<p>Subject: AFC Wimbledon and the LDF Dear Sir/Madam 25. Open Space, Nature and Recreation (Policy 12). Â I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strateg</p>	See response to comment cs 224 (Mark Andrews)

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Andy Brassell	cs2316		<p>I appreciate Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My aim is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site.</p> <p>Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. I also believe that the example of AFC Wimbledon, its story, its formation and associated coverage of it can only give the borough great publicity and inspire pe especially young people, in the borough. Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Â</p>	See response to comment cs 224 (Mark Andrews)
Timothy Brown	cs2319		<p>Dear Merton Council, I endorse the WISA comments to the LDF in fullas copied below. Community resources such as thisadd to the quality of life of all residents of the borough and surrounding areas, are finite in metropolitan areas and once lost are extremely unlikely to ever be replaced if a change of use is permitted. We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Stephen Buck	cs2322		<p>This is a plea to all concerned to do what they can to get AFC Wimbledon a ground as close to Wimbledon as possible, AFC Wimbledon do not belong in Kingston please do what you can because it is increasing likely that without your help The Dons are a long way from coming home ...</p>	See response to comment cs 224 (Mark Andrews)

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David Budd	cs2324		<p>Sirs Response to Core Strategy of Local Development Framework 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggeste draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Â Personal Comment As a lifelong resident of Wimbledon and Kingston upon Thames and a supporter of AFC Wimbledon for four decades, I am keen to see the club return to the borough to enable it to continue its dramatic success in a larger ground. The speed at which the reformed club has risen through the lower ranks of the football pyramid is nothing short of miraculous and L B Merton should be proud to have this superbly managed club within its boundary, irrespective of the proud heritage that is associated with the club. Â CONTINUED BELOW.</p>	See response to comment cs 224 (Mark Andrews)
David Budd	cs2324		<p>CONTINUED FROM ABOVE The Greyhound Stadium is an ideal site and with the fading of sports such as greyhound and stock car racing, how much more apposite that it should become a "mini-Wembley" than the super casino that was proposed by MGM (I believe) a few years ago. Â I trust that you will look favourably on any application to return AFC to its proper home and that this will become a key objective of the Borough Council.</p>	REFER ABOVE.

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Bob Burstow	cs2330		<p>Sirs, With reference to: 25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Roberto Bussinello	cs2331		<p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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David Byng	cs2334		<p>Â We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, v be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Mr Rory Carroll	cs2339		<p>I was born in Wimbledon (St Teresa's Hospital, The Downs) and went to school there (at Donhead). I have been a Wimbledon FC supporter since 1986, where I used to visit Plough Lane regularly and travel to Norbiton for each of AFC Wimbledon's home matches. I also work for the Football Foundation - a charity funded by the Premier League, The FA and Government -so I can provide you with a wealth of evidence of the numerous and significant developments that have occurred in football in the last ten or so years which provide immense and wide-ranging social benefits to a community that has a thriving football club - to areas such as health, education, social cohesion, safer communities and investment. Â Since the relocation of Wimbledon FC and to a great extent, because the club started playing at Selhurst Park, the town of Wimbledon has never fully benefited from having a Premier League club located there as other towns and cities, that I work with on a daily day, benefit. Merton Council should be bending over backwards to get a football club - especially one that attracts such extraordinary widespread goodwill as AFC Wimbledon - within its boundaries at a location in Wimbledon. Further, I agree with these key points below. 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: CONTINUED BELOW.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Rory Carroll	cs2339		CONTINUED FROM ABOVE. Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. " A jewel in Wimbledon's crown was allowed to be lost amidst a catalogue of complacency and sometimes scandalous behaviour. It is now essential that provision is made for the area to find a permanent, suitably grandhome fora club thathas become a world-famous football success storyworthy of a Hollywood film script. It is in the interests of the prestige of the area, the club and its many thousands of supporters and local residents.	REFER ABOVE.
James Coatsworth	cs2340		Here is my response to part 25. Open Space, Nature and Recreation (Policy 12) of the LDF: I fully welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold.I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. WhilstI acknowledge that the Core Strategy is not a site specific document,I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft C Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Steve Daly	cs2341		I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself	See response to comment cs 224 (Mark Andrews)
Simon Wheeler	cs2430		25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.=	See response to comment cs 224 (Mark Andrews)
Raynes Park and West Barnes RA Mr. David Freeman	cs2379		Table 1. Page 122. Number of planning permissions contrary to EA advice. These should be very exceptional. We suggest a stronger worded target. A similar plea in respect of the number of developments involving the loss of open space. We object to the principle of a change of use for Open Space to Education.	Noted. Will consider revisions to targets and indicators. With regards to the objection to development on open space for school provision this will also be considered prior to submission.

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Christopher Lewis	cs2380		<p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium in Wimbledon or as close as possible to Wimbledon. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be in Wimbledon (the Greyhound Stadium site is a possibility though other sites closer to Wimbledon town centre and Wimbledon station should also be considered). Wimbledon FC was an important part of the history and community of Merton and a new stadium in Wimbledon would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Russell Smith	cs2445		<p>25. Open Space, Nature and Recreation (Policy 12). Whilst welcoming Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration, and bring prosperity to the borough and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was and AFC Wimbledon still is an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. I am not in favour of any sharing of other facilities within the borough. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mr Derek Kortlandt	cs2369		<p>Dear Sirs, I am responding to the above document and would be glad if you could include this in the consultation. I am interested in 25. Open Spaces, Nature and Recreation (Policy 12) I write as a supporter of Wimbledon FC since my father took me to Plough Lane in the 1950s. His support began in the 1920s and he must be at the age of 88, one of the oldest surviving fans. For our family, Wimbledon FC was a significant part of our life. I have countless happy memories of matches at Plough Lane. It was a sad day for us when the original club moved to Selhurst Park, a move necessitated by its amazing achievement at reaching the top division and the stringent new requirements of the Taylor Report. It has long been a dream of Wimbledon supporters to return to our home area, and ideally to Plough Lane. The new club, AFC Wimbledon, has retained most of the old club's support and also recaptured the family friendly, local spirit of the old amateur and semi-professional days. AFC Wimbledon are enjoying considerable success, despite playing away from "home" in Kingston. It will be hard to sustain this much beyond their current level at the present ground. In an ideal world AFC Wimbledon would relocate to Merton at a bigger stadium. It is pleasing to see Merton Council's support for a sports stadium within the borough. I would like to think that AFC Wimbledon could be accommodated in this development. The Greyhound Stadium has the potential to be developed into a community stadium incorporating football and other sports and leisure activities. Such a development could supply valuable facilities to the people of the Borough, as well as returning the local football team to Plough Lane. I no longer live in the Borough but still regard Wimbledon as home.</p>	See response to comment cs 224 (Mark Andrews)
Clive Yelf	cs2422		<p>Dear Sirs Thank you for sending me a copy of the recent LDF. Having found the response mechanism on the online form confusing I have elected to comment by email. As a supporter of AFC Wimbledon I was pleased to note the significant response to those parts of the LDF relating to a proposed stadium within the borough, and specifically on the Plough Lane Greyhound Stadium area. My comments are very much in line with those of other supporters and supporter's groups, namely that I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Both my and the club's wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. I look forward with interest to seeing the strength of feeling on this issue and to any changes and revisions to the LDF that may occur as a result.</p>	See response to comment cs 224 (Mark Andrews)

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Jake Warren	cs2431		25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.=	See response to comment cs 224 (Mark Andrews)
John Woodruff	cs2424		My comments: 25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. John Woodruff Wimbledon supporter since 1977	See response to comment cs 224 (Mark Andrews)

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Kevin Rye	cs2450		25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Wimbledon Civic Forum	cs2411		Chapter and Para 25.16 . p120. Comments: suggest add: 'Where such temporary facilities are to be provided they will be designed to exemplary environmentally sustainable standards, with minimal damage to the landscape and designed for reversibility.'	Para 25.16: We will consider amending this paragraph alongside the consideration of school provision generally
West Wimbledon Residents Association P.M Keith	cs2360		Page 115. Policy 12. Open Space, etc. 25.2 Omits rear gardens (but includes front gardens). Back gardens should be included in schedule of open space.. Compare with Page 119 25.14 which recognises the importance of back land and gardens to protect biodiversity. See also page 121 25.24. Page 116. a.e. "Only permitting development land on the edge of a SSI, MOL ...where it will not adversely affect"... This should be more clearly defined. MOL and open spaces are harmed by development on the boundary which overshadows and reduces the sense of openness. Page 117. n - q. Loss of open space to education. RAWW OBJECTS TO LOSS OF SPACE TO EDUCATIONAL DEVELOPMENT. MANY SCHOOL SITES AND PLAYING FIELDS HAVE BEEN SOLD ALREADY FOR HOUSING AND OTHER DEVELOPMENT PURPOSES.	Policy 3.5 Quality and design of housing developments para 3.28 supports presumptions against development on back-gardens where locally justified. Currently we have incorporated backland where combined space has a biodiversity value. Chapter 2 of The London Plan draft revised interim Housing SPG (Oct 2009) deals specifically with private garden land development and when coming to a view on proposals that could lead to the loss of gardens account should be taken to the degree to which they provide safe, secure and sustainable environments especially in suburbs. (Policy 2A.9). The plan relies on the local authorities to consider the value back gardens have and we will need to incorporate a reference to back gardens within the Open Space policy which takes account of the contribution of gardens while still achieving the other London Plan policies. Other comments have been made regarding point e. of the policy statement and this will be reviewed to ensure clarity. The objections to development on open space for school provision will be considered.

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Wimbledon Society Chairman Mark Leclercq	cs2419		<p>Policy 12 Open Space. Page 115. 25.2 The Open Space policy omits rear gardens from the schedule of open spaces. They play an important role in conserving open space and protecting nature conservation See also 25.14 " Where back land demonstrates a biodiversity value though combined use of gardens and spaces, development will be discouraged". Open Space Policy should be amended to include blocks of rear gardens. Pages 116 (a) and (e). Disagree. It is important that there should be a protective zone around MOL and SSI's and the current UDP policy of setting back development on the boundary of these areas should be retained and reinforced..</p> <p>Page 117 m. "Planning permission will only be considered for development that results in the loss of open space to provide educational establishments where it can be justified" See also 12.30. Page 34. " some existing open space may be required to accommodate new (school) buildings". The projected loss of open space to educational building is unacceptable. For example, the St. Catherine's educational site in Grand Drive, where a viable school has been demolished, remains undeveloped and this should be reclaimed for educational use. No further sales of school lands or playing fields for housing and other development should be permitted. The case for loss of open space to education is not properly substantiated by accurate population statistics. Conclusion. The document sets out a number of desirable aspirations, not all are supported by adequate detail and there are a number of policies that lack co-ordination and are contradictory. The Draft should be reviewed to produce clear initiatives that are believable and deliverable. 12.10.2009.</p>	<p>Policy 3.5 Quality and design of housing developments para 3.28 supports presumptions against development on back-gardens where locally justified. Currently we have incorporated backland where combined space has a biodiversity value. Chapter 2 of The London Plan draft revised interim Housing SPG (Oct 2009) deals specifically with private garden land development and when coming to a view on proposals that could lead to the loss of gardens account should be taken to the degree to which they provide safe, secure and sustainable environments especially in suburbs. (Policy 2A.9). The plan relies on the local authorities to consider the value back gardens have and we will need to incorporate a reference to back gardens within the open Space policy which takes account of the contribution of gardens while still achieving the other London Plan policies. Other comments have been made to point e. of the policy statement and this will be reviewed to ensure clarity. The objection to development on open space for school provision will be considered.</p>
Sustainable Merton Mr J White	cs2399		<p>> In order to mitigate climate change the borough should implement a massive tree planting programme in all of the borough's open spaces (policy 12) absorbing carbon and providing a harvest of fruit and nuts. These should form forest gardens which enable communities to grow food locally and beekeepers to assist colonies of bees essential for the pollination of our environment. Clearly sufficient space needs to be preserved to facilitate active lifestyles and sporting activities. open space should not be lost to building developments regardless of their proposed use (para 25.15). However, we will have to accept that we will need to generate electricity from areas of high potential such as Wimbledon Common, Morden Park and Mitcham Common - these developments are possible with a very small footprint.</p>	<p>Policy 12 will be adapted to include reference to biodiversity and green chains. The policy does deal with both public and private open spaces and the council will continue to encourage biodiversity measures on private spaces such as railway corridors. The open space strategy alongside the London Plan proposal is to implement a tree strategy which will consider the need for additional tree planting. The type and location will be detailed in this separate document. Para 25.15: The objections to development on open space for school provision will be considered. Para 25.16: We will consider amending this paragraph. Chapter 2 of The London Plan draft revised interim Housing SPG (Oct 2009) deals specifically with private garden land development and when coming to a view on proposals that could lead to the loss of gardens account should be taken to the degree to which they provide safe, secure and sustainable environments especially in suburbs (Policy 2A.9). The plan relies on the local authorities to consider the value back gardens have and we will need to incorporate a reference to back gardens within the Open Space policy which takes account of the contribution of gardens while still achieving the other London Plan policies.</p>

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Adam Downes	cs2343		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	The comments are noted but the policy cannot be restricted to a specific site or a specific sport.
Robert Dunford	cs2344		<p>I wish to join WISA and all other interested parties in welcoming Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My own wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site.</p> <p>Furthermore, as AFC Wimbledon itself is now in the Football Conference, the additional profile to not only the club but the town of Wimbledon (and London Borough of Merton) would be incalculable especially during a high profile match like Luton Town a couple of months ago. Please remember that Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, myself and WISA believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Julian Everett	cs2345		<p>Re Paragraph 25.17 of supporting text Policy Document 12: Open Space, Nature and Recreation I am an AFC Wimbledon supporter and, whilst I do not currently live in Merton, I have strong family and sentimental links within the borough. <!--[if !supportLineBreakNewLine]--> <!--[endif]--> I welcome Merton Council's support for a sports stadium within the borough's boundaries and also the support for retaining the Greyhound Stadium site for leisure purposes, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Denis Farrugia	cs2347		<p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Mark Halls	cs2349		<p>I heartily welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. This is excellent news for the borough. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic and rightful home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site having spent many happy hours in the stadium watching stock cars it is still painful to think the Dons are still not where they belong. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated and the pieces of lost history over the last 10-15 years can be rebuilt at long long last.</p>	See response to comment cs 224 (Mark Andrews)
Sally Harlow	cs2351		<p>I would like to comment on section 25 (Open Space, Nature and Recreation (Policy 12)). I welcome Merton Council's support for a sports stadium in the borough and also the aim of retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. I would like to see AFC Wimbledon housed in a new stadium as close as possible to the old Wimbledon ground on Plough Lane. A stadium in this area would encourage regeneration and contribute to improving the environment, economy and would benefit the community as a whole. The Greyhound Stadium site would be a perfect location for a new home for AFC Wimbledon. Wimbledon FC was an important part of the history and community of Merton and a new stadium in Wimbledon would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. I would suggest that the wording of the draft Core Strategy be amended so that support for a sports stadium forms part of the policy - at present it is contained in supporting text to policy 12. I would propose that the reference to the support for the retention of the Greyhound Stadium site for leisure uses should be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Roger Hobkinson	cs2353		<p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Equally work undertaken by planning and management consultant for AFC Wimbledon in 2009 has shown that there are at least 2 further sites capable of delivering a range of regeneration benefits. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the club Wimbledon FC, to strengthen its links within the community in which the club originated. It has the potential to be a positive vehicle for delivering net benefits to Merton and supporting the Merton and Wimbledon brand.</p> <p>Suggested Changes to the draft Core Strategy in Policy 12, 2, 6, 7 and 16: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Equally the above is also relevant to other policy areas. I suggest the above should be incorporated within policy 16 and the sub area policies 2, 6 & 7.</p>	See response to comment cs 224 (Mark Andrews)

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Chris Hutchinson	cs2358		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Additional comments As a Merton resident for most of my life, I am passionate about anything which can be positive for the residents and communities. I have supported Wimbledon, along with many peers since the age of 14. 30 years has passed - we now attend AFC Wimbledon, with less hair - bigger stomachs AND with our children! This surely is strong evidence of community / family / ownership. The recent history of the theft of Wimbledon and the resultant response by dedicated people fills me with anger; however this is greatly overridden with an evangelical pride. Wimbledon, on the pitch is replicating history, and is a phenomenal success - and this is looking set to continue. And we have won the fair play trophy for the last 2 years, and are currently top of the Fair Play league this season. The family and volunteer base is like no other - and is protected by the Trust. CONTINUED BELOW.</p>	See response to comment cs 224 (Mark Andrews)
Chris Hutchinson	cs2358		<p>CONTINUED FROM ABOVE. Idiots are dealt with; it is a club that is safe for all. Away from the pitch and match day, the club operates a shrewd financial policy - with careful planning. The club is community spirited, and a move back to our borough would strengthen this. There is much interest in the club, the car stickers show this. Many people who do not attend matches follow the team, and progress. Clearly AFC Wimbledon is now a major and key part of the rich history of Wimbledon FC. This history is rooted and is part of Merton. The potential for AFC Wimbledon is both permanent and great. A clear asset for any borough - and Merton have the opportunity to support this and benefit from the ripple effects. Yes, there are competing and financial pressures. AFC Wimbledon is a proven and successful part of Merton's history. Football is a medium through which every barrier can be broken down (diversity wise). It brings people together - if governed properly, as Wimbledon is and does. As a long term Merton resident, I ask that the benefits of such a huge entity are not lost. The potential is there, this would be a fantastic 'jewel' for Merton to have. The benefits are massive. Partnership working, the Greyhound stadium, it is all in place - the final ingredient is the intent and drive of council officials to understand the full potential and long term benefits; and to make it happen.</p>	REFER ABOVE.

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David Kennett	cs2365		<p>25. Open Space, Nature and Recreation (Policy 12) I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy Whilst the draft Core Strategy's support for a sports stadium is welcome, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Martin Kimber	cs2366		<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Sue Knight	cs2367		<p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Â</p>	See response to comment cs 224 (Mark Andrews)
Jan Kuras	cs2370		<p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. As a supporter of Wimbledon Football Club for over 25 years, my desire is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Timothy Lambert	cs2372		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Â</p>	See response to comment cs 224 (Mark Andrews)
Paul Loveridge	cs2384		<p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My onlywish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold.I and many of my fellowAFC Wimbledon fansbelieve that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed,I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Damian Lowery	cs2385		<p>25. Open Space, Nature and Recreation (Policy 12). Merton Council's support for a sports stadium within the borough is a great thing as is the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. I would like to see AFC Wimbledon playing in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I think that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. The borough will benefit greatly from such a move. Whilst I realise that the Core Strategy is not a site specific document, I believe that the ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Jan Marszewski	cs2388		<p>25. Open Space, Nature and Recreation (Policy 12). As one of many AFC Wimbledon supporters, we welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Anna McMillan	cs2389		<p>25. Open Space, Nature and Recreation (Policy 12). As a resident of Merton and a keen sport's fan I back the concept of AFC Wimbledon playing in a new stadium as close as possible to their old ground of Plough Lane. I have grown up and gone to school in Merton and I feel that this is something the borough has been lacking ever since the football club left Plough Lane, sport and leisure is an important part of this area and I really do feel that this would be a welcome asset to Merton and would bring not just economic revenue but a real sense of community to all residents and not just current football fans. The Greyhound stadium site would be an ideal location and I think that by having a local club play here that it would bring regeneration to this part of Merton plus the club are an important part of our borough's history.</p> <p>Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Damian Woodward	cs2423		<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Adam Wood	cs2426		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Gloria Williams	cs2428		<p>I would welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses. Â My daughter and I wish for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. I was brought up near Plough Lane and this would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Â Although I now live in Kent my family and I do try to get to as many games as we possibly can and my father still lives in the area and it would be wonderful to visit him and then go on to see my team play just up the road. Â Wimbledon FC is an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.</p>	See response to comment cs 224 (Mark Andrews)

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Paul Wilkins	cs2429		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
David Vašek	cs2433		<p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself. Â</p>	See response to comment cs 224 (Mark Andrews)

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Thomas Treanor	cs2434		<p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. It's about time Merton fully acknowledged the importance and success of its football club, and put measures in place to bring it home. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Richard Thomas,	cs2439		<p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Michael Taliadoros	cs2440		<p>Dear Sirs, Re: 25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Ms Colette Mulchrone	cs2458		<p>Policy 12, section 25 - open space, nature and recreation I was pleased to see that section 25.17 of the draft core strategy supports the provision of a sports stadium within the borough and maintaining the greyhound site for leisure/sporting use. Personally, I would prefer to see a stronger expression of support for a stadium and return to the borough of its senior football club - AFC Wimbledon. I understand the Council prefers not to be seen giving its blessing to specific "brands" or businesses but I feel this is rather different to backing competing supermarket chains, for example. It would not impinge on or affect continued backing for Tooting & Mitcham FC or Mitcham Cricket Club, to name but two local sporting clubs. I am sure Council employees and elected members are well aware of the history of Wimbledon FC and AFC Wimbledon. Whilst progress on the pitch, with 4 promotions in 7 years, compares favourably with the rise of the old incarnation, the ownership structure, business model and ethos surpasses any previous administration. The club is founded on sound principles of community - it is owned by the fans - and is seeking to return to its geographical community. This would, I believe, have a beneficial impact on the local economy and possible regeneration of an area, not to mention being a source of civic pride.</p>	See response to comment cs 224 (Mark Andrews)
WISA Yvonne Phillips	cs2455		<p>As a long time Wimbledon Fan I feel it vitally important that in your plan you should provide a football stadium enabling Wimbledon FC to return to their rightful home. This would not only be great for the fans but it wouldbe advantageous for the community in bringing recognition of Merton Council's regard for Sport. Â</p>	See response to comment cs 224 (Mark Andrews)

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Ian Pollock	cs2454		Two years ago I submitted some comments about your LDF and I understand you want more comments from the public on the latest version. As before, I am very keen to see Merton support the possibility of a sports stadium in the borough, preferably one that might be used by AFC Wimbledon football club, currently based in Kingston-upon-Thames. I understand that your policy on open space, nature and recreation - policy 12- supports this idea, and mentions too the possibility of keeping the existing Greyhound Stadium site for leisure use, as outlined in paragraph 25.17 of your draft "core strategy". I would urge you to give clear and unequivocal support to the idea of AFC Wimbledon moving back to a stadium in, or near, Plough Lane (or anywhere else suitable in Merton). It would restore the club and high-profile football to the area, restore part of the borough's heritage, and would enhance the Plough Lane area too. To give as much support as possible to this, I suggest you ensure that your "core strategy" is made as firm as possible on this point so that the idea forms (along with the retention of the Greyhound stadium for sporting use), a clear and central part of the strategy, and one that is not presented merely as a minor option.	See response to comment cs 224 (Mark Andrews)
Murray	cs2456		25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)

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Anna McMillan	cs2459		I am contacting you in regard to the recently issued document containing your core strategy for the long term borough plan and would like to make a comment; 25. Open Space, Nature and Recreation (Policy 12). As a resident of Merton and a keen sport's fan I back the concept of AFC Wimbledon playing in a new stadium as close as possible to their old ground of Plough Lane. I have grown up and gone to school in Merton and I feel that this is something the borough has been lacking ever since the football club left Plough Lane, sport and leisure is an important part of this area and I really do feel that this would be a welcome asset to Merton and would bring not just economic revenue but a real sense of community to all residents and not just current football fans. The Greyhound stadium site would be an ideal location and I think that by having a local club play here that it would bring regeneration to this part of Merton plus the club are an important part of our borough's history. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Alistair Streek	cs2442		Regards: 25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. This site has excellent access and retains access to view live sport within the borough. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself.. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
Amanda Stelfox	cs2444		I would welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses. My mum and I wish for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. My mum was brought up near Plough Lane and this would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC is an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated.	See response to comment cs 224 (Mark Andrews)

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Karen Scott	cs2446		<p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Pete Salter	cs2448		<p>I am writing this letter in support of AFC Wimbledon Football Club to support the clubs move back to their rightful home of Merton. I have supported the club since 1977 and was heart broken when the original team was moved to Milton Keynes. I say that now we have our clubs honours and trophies back, we should now back all ideas and plans that we have our team back, and that the council should make provisions to allow a new stadium to be built in Merton.</p>	See response to comment cs 224 (Mark Andrews)

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Andrew Saker	cs2449		<p>Dear Sir/Madam, I am writing this email in response to the recent Merton Council's recent Local development framework. My father was born and raised on Cowper road off the Haydons Road, and has supported Wimbledon FC since the early 1960's, and has passed this love of Wimbledon F.C on to myself, now being a supporter for over 20 years. We both believe a stadium at the Greyhound stadium site would be fantastic to the local area and would benefit the borough for many generations to come. I believe this type of development would provide a legacy to the area, much like the Olympics is designed to do in East London. Below is a more detailed response to the Merton council's support and a suggested change to the core strategy. Please find my personal details added below.</p> <p>25. Open Space, Nature and Recreation (Policy 12). We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site.</p> <p>Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
David Martin-Richmond	cs2451		<p>We welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. Our wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, we believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Jim Potter	cs2453		<p>I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst we acknowledge that the Core Strategy is not a site specific document, we believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. As a former resident of Merton (lived in Morden for over a decade) it was the close location of WFC and its friendly atmosphere club - it is a recreational resource that I feel Merton has been lacking over a number of years in one of the most popular pastimes in this country. I would suggest the following changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)
Chris Newman	cs2457		<p>25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. We believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. As I'm sure you are aware, modern stadia with all of their facilities can become a real focal point for the borough. Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.</p>	See response to comment cs 224 (Mark Andrews)

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Chris Carter	cs2460		25. Open Space, Nature and Recreation (Policy 12). I welcome Merton Council's support for a sports stadium within the borough and also the support for retaining the Greyhound Stadium site for leisure uses, as set out in paragraph 25.17 of the draft Core Strategy. My wish is for AFC Wimbledon to play in a new stadium as close as possible to Wimbledon FC's historic home on Plough Lane. This would replace an asset that was lost to Merton when the old Plough Lane stadium was sold. I believe that such a stadium would be a catalyst for regeneration and contribute to improving the environment, economy and wider community. Whilst I acknowledge that the Core Strategy is not a site specific document, I believe that an ideal location for a new stadium would be the Greyhound Stadium site. Wimbledon FC was an important part of the history and community of Merton and a new stadium within the borough would enable AFC Wimbledon, as the continuation of Wimbledon FC, to strengthen its links within the community in which the club originated. Â Suggested Changes to the draft Core Strategy: Whilst the draft Core Strategy's support for a sports stadium is welcomed, I believe this should be strengthened further. This wording is currently set out within the supporting text (paragraph 25.17) to policy 12 (Open space, nature and recreation) but should form part of the policy itself. The reference to the support for the retention of the Greyhound Stadium site for leisure uses should also be included as part of policy 12 itself.	See response to comment cs 224 (Mark Andrews)
GLA	CS2472		The policy is consistent with the relevant London Policies. The reference to working with the GLA to deliver the policy is also welcomed.	GLA felt that policy is consistent with London Plan policies. Support is welcomed
26 Housing - policies 13-15				
Wimbledon YMCA Andy Redfearn	cs2387		Page 124-136 Housing Policies there is no obvious mention to the need of a proactive approach to development of affordable housing in Wimbledon. This is in the context of what I stated in the above point.	The Core Strategy must demonstrate how it will be delivered and achieved. Policy 13 sets out, for the whole borough, requirements concerning the provision of affordable housing and considerations relating to this provision such as viability and site characteristics.
Newridge Trading Ltd	cs284	Q1 - Yes Q.4 - No. Q4b. E. Being flexible and able to be monitored.	Do not support. Policy 13 seeks to set a prescriptive target of 50% affordable housing on all sites over a minimum threshold, based on the London Plan. The London Plan makes it clear that the 50% figure is an overall target, derived from all sources (see Policy 3A.9) and not just from individual sites and thus the approach taken in the Core Strategy is an incorrect interpretation. This target needs to be applied more flexibly particularly in light of the changing policy as expressed in the October 2009 Draft London Plan. Policy 3.13 of that documentÂ does not seek to impose any targets for the delivery of affordable housing.Â Given that there is a strong likelihood that this policy will come into force within the same time frame as the Core Strategy, full account should be taken of this change. We note and support the recognition given in Policy 13 to financial viability and other site specific issues which may affect the amount of affordable housing sought.	The policy is an aim for the London Plan affordable housing target of 50%. It acknowledges that on an individual site basis regard will be given to the maximum reasonable amount of provision that can be viably achieved taking account of a number of factors such as site characteristics and economics of provision. Further revisions to the policy to take account of the Draft London Plan and the Merton's Affordable Housing Viability Assessment will be considered.
Moat Mr Tony O'Connor	cs2165	Q1 . Yes. There is one clear theme that runs through this document. This is that the Council supports a diversification of tenure and mix of homes to tackle the inequalities within the Merton and contribute to mixed communities.I suggest that Merton's 'Single Conversation' with the Homes and Communities Agency must concentrate on this core aim and explore whether increased grant funding is available to facilitate this.		Support noted. Merton is engaged with the HCA' single conversation approach to explore Merton's housing and regeneration priorities with a view to agreeing a systematic and strategic approach to investment. Additionally Merton is currently in the process of establishing an Infrastructure and Investment Board which will form part of the Local Strategic Partnership. A key aim of this Board will be to contribute to the delivery and implementation of the Core Strategy.The HCA will be a member of this board.

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Moat Mr Tony O'Connor	cs216 2	Q1 - Yes. Your introduction to this section is good. I agree with the aim of an affordable housing target of 50% above 10 homes. I think that your comment at 26.8 is quite crucial. You quite plainly and clearly encourage developments that meet your strategy of mixing housing type and tenure across the borough. Potentially at the cost of meeting a particular housing need. Q3 - yes Q4 - yes		Supported noted and welcomed. This aim is consistent with national, regional and local policy aims to develop mixed sustainable communities across the borough as well as at neighbourhood level.
Metropolitan Police	cs219 1		Policy 13 - Housing Choice This Policy notes (criterion c.) that the Council's aim for provision of affordable housing will be 50%, in line with the London Plan and that of this, the tenure breakdown of 70:30 Social Rented/Intermediate will be sought. The MPA support this policy as it concurs with the strategic development plan and allows the delivery of appropriate levels of intermediate housing, suitable for police officers.	Support noted.
MR John Davis	cs221 8		Chapter 26 There should be renewed protection against development of back-lands or gardens in the Core Strategy document, both in the policies in this Chapter and in Policy 8. These were within with the previous consultation on the LDF. It is known that back gardens are, by Council's own admission, of great importance in areas deficient in public open space. There is also no reference to protection in policy 12 of Metropolitan Open Land (MOL) whereas in the past, open space policies have referred to it specifically. Although there is reference in the supporting text to the London Plan's requirement for the protection of MOL, that policy intention must be stated at borough level.	The draft London Plan advises that LDFs may include a presumption against development on back gardens where this can be locally justified. The GLA draft revised interim housing supplementary planning guidance advises that when considering development proposals which entail the loss of garden land, full account should be taken of the contribution of gardens to achieve various London Plan policies. These considerations include local context and character; safe, secure and sustainable environments; biodiversity; trees, green corridors and networks; flood risk; climate change including the heat island effect and enhancing the distinct character of suburban London. Revisions to Chapter 25 (open space, nature and recreation) to take account of the draft London Plan and the draft GLA interim Housing SPD will be considered and cross referred to in Chapters 21 and 26.
Village Residents Association (Mitcham) Carole Mauger	cs231 3		Chapter 26 There should be renewed protection against development of back-lands or gardens in the Core Strategy document, both in the policies in this Chapter and in Policy 8. These were within with the previous consultation on the LDF. It is known that back gardens are, by Council's own admission, of great importance in areas deficient in public open space. There is also no reference to protection in policy 12 of Metropolitan Open Land (MOL) whereas in the past, open space policies have referred to it specifically. Although there is reference in the supporting text to the London Plan's requirement for the protection of MOL, that policy intention must be stated at borough level.	The draft London Plan advises that LDFs may include a presumption against development on back gardens where this can be locally justified. The GLA draft revised interim housing supplementary planning guidance advises that when considering development proposals which entail the loss of garden land, full account should be taken of the contribution of gardens to achieve various London Plan policies. These considerations include local context and character; safe, secure and sustainable environments; biodiversity; trees, green corridors and networks; flood risk; climate change including the heat island effect and enhancing the distinct character of suburban London. Revisions to Chapter 25 (open space, nature and recreation) to take account of the draft London Plan and the draft GLA interim Housing SPD will be considered. Revisions to Chapter 25 (open space, nature and recreation) to take account of the draft London Plan and the draft GLA interim Housing SPD will be considered and cross referred to in Chapters 21 and 26.

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Sutton and Merton PCT Angela Gibson	cs2323		REFER TO WHOLE SUBMISSION. Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.	Thank you for your feedback. The following comments are provided: * Policy 9 - Climate Change requires new development comprising the creation of new dwellings to meet the highest commercially viable level of Code for Sustainable Homes. * Paragraph 26.24 addresses wheelchair accessible homes, Lifetime Homes and supported care accommodation. Requirements for supported living will be considered through the Councils planning frameworks, other strategies and through working with relevant partners. * SAP ratings regarding energy efficiency are delivered through Building Control using a standard assessment procedure, and not relevant for inclusion in the Core Strategy. * The Core Strategy sets out requirements for affordable housing and encourages a range of housing types and tenures. Individual site circumstances together with identified local needs and local character considerations will determine what type of housing is to be developed in each area of the borough. * We will consider the comments made in relation to housing and design and how these may be incorporated in the LDF. Policy 8 - Design already encourages high quality sustainable design Housing Design Guide within the justificatory text to Policy 8 through future revisions to the Core Strategy.
Workspace Group Plc	cs2237		Support. We support the recognition within the policy that whilst the affordable housing target for developments of 10 or more units is 50% the Council will take into account the economics of the provision and consider viability issues such as site size, site suitability and other planning contributions. This flexible approach to the provision of affordable housing is welcomed. The affordable housing policy should also recognise the need to encourage residential development and where mixed-use development is being promoted as enabling development (via cross-subsidisation) to regenerate an employment/business site, it is important to ensure that the requirement to provide affordable housing does not prevent such a scheme from coming forward.	Support noted. Consideration of affordable housing provision for relevant development proposals will take account of viability and economics of provision in determining the maximum reasonable amount of affordable housing that can be viably achieved.
Highways Agency Patrick Blake	cs2266		Policies 13-15 — Housing 8. Specific locations for housing have not been outlined within these sections. The housing policies should specifically consider locating development so as to reduce the need to travel; it is also recommended that the draft CS seeks to deliver a balanced level of jobs, houses and services to minimise the need to travel by car, in accordance to PPG13.	Noted. The majority of high density new homes and associated infrastructure will be located in places with good public transport access such as Morden Town Centre, whilst the existing residential areas across the borough will support incremental housing growth to reflect the level of public transport accessibility, character and infrastructure. Policy 14 sets indicative ranges of additional housing for specific parts of the borough. Other development plan documents such as the Site Allocations Development Plan Document or Area action Plan (such as that proposed for Morden Town Centre, appropriately sets out land and identified sites for specific uses including housing and mixed uses. References already exist within the Plan promoting and encouraging a balance of economic, residential and infrastructure development and the bringing together of all the elements required to achieve sustainable neighbourhoods across the borough including at paras 7.11, 8.2, 8.3,12.25 and 13.24.
Key London Alliance	cs2226		Section 26- Housing Paragraph 26.10 should recognise the requirements of London Plan policy to provide an element of affordable housing as part of major housing developments.	Policy 13 is consistent with the London Plan affordable housing requirement that applies to a site size threshold of 10 units or more. There are a limited number of major housing developments that come forward in the borough and the Council is keen to ensure that opportunities to maximise provision of affordable housing are not confined. Para 26.10 refers to 100% RSL affordable housing schemes which have involved schemes which fall both above and below the 10 unit threshold level.

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HCA	cs2253		<p>Pages 124 – 136, Housing – Policies 13 - 15</p> <p>The Homes and Communities Agency fully support the principle of delivering a mix of housing sizes, types and tenures. A mix of housing types and a range of tenures is very important for providing a sustainable balanced community.</p> <p>Policy 13c indicates that the affordable housing requirement applies to sites “capable of accommodating” 10 dwellings or more. A policy should be included to prevent developers artificially subdividing larger sites and submitting multiple planning applications for schemes of under 10 units. This policy also mentions “viability issues”. In the current economic climate, there may need to be viability testing on smaller sites. We therefore recommend a reference to viability testing on sites “where appropriate”. We also recommend that viability testing for large sites should occur at trigger points such as the approval of phased reserved matters, so that housing delivery can respond both to current needs and to current market conditions.</p> <p>HCA welcome the section on gypsies and travellers within the draft Core Strategy (Policy 15). The importance of planning for the gypsy and traveller community must not be overlooked.</p>	<p>Support for housing policies noted. Para 26.15 makes reference to viability considerations on a site by site basis and para 26.18 advises that where a developer contends that it would not be appropriate to provide affordable housing on a particular site the onus lies with the developer to demonstrate the maximum amount that can be achieved on that site. Further guidance concerning site capability and viability will be considered in supporting text to the policy and any relevant supplementary guidance notes.</p>
Longthornton Re-Development Working T L Baillie	cs2290		<p>Housing (Policies 13-15)</p> <p>26.25 - New housing developments will occur on previously developed land.</p> <p>However, the proposals for Rowan School and Brenley Playing Fields both conflict with this statement. It does feel that Longthornton has lost half of its green space to development in recent years.</p>	<p>Housing - the Rowan School and Brenley Playing Fields are both designated sites for residential development in the current Unitary Development Plan, and are in the process of being planned for redevelopment. The draft Core Strategy will not be designating any greenfield land for residential development. The Site Allocations DPD will consider whether individual sites within the borough should be allocated for development over the plan period.</p>
Gwen Martin and Nicholas Richmond	cs2299		<p>Chapter 26 There should be renewed protection against development of back-lands or gardens in the Core Strategy document, both in the policies in this Chapter and in Policy 8. These were within with the previous consultation on the LDF. It is known that back gardens are, by Council's own admission, of great importance in areas deficient in public open space. There is also no reference to protection in policy 12 of Metropolitan Open Land (MOL) whereas in the past, open space policies have referred to it specifically. Although there is reference in the supporting text to the London Plan's requirement for the protection of MOL, that policy intention must be stated at borough level.</p>	<p>The draft London Plan advises that LDFs may include a presumption against development on back gardens where this can be locally justified. The GLA draft revised interim housing supplementary planning guidance advises that when considering development proposals which entail the loss of garden land, full account should be taken of the contribution of gardens to achieve various London Plan policies. These considerations include local context and character; safe, secure and sustainable environments; biodiversity; trees, green corridors and networks; flood risk; climate change including the heat island effect and enhancing the distinct character of suburban London. Revisions to Chapter 25 (open space, nature and recreation) to take account of the draft London Plan and the draft GLA interim Housing SPD will be considered. Revisions to Chapter 25 (open space, nature and recreation) to take account of the draft London Plan and the draft GLA interim Housing SPD will be considered and cross referred to in Chapters 21 and 26.</p>
Melanie Nunzet	cs2332		<p>Chapter 26 There should be renewed protection against development of back-lands or gardens in the Core Strategy document, both in the policies in this Chapter and in Policy 8. These were within with the previous consultation on the LDF. It is known that back gardens are, by Council's own admission, of great importance in areas deficient in public open space. There is also no reference to protection in policy 12 of Metropolitan Open Land (MOL) whereas in the past, open space policies have referred to it specifically. Although there is reference in the supporting text to the London Plan's requirement for the protection of MOL, that policy intention must be stated at borough level.</p>	<p>The draft London Plan advises that LDFs may include a presumption against development on back gardens where this can be locally justified. The GLA draft revised interim housing supplementary planning guidance advises that when considering development proposals which entail the loss of garden land, full account should be taken of the contribution of gardens to achieve various London Plan policies. These considerations include local context and character; safe, secure and sustainable environments; biodiversity; trees, green corridors and networks; flood risk; climate change including the heat island effect and enhancing the distinct character of suburban London. Revisions to Chapter 25 (open space, nature and recreation) to take account of the draft London Plan and the draft GLA interim Housing SPD will be considered. Revisions to Chapter 25 (open space, nature and recreation) to take account of the draft London Plan and the draft GLA interim Housing SPD will be considered and cross referred to in Chapters 21 and 26.</p>

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West Wimbledon Residents Association P.M Keith	cs2361		Housing Policies 13-15. Pages 124/5. Developers are driven by market forces and will build homes where land is available and schemes will be profitable, rather than "well designed and located". Page 128. 26.28. Another meaningless statement. "To address housing affordability, Merton Partnership is helping to increase people's access to higher wages through greater further education...." Demonstrate how this is to be achieved.	Noted.The Development Plan plays an important role in guiding development across the borough. It transparently sets out the requirements and factors against which development proposals will be considered. Developers need to have regard to factors such as high quality design and protecting and enhancing existing character in submitted development proposals. With regards to comments on 26.28 it is accepted that there is no evidence to demonstrate a direct correlation between the work of Merton Partnership referenced in para 26.28 and the addressing of housing affordability. On this basis para 26.28 will be removed.
Sustainable Merton Mr J White	cs2399		> If merton's housing target is to be 370 homes per year (policy 13-15) then these should be zero carbon homes and at least an additional 500 homes should be retrofitted every year.	Policy 9 - Climate Change drives zero carbon homes as quickly as commercially viable. The Mitcham Low carbon zone aims to do 1000 homes by 2012. The Council has a separate retrofitting strategy which will be outside of the plan making system.
Sandra Routledge	cs2394		Chapter 26 There should be renewed protection against development of back-lands or gardens in the Core Strategy document, both in the policies in this Chapter and in Policy 8. These were within with the previous consultation on the LDF. It is known that back gardens are, by Council's own admission, of great importance in areas deficient in public open space. There is also no reference to protection in policy 12 of Metropolitan Open Land (MOL) whereas in the past, open space policies have referred to it specifically. Although there is reference in the supporting text to the London Plan's requirement for the protection of MOL, that policy intention must be stated at borough level. Â	The draft London Plan advises that LDFs may include a presumption against development on back gardens where this can be locally justified. The GLA draft revised interim housing supplementary planning guidance advises that when considering development proposals which entail the loss of garden land, full account should be taken of the contribution of gardens to achieve various London Plan policies. These considerations include local context and character; safe, secure and sustainable environments; biodiversity; trees,green corridors and networks; flood risk; climate change including the heat island effect and enhancing the distinct character of suburban London. Revisions to Chapter 25 (open space, nature and recreation) to take account of the draft London Plan and the draft GLA interim Housing SPD will be considered. Revisions to Chapter 25 (open space, nature and recreation) to take account of the draft London Plan and the draft GLA interim Housing SPD will be considered and cross referred to in Chapters 21 and 26.
Government Office for London Julie Shanahan	cs2438	Q5 - Yes. 12. Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites states that Core Strategies should set out criteria for the location of gypsy and traveller sites which will be used to guide the allocation of sites. We welcome the inclusion of criteria as part of Policy 15.	6. We welcome the inclusion of a 50% affordable housing target with 70:30 social housing and intermediate split, this supports London Plan policy (alterations 2008). Further iterations of the Core Strategy should make reference to the draft replacement London Plan figures in the justification to the policy and also include some consideration of whether these would have significant impact on the Core Strategy. We also welcome the inclusion of specific housing targets for different parts of the borough as detailed in Policy 14 Housing Provision. The inclusion of these figures in the sub-area policies would answer part of the 'what will be delivered question', the Core Strategy needs to answer this question. The housing targets in Policy 14 have been rolled forward to 2026, this is welcomed. We note reference to the GLA SHLAA (para 26.37) and we would be interested to discuss with you how these results will be taken forward.	Comments noted and further revisions to be considered.
LB Wandsworth	CS2477		In terms of affordable housing, Wandsworth's proposed submission affordable housing policy (IS5), was similar in that it stated the maximum reasonable amount would be sought, taking account of individual site circumstances, viability and the London Plan policy of 50%. While your policy is slightly stronger in that it 'aims' for the London Plan target of 50% it may still not be specific enough in terms of the provision of affordable housing required on individual sites. It is also not clear whether or not the policy has been informed by an Affordable Housing Economic Viability Assessment, which is a requirement of PPS3. Its importance was set out in the Blythe Valley case, and again, we would recommend undertaking such a study prior to submission of the Core Strategy. This should also consider the tenure split of affordable housing.	Noted. The need for more specific guidance in terms of provision of affordable housing required on individual sites is accepted. An Affordable Housing Viability Assessment Study is currently being undertaken. A published Statement of the Study's Initial Findings, indicated that the emerging findings supported an affordable housing target framed as up to 50% or even as a straight 50%, with outcomes dependent on site specifics.It should be noted that at the time of publication these findings were provisional. This Study will be completed prior to submission of the Core Strategy and includes consideration of affordable housing tenure splits.

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Anon.			This policy is consistent with the relevant London Plan policies and includes the necessary targets and provisions. The supporting text for this policy should give greater prominence to, and cross- reference, The London Plan density matrix.It is recommended that the second and third sentences of paragraph 26.25 and 26.26 should be amended to state: 'Residential development should achieve appropriate densities on a site by site basis having regard to the London Plan density matrix and the design requirements set out in Policy 8.'	Agree with comments and suggested revisions.
Moat Mr Tony O'Connor	cs216 3	Q1 - Yes. Policy number 14 states ambitious targets for new housing development in Morden and Mitcham. I believe that these are challenging, but it seems clear that these two town centres are in urgent need of regeneration. These targets would suggest that a much higher densityof housing is planned in these town centres. This is a reasonable response needs to the regeneration need there.		Support noted. The targets identified for Mitcham and Morden are based on what can realistically be achieved here and takes account of the anticipated contribution that key sites within these areas can contribute to additional housing provision. An existing SPD for Mitcham Town Centre and a proposed Masterplan and Area Action Plan for Morden aim to set out a clear vision for the regeneration of these areas.
GLA	cs247 2		<p>This policy is consistent with the relevant London Plan policies and includes the necessary targets and provisions. The supporting text for this policy should give greater prominence to, and cross- reference, The London Plan density matrix.It is recommended that the second and third sentences of paragraph 26.25 and 26.26 should be amended to state: 'Residential development should achieve appropriate densities on a site by site basis having regard to the London Plan density matrix and the design requirements set out in Policy 8.'</p> <p>The policy is consistent with the requirements of London Plan policy 3A.1 and 3A.2 and correctly rolls forward the established housing target (3,700 2007 to 2017,370 per annum) for the Borough to 2026, in line with Paragraph 6 of the joint statement issued by government Office for London and the GLA in March 2008.</p> <p>It is acknowledged that the housing target for Merton may be revised by the replacement London Plan. The consultation draft of the replacement London Plan has been published and includes a target of 3,200 additional homes for the period 2011 – 2021 with an annual monitoring target of 320 additional homes. The Council should have due regard to this in revising the housing provision target for the borough and it would be appropriate to add a footnote to Policy 14 or a paragraph in the supporting text stating that the target will be updated by the replacement London Plan. It is expected that the final figure will be robustly supported with appropriate evidence and wholly consistent with the requirements of PPS3.</p>	Agree with comments and suggested revisions. The draft London Plan sets out a revised strategic target for the borough which the Council will have due regard to in updating and revising Chapter 26.
LB Wandsworth			<p>In terms of affordable housing, Wandsworth's proposed submission affordable housing policy (IS5), was similar in that it stated the maximum reasonable amount would be sought, taking account of individual site circumstances, viability and the London Plan policy of 50%. While your policy is slightly stronger in that it 'aims' for the London Plan target of 50% it may still not be specific enough in terms of the provision of affordable housing required on individual sites.</p> <p>It is also not clear whether or not the policy has been informed by an Affordable Housing Economic Viability Assessment, which is a requirement of PPS3. Its importance was set out in the Blythe Valley case, and again, we would recommend undertaking such a study prior to submission of the Core Strategy. This should also consider the tenure split of affordable housing.</p>	Noted. The need for more specific guidance in terms of provision of affordable housing required on individual sites is accepted. An Affordable Housing Viability Assessment Study is currently being undertaken. A published Statement of the Study's Initial Findings, indicated that the emerging findings supported an affordable housing target framed as up to 50% or even as a straight 50%, with outcomes dependent on site specifics.It should be noted that at the time of publication these findings were provisional. This Study will be completed prior to submission of the Core Strategy and includes consideration of affordable housing tenure splits.

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AFC Wimbledon	cs297	Q1 - Yes. None	Support. Part e. should state: "Creating new employment by protecting and improving scattered employment sites for small and growing businesses or community uses including a multi purpose sports stadium."	We welcome the respondents support of this policy.
Newridge Trading Ltd	cs286	Q1 - Yes. This is a sound objective but needs to be carefully implemented in order to avoid conflicts with other Core Strategy objectives. Q4 - No. Q4b a. being deliverable. Q5 - No. The policy is currently worded in a contradictory manner. It seeks to both consolidate retail, office and leisure towards major centres and also to protect scattered employment sites. We would advocate that as the biggest employment and trip generator of these, the policy should make clear that offices should generally be consolidated to major centres and a more flexible approach taken to offices located in sustainable scattered sites.		Good point made by the respondent. We should provide further clarity to Policy 16. Therefore we should re-write policy to direct major offices towards centres and protect scattered employment sites to the types of uses that are compatible with residential areas.
Apostles Residents' Association	cs2176		Support. The ARA is broadly supportive of this policy as it appears to protect scattered employment sites that we presume includes the Kingston Road employment area opposite the Apostles streets. The ARA wishes to see this area continuing as employment land as people working in this area support local shops and services. However the ARA is concerned that: (a) the Kingston Road employment area is not shown on the plan of industrial areas on p.142 and it is not clear whether this is an oversight or whether scattered employment sites generally are not shown on this plan (b) policy sub para. 'e' indicates that community uses may be acceptable on scattered employment sites, but as this has happened in part on the Kingston Road employment area already the ARA does not wish to see further erosion of this area for employment use in this way.	We welcome the respondent's support for this policy. Kingston Road is a designated scattered employment sites and the adopted Proposals Map (2003) does not include scattered employment sites designations. The Draft Core Strategies policy for employment would allow Kingston Road Employment Area to be development for community and or employment uses. However it is not appropriate for a Core Strategy DPD, the borough's spatial document, to go into this level of detail. Issues for proposals for the change of use from employment sites to community uses would be dealt with by Development Control when determining planning applications.
Metropolitan Police	cs2191		Policy 16 - Economic Development Criterion e. states that the Council will create new employment opportunities by protecting and improving scattered employment facilities for... community uses. This is concurrent with Policy 3B.4 of the London Plan which allows the release of Strategic Employment Land (where appropriate) for community facilities. This approach is also recognised and supported by the LPA during the Council's recent determination of the planning application for a policing facilities at Deer Park Road, South Wimbledon. Accordingly, the MPA support this Policy within the emerging Core Strategy and anticipate this will be reflected within future drafts of this document. Paragraph 27.16 - Employment and Community Facilities This paragraph concludes by acknowledging the economic potential of community uses that may be located on employment sites. The principle of this approach is welcomed by the MPA, however a minor alteration to the wording of this sub-text is requested, in order that the emerging Core Strategy complies with relevant provisions of the strategic development plan. Policy 3A.18 states that the net (my emphasis) loss of community facilities should be resisted. This is an important distinction as it allows the implementation of an established community strategy etc, e.g. the MPA AMP. This representation is reiterated within Policy 20, below. Recommended alteration: The final sentence of Paragraph 27.16 should be altered thus (italics) - "...by facilitating such development on scattered employment sites, and resisting the net loss of viable community or employment facilities."	Support is welcomed. Comments are noted. Further changes to policy will be considered.

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La Salle Investment Management	cs2180	<p>Q1 - Yes. We support the overall vision however have concerns regarding the evidence base.</p> <p>Q2 - No. The wording of policy 16 sub section (c) refers to Strategic Industrial Locations (SILs) of which there are six in Merton, seeking to "protect and manage" them. The policy as it is currently worded does not offer any flexibility in allowing the release of sites within SILs. This is contrary to supporting paragraph 27.7 which refers to PPS4 and PPS6 which require local planning authorities to have flexible policies which are responsive to change . The policy wording does not allow for new commercial opportunities to replace traditional uses where they are in decline. We do not believe that the policy represents the most appropriate strategy as it is not considered against reasonable alternatives, and as such is contrary to test of soundness (i) (Justified). The wording of policy 16 should be amended to allow for the strategic release of sites from SILs where it can be demonstrated that the industrial use is unviable (through marketing evidence) and where the proposed use will be suitable and beneficial to the borough. Furthermore, the supporting text states that there are low vacancy rates for industrial and warehousing in the borough but these facts' are taken from the Employment Land Study which is significantly out of date, dated 2005. Given the economic climate has drastically altered since 2005, it is even more inappropriate to rely on this evidence. Whilst the London Plan Industrial Capacity SPD is more up to date (2008), it is a strategic London -wide document which cannot be relied on for detail at borough level. In this case the policy fails test of soundness (i) (Justified) as it is not founded on a robust and credible evidence base. We suggest that point (c) of Policy 16 be amended as follows (addition in italics): "Protecting and managing the designated Strategic Industrial Locations at (i) Willow Land, Beddington and Hallowfield Way; (ii) Morden Road Factory Estate and Prince George's Road; (iii) North Wimbledon; (iv) Beverley Way Industrial Area , permitting the strategic release of sites where it can be demonstrated that industrial use is unviable, and an appropriate use that would benefit the local character and economy can be delivered. CONTINUED BELOW.</p>	<p>Support.</p> <p>We support point (f) of the policy and supporting text 27.37 which states that new hotels will be directed to parts of the borough that are in accessible locations where they are not detrimental to the character and amenity of the area. The Council is keen to promote hotel use in Wimbledon - however if suitable sites cannot be found in the town centre, then (in accordance with PPS6), edge and out-of-centre sites should be considered.</p>	<p>The adopted LB Merton's Unitary Development Guidance designates the development of town centre uses, including hotels, on a number of opportunity sites in the Wimbledon Town Centre. Regarding the respondents comments on the location of hotels, all applications are assessed by Development Control Officers against policy and on their own merits. Therefore any proposals for town centre type uses will be assessed against the guidance and requirements as set out in PPS6 (or any subsequent national guidance), regional policy (London Plan or any subsequent regional guidance) and local policy. In accordance with PPS12, It is not appropriate for Core Strategies DPD's to designate individual sites in the borough for town centre types of uses.</p> <p>Merton and South London are designated as 'restricted transfer of industrial land' in the Draft London Plan (2009), adopted London Plan (2008) and the GLA 2009 Industry Capacity SPG due to the fairly high level of demand, high occupancy, designated industrial areas across South London. This is supported by LB Merton's evidence base and emerging Strategies and DPDs i.e. the emerging Economic Development Strategy and Joint Waste DPD which again reiterates the findings of the DTZ Employment Land Study 2005. Waste and manufacturing type industries can only locate in designated SIL employment areas not on scattered sites therefore we cannot take a flexible approach to policy for industrial areas.</p>
La Salle Investment Management	cs2180	<p>CONTINUED FROM ABOVE.</p> <p>Q4 - No. Currently the policy is inflexible, and therefore contrary to tests of soundness (ii) (Effective) and (iii) (National Policy). It does not take into account of the lack of demand or viability at these locations. Local planning authorities should take into account such matters which are imposed by</p>		REFER ABOVE.
Sutton and Merton PCT Angela Gibson	cs2323		<p>REFER TO WHOLE SUBMISSION.</p> <p>Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.</p>	Comments are noted. Further changes will be considered.

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Workspace Group Plc	cs2238	Q3 - It is unclear within the wording of Policy 16 what is intended policy for those Industrial areas (in Merton 2009) identified in Picture 1. For example the policy text does not refer to the Rainbow Industrial Estate within either paragraph c) as a designated Strategic Industrial Location, or within paragraph d) as a Locally Significant Industrial Location. This policy should clearly outline what policy requirements apply to the Rainbow Industrial Estate and any other identified Industrial areas in Picture 1 which have not been referred to. Q4 - Policy 16 (as currently drafted) effectively prevents any mixed use development within employment areas and does not reflect the Councils positive strategic objective to make Merton a more prosperous borough with diverse long term economic growth. The introduction of mixed-use development can be effective mechanism to enable (via cross- subsidisation) the redevelopment/regeneration of an old or under used industrial site. Future policy should encourage this position, providing the introduction of a mix of uses does not compromise the employment/business use and the overall employment functioning of the site. The policy should be sufficiently flexible to enable the maximum amount of employment floorspace to be provided, but having regard to overall viability.	Support. We support the recognition that the commercial environment is one of constant change and that the borough should adapt to this by recognising and supporting a broad range of enterprises that contribute to the economy. Paragraph 27.17 states that the relationship between the number of jobs and employment floorspace is not straightforward and is becoming harder to quantify with changing technologies (such as environmental technologies) and working practices. We recognise the decline in manufacturing/industrial land can be offset (to a degree) through development of new waste management facilities as these are recognised as appropriate locations by the Council (SLWP, PPS10 and the London Plan) as appropriate locations for waste management facilities, which are considered growth areas. However it is likely that there will be sites which may not be suitable or viable for waste management, and these may suffer from long term vacancies or redundancies. In such cases a flexible approach should be taken to redevelopment and alternative land uses. We fully support the utilisation of industrial sites for the development of waste management facilities where appropriate and would support flexibility within the text to enable redevelopment where commercial uses are not viable.	We welcome the respondent's support for this policy. Merton and South London are designated as 'restricted transfer of industrial land' in the Draft London Plan (2009), adopted London Plan (2008) and the GLA 2009 Industry Capacity SPG due to the fairly high level of demand, high occupancy, designated industrial areas across South London. This is supported by LB Merton's evidence base. Waste and manufacturing type industries can only locate in designated SIL employment areas not on scattered sites therefore we cannot take a flexible approach to policy for industrial areas. Details of the Strategic Industrial Locations and Locally Significant Industrial Sites are listed in the London Plan 2008 and the Draft London Plan 2009. In accordance with PPS12, this is not the appropriate forum to list all the different types of industrial sites in the borough however this could be considered in a Development Control DPD or SPD.
Longthornton Re-Development Working T L Baillie	cs2290		Economic Development (Policy 16) There are several industrial units vacant in Longthornton (old Smith Meters site/Neptune Court). We would request that efforts are made to secure occupation of these sites before more are developed.	The Core Strategy at Policy 16(e) will create new employment by protecting and improving scattered employment sites for small and growing businesses or community uses. It is considered that this policy adequately addresses the issues with industrial sites in Longthornton.
Raynes Park and West Barnes RA Mr. David Freeman	cs2381		Policy 16. Page 138. Sub paras c and d. The locations do not appear to include the SIL at Shannon Corner/ Burlington Road. Similar with reference to para 27.22 Page 140.	Comment is noted.
Sustainable Merton Mr J White	cs2399		> The economic development policy (16) is flawed for reasons outlined above. Instead the kind of survey described above should inform the kind of assistance given to locally owned enterprises seeking to plug the gaps in merton's economy.	Comments are noted. Further changes will be considered.
GLA	CS2472		This policy is consistent with the requirements of the relevant London Plan policies.	We welcome the respondents support of this policy.
LB Wandsworth			The approach to the protection of the Wandle Valley for industrial employment provision as well as enhancement to the natural environment is supported.	We welcome the respondents support of this policy.
28 Transport - policies 17-19				

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Ms Angela Bishop	cs22	<p>Q1 - Yes. Consideration for Mitcham should be higher than what is reflected in the strategy.</p> <p>Q2 - Yes.</p> <p>Q3 - No. My concern over cycle paths is I am sure the same as some other residents; Cycle paths disappear - are the cyclists suppose to disappear; cycle paths do not travel down high streest or around roundabouts. Quite recently I was considering purchasing a cycle; but when I saw a cyclist incident with a lorry it has made me change my mind. I do not see the point in a cycle lane when it goes nowhere.</p> <p>Q4 - No. I guess that will be reflective when it is delivered.</p> <p>Q4b. a. Being deliverable</p> <p>Q5 - Yes.</p>	<p>Do not support.</p> <p>It is not that I do not support, I just wanted to add an additional comment. Has Counter Terrorism considerations been taken on board? I know Planning are taking on board the Crime and Disorder Act implications but how is this being passed over to developers etc. I still feel Mitcham area is being neglected compared to Wimbledon and Morden. Mitcham is already a highly residential area yet there are so many applications for more residential developments which look inferior in appearance than those erected in Morden and Mitcham - Mitcham is not that undesirable.</p>	<p>Q1: Wording will be reconsidered to ensure the status of Mitcham is correctly reflected</p> <p>Q3: The council is working to fill gaps in cycle paths and extend the network. The Mayor's cycle Superhighway will provide a commuter cycle route from South Wimbledon into central London and the council will seek to connect local routes into the superhighway.</p> <p>Q6: Counter Terrorism considerations fall under the remit of the Metropolitan Police Authority and the Office for Security and Counter Terrorism. In terms of crime, there is adequate national, regional and local policy guidance to ensure that new development promotes safer environments to discourage crime. The London Plan and Merton's Design SPD outline standards for new development to achieve in relation to community safety through design. The updated Merton Design SPG and Development Control DPD will address this even further after the Core Strategy is adopted. Section 17 of the Crime and Disorder Act and Safer Places - The Planning System and Crime Prevention are both referenced as Key Drivers in the Design Policy.</p>
Mr Keith Hunter	cs2123	<p>Q1. Yes</p> <p>Q2. yes</p> <p>Q3. Yes.</p> <p>Q4. Yes.</p> <p>(although I am not sure if a strategy could be regarded as effective or not)</p> <p>Q5. Yes.</p>	<p>Do not support.</p> <p>The target of expanding Controlled Parking Zones. Whilst they are useful in some areas I do not believe they are necessary or effective in others. A parking permit does not guarantee a parking space. I suspect permits would be issued for more cars than streets could sustain and what control would residents have over the cost of permits? Permits could be viewed as a welcome source of revenue in these harsh economic times.</p>	<p>Our draft Parking, Servicing and Delivery policy is designed to enable us to efficiently manage the limited amount of space on the public highway. Our management would not in any way be limited to CPZ's. The council's process for the introduction of any traffic management system, including CPZ's, requires formal consultation and therefore residents have full recourse to comment on any plans for thier area.</p>

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Living Streets Terence Bendixson	cs2193		<p>There is no mention anywhere of 20 mph speed limits. If we want to (Policy 17a) prioritise for the access and safety of pedestrians and cycles, then one of the cheapest and easiest ways of achieving this is to set people-friendly 20 mph default speed limits on all local roads, as some cities have already done.</p> <p>Neither is there any mention of removing impediments to free pedestrian movement, such as unnecessary guard rails, street furniture, unofficial shop signage etc. This would assist in achieving Policy 17d — working to ensure the pedestrian environment is safe, eniovable and attractive.</p> <p>Pedestrian crossings should be optimised to reduce unnecessary waiting times for pedestrians at signalled crossings, and re-routed where possible to provide direct crossing on 'desired' lines rather than staggered crossings. We should ensure that crossing times and width of crossings are sufficient for pedestrian demand at peak periods, including an allowance for future growth if this is what we are predicting. This accords with Policy 17a — prioritising pedestrians.</p> <p>Major crossings where there are currently no pedestrian signalled facilities e.g. Merton High St / Haydons Road should be redesigned to incorporate one — this accords with Policy 17d.</p> <p>There are no aspirations mentioned for increasing the amount of pedestrianised areas in Merton, in particular in Wimbledon. Both Kingston and Sutton have overtaken Wimbledon as major shopping areas in recent years, resulting from a major reorganisation to divert traffic away from the main shopping streets. This improves the quality and safety of the pedestrian environment (28.11) and also reduces pollution and improves air quality in the shopping areas (see pare 28.14).</p> <p>Regarding Policy 17b — encouraging co-operation between pedestrians and cyclists — I am in agreement, provided this does not imply that dedicated pedestrian space e.g. pavements are to be shared with inconsiderate cyclists, or impeded by the number of cycles attached to guard rails (e.g. Hartfield Road / Wimbledon Bridge). Shared use paths are a particular danger to the very old and very young, and should only be permitted when there is no reasonable alternative, and even then must be clearly marked and terminated. CONTINUED BELOW.</p>	Support welcome

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Living Streets Terence Bendixson	cs2193		<p>CONTINUED FROM ABOVE.</p> <p>There are many instances where cyclists begin riding correctly on a shared path and then continue riding on an exclusive pedestrian area, ignoring 'Cyclists Dismount' signs.</p> <p>Many of the Targets in the Tables in this section (with the exception of the first target in Table 1) are not SMART i.e. measurable. I would like to see a specific figure for reductions in carbon emissions (Table 1), a measurable version of the 'convenient safe and integrated transport network' — e.g. no home more than 20 minutes by foot and/or public transport</p> <p>(including average peak period waiting times) from a rail station with a minimum 15 minute peak interval service (Table 2), and so on.</p> <p>Tramlink improvements / extensions and Crossrail 2 aspirations are referred to in para 30.10G but these are not mentioned in the body of Section 28.</p> <p>Policy 19m - Pavement parking should be banned in all areas of the borough, not just industrial areas, unless specifically marked out. This is a particular problem for the disabled, blind and -mothers with small-children or buggies; being forced in some cases to walk in the road.</p> <p>Specific minor points: Para 28.33 point 4 - should include South Vilest Trains (?) Para 28.36 point 3 - Morden (not Modern) Below pare 28.36 Delivery and Monitoring para 2 - i cannot see how bus route or service improvements can move any homes nearer to a rail station. Map 1 Public transport accessibility - this map has been reproduced in my printed copy at such a size that the text is illegible to the ordinary reader</p>	REFER ABOVE.
Cooper	cs2169	<p>Q1. Yes. I am disappointed that the document is long, repetitive and does not go beyond platitudes.</p> <p>Q2. No. Shows evidence of research but little evidence of community participation</p> <p>Q3. It's difficult to argue against platitudes - we all want to aim for the best. No concrete proposals as to how it will be achieved.</p> <p>Q4. Don't know - what are the results?</p> <p>Q4b. a. being deliverable.</p> <p>Q5. Depends what the NPP is.</p>	<p>Do not support.</p> <p>This is not consultation - just vague and broad queries. I want to see concise, specific and measurable policies. For example, 20.37 states protection and enhancement of residential areas by "making local environmental improvements and public protection initiatives". What are they? Policy 9 says nothing about improving air quality and public transport by implementing any specific measures to reduce traffic into and through the borough. How about banning private cars from delivering children to school, and instead ensuring that there was adequate public transport for all pupils? That would be consistent with your "active transport" objective.</p>	<p>One of the overarching themes of the three transport policies is to contribute to mitigation of climate change and this link may have not been as clear as it should be in the consultation draft. Thank you for your suggestion to clarify this point. It is the Councils stategic objective for transport that walking, cycling and public transport are modes of choice when plannign all journeys. We wish to promote these sustinable modes by making them more attractive to useres rather than forcing people out of cars. The Council works with school to develop Travel Plans that seek to reduce the number of car journeys every year.</p>
Sutton and Merton PCT Angela Gibson	cs2323		<p>REFER TO WHOLE SUBMISSION.</p> <p>Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.</p>	Comments noted

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Highways Agency Patrick Blake	cs2266		Policies 17-19 — Transport 9. Active transport policies have been outlined within this section. The HA support these policies because it is important that an emphasis is placed on the provision and improvement of sustainable transport infrastructure - particularly where high trip-generating developments are proposed. 10. In addition, effective travel planning and travel awareness schemes offer a mechanism in which the transport needs of residents and employees can be addressed to encourage sustainable travel behaviour. This can help reduce the need to travel by car, thereby reducing the impact to the highway network.	Support for active transport policies and travel planning welcomed.
Andrew Pinchin Architects Ltd Andrew Pinchin	cs2346		PLEASE READ WHOLE LETTER SUBMITTED	<p>In terms of cycling, the policy has been designed to not prevent any development of a wider cycle network. Therefore proposals to extend the cycle network will be contained in our Sustainable Transport Strategy.</p> <p>In respect to discouraging the use of private car, our policy has been designed to work towards an environment where walking, cycling and public transport are modes of choice when planning all journeys.</p> <p>LB Merton is fully supportive of the Mayor of London's proposals for hybrid busses contained in the draft Mayor's Transport Strategy.</p> <p>We will pass concerns about environmentally unfriendly cars onto our parking management team for consideration.</p> <p>The Council works with schools to develop Travel Plans that seek to reduce the number of car journeys every year.</p> <p>We welcome your comments on the Wimbledon-Croydon Tramlink and advise that we are very keen to work with our neighbouring boroughs to ensure that TfL continue to develop the tram network as one of the orbital outer London links.</p> <p>Improvements to built environment</p> <p>In respect to the future design of the public realm, we have a Public Realm Strategy and recently published Streetscene Design Guide which sets improved standards for the borough's built environment. In the past traffic management measures have been introduced at the request of local people to deal with issues such as safety and rat-running, where funding have been available. Current pilot schemes across Britain suggest less physical measures will be required for future traffic management improvements.</p> <p>Generally, any changes to the public realm require public and formal consultation which provides opportunity for residents to comment on changes to their local area. This would apply to traffic management changes such as road humps and chicanes as described in your letter.</p>
Key London Alliance	cs2227		Section 28- Transport Policy 19 Part F of draft Policy 19 highlights the need to provide car parking in accordance with the Council's parking standards. However, it is not clear from the document where the Council's parking standards are set out, or if the previous parking levels as set out in the adopted UDP are proposed to be reviewed as part of the Local Development Framework process. Draft policy should be developed with a view to national and strategic policy to reduce the amount of car parking provided as part of new developments. We welcome the support for the use of car clubs and implementing new controlled parking zones, or expanding existing ones, as part of wider traffic management measures	<p>Policy 19 parking standards are currently those contained within the UDP. The draft revised London Plan has subsequently been released and therefore our own parking standards will need to be revised accordingly. When amended and approved they will be contained in the new DPD section of the LDF.</p> <p>Where appropriate PTALs (public transport accessibility levels) are present, car parking is limited in new developments.</p> <p>We welcome the support for our use of car clubs</p>

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HCA	cs2253		Pages 145 – 160, Transport – Policies 17 - 19 The Homes and Communities Agency strongly support the encouragement of sustainable transport and non-car based methods of travel.	Support for the encouragement of sustainable transport welcomed.
Linda Murgatroyd	cs2285		<p>Transport Cycling should be given bigger priority in the plan. It can be encouraged in many ways. I have written to the Council about this before but received no reply. Some suggestions include:</p> <ul style="list-style-type: none"> o More cycle-friendly (and wheelchair/buggy-friendly) places to cross the railways - for example the footbridge just South of Wimbledon Station could be adapted or replaced with a ramped bridge. This would reduce the need to go through the town centre and shorten many journeys, making them possible to cycle rather than take motorised transport o Cycle-friendly access to the North end of Wimbledon station. This could be achieved by building a bridge across the North end of the platforms, accessed via the station car park, off Alexandra road (probably with a second storey at street level. A major cycle storage facility could be included here also. possibly along the lines proposed by the Merton Cycle Campaign on many occasions. o Cycle-friendly design in all traffic and street-plan alterations. This includes - no ramps, no brick paths (Which are quickly damaged by heavy vehicles and become dangerous for cyclists) o cycle through routes in roads which are closed off and contra-flows in most one way streets (with parking adjustments accordingly) Â o Cycle parking facilities inside (signposted) or outside all buildings that are used by the public. to encourage cycling to them rather than car use. This includes doctor's surgeries, religious buildings etc as well as shops and offices. In addition. Merton should provide well-publicised opportunities for people of all ages to improve their cycling skills and to learn about cycle maintenance. The council, to reduce the amount of on street parking. should actively support car clubs. The council should explore the potential for short circular bus routes to take people into and out of commercial centres. To reduce the need for such driving. Â 	<p>Promoting cycling is a high priority for the council. We currently provide both child and adult cycle training, we use cycle vouchers for smarter travel prizes and we will be increasing the programme due to further funding provided by one of the Mayors Cycle Superhighway routes running from Merantun Way to Central London due to be introduced in the summer of 2010.</p> <p>The Council is not responsible for the footbridges or level crossings on the railway however we liaise with Network Rail suggesting improvements to all those facilities for all modes. As with all London Boroughs we have indicated to all rail services that we would like to see an improvement to cycle storage at all stations and where possible we are working in partnership with TfL to find funding to achieve this.</p> <p>Through cycle parking standards for new developments, the council requires adequate cycle parking is provided at developments.</p> <p>The council cannot impose cycle parking standards on existing establishments, unless a planning application is made.</p> <p>The council does support the use of car clubs and car club bays are to be introduced in all new and reviewed CPZ's subject to consultation.</p>

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Longthornton Re-Development Working T L Baillie	cs2290		<p>Transport Improvement (28.23)</p> <p>We would welcome the Council's support for the recently-refused extension to the G1 bus route, which would provide residents along the border of the borough with direct access to Norbury and St. George's Hospital for the first time.</p> <p>Transport (Policies 17-19)</p> <p>19e/28.44 - In recent years, Longthornton has seen an increase in the number of cars on our roads, exacerbated by redevelopments and the council's policy to not provide for off-street parking in order to encourage use of public transport. As much of Longthornton is poorly served in this area, car use has increased despite the lack of available parking. Many of our roads are now filled with vehicles along both sides from one end of the road to the other. Whilst we accept that car use should be discouraged where feasible, Longthornton residents will continue to rely on their cars for some time to come.</p> <p>29.21- The LRWP would welcome any additional community facilities in Longthornton.</p> <p>Street Lighting (INV 7B/7C)</p> <p>The recently installed street lighting in Longthornton has created 'pockets of darkness' along the roads, providing an unwelcoming walk at night. Before the installation of more of these new street lights, we would like the Council to explore any remedies that may fix this potentially hazardous issue.</p> <p>The Longthornton Re-Development Working Party hope their comments will be taken into consideration and look forward to receiving your feedback in due course.</p>	<p>* Parking provisions linked to new developments is in line with councils standards. We will pass on your concerns to the council's parking section.</p> <p>* The respondents comments regarding street lighting have been forwarded to the Council's Highways Team.on.</p> <p>* Our draft transport policies acknowledge that all outer london boroughs will continue to have a higher level of car dependency than central london. Parking will have to be considered accordingly. We will forward your concerns about current on-street parkign levels in Longthornton to our parking management team.</p>
Raynes Park and West Barnes RA Mr. David Freeman	cs2382		<p>Transport Section Pages 145-149. Through traffic is a significant problem in parts of the Borough. We urge some attempt to explain what measures would be possible to mitigate the impact. Strategic Objective Para 28.19 Page 150. The phrase " a well connected place" is too vague. This needs clarification. Policy 18. Page 150. Suggest add " Encourage measures to mitigate the impact of through traffic and , where possible deter such traffic in particular HGV's. Page 151 This map is unreadable. We would like to see more explanation on HOW to encourage more cycling AND make it safer. Para 28.30 Page 153. Fully agree the para but these aims need to be backed up with some ideas about restricting freight traffic and HGV's to 'A' Class roads and (if there is scope to do so) divert freight from road to rail. Â Table D2. Page 155. Strategic Objective. Suggest after "public transport" amend to read "are the preferable modes of choice". Under " all schools to have a school travel plan" add " Encourage the establishment of 'walking-bus' schemes". Â</p>	<p>The core strategy highlights the issues and the details will be considered in depth in Sustainable Transport Strategy during the next stages.</p> <p>Again the details of connection will be detailed in the Sustainable Transport Strategy. We are particularly keen to work with our neighbouring boroughs and TfL for the development of improved orbital routes using all modes of public transport. We are also keen to improve the public realm for pedestrian and cyclists. All programmes of improvement are subject to funding.</p> <p>As previously mentioned in line with the Mayors Transport Strategy we will be looking at ways with which the borough can smooth traffic flow for all modes. Details of how this could be achieved will be contained in the Sustainable Transport Strategy.</p> <p>We take on board comment on map.</p> <p>Promoting cycling is a high priority for the council.</p> <p>We currently provide both child and adult cycle training, we use cycle vouchers for smarter travel prizes and we will be increasing the programme due to further funding provided by one of the Mayors Cycle Superhighway routes running from Merantun Way to Central London due to be</p> <p>It is difficult to restrict freight movement unless there is a natural height or width restriction as other enforcement requires funding. Most areas require some form of freight access for waste removal and emergency services. There are very few rail stations in the borough that have sufficient space available for a significant uptake in rail freight. Where a station is closely linked to a residential area increased rail freight activity could increase local freight movement on the highway.</p> <p>The holistic message of our transport policy is to create a public realm where people would choose to use sustainable transport rather than their private car. This is in line with national and regional policy. We will work with public transport providers and TfL towards the improvements needed. We are active in the national walk to school funded programmes.</p>

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West Wimbledon Residents Association P.M Keith	cs2362		Page 146. Transport policies "Promote active transport by: b - d."Supporting schemes and infrastructure that will encourage community cooperation between pedestrians and cyclists, etc" These objectives cannot be achieved in Raynes Park unless proposals for pedestrian/cyclist movements are revised. See also 28.28 (Page 148) Page 158. 28.48. Transport. Mobility impaired. There are no proposals for lifts, etc for Raynes Park Station to ensure that it is a useful resource for the whole community. Page. 159. Table 3 Parking. Expansion of CPZ's is not a solution to parking in Raynes Park where house frontages are so narrow that CPZ's result in an overall loss of parking capacity. Page 186. Station Improvements. Specific requirements should be spelled out.	This is a policy for the whole borough and individual schemes cannot be implemented without consultation. The Council cannot include a proposal that has no opportunity of funding within the lifetime of the document. Council and residents meet regularly with Network Rail for Raynes Park and the request for lifts and general improved access to Raynes Park Station is well documented. London Rail has an informal policy of working to ensure that everyone has access to a step free national railway station within 4 miles of their home – in Merton this would be Wimbledon. Specific requirements on CPZ's and station improvements will be detailed in Sustainable Transport Strategy. The council has no direct responsibility for station improvements however we work with TfL on station access schemes. We continue to lobby Network Rail to draw their attention to the shortcomings of their infrastructure in our borough.
Sustainable Merton Mr J White	cs2399		> Asmentioned above, transport policies (17-19) must allow for the electrification of public transport.	Merton Council support the electrification of the public transport network where it improves the service. None of the transport policies prevent the electrification of the public transport network
Government Office for London Julie Shanahan	cs2441	Q2 -12. Policy 18 - Public Transport includes the safeguarding of land for construction of major transport projects and in particular support is given to any extension of Tramlink as well as Northern line extension from Morden Centre. We note that Table 2 Infrastructure Projects does not include details of delivery phasing for the Tramlink, limited details for Crossrail or any details of a northern line extension. PPS12 (para 4.10) asks whether there is a "reasonable prospect of provision" of infrastructure being delivered within the timescale of the plan. The Council should consider whether this infrastructure project would pass this test? If there is doubt about whether a major piece of infrastructure is likely to emerge during the plan period, then it is important to consider how this is presented. The document should also make clear whether proposed development is dependent on the scheme and, if so, set out contingency plans to be put into place if the infrastructure is not delivered.	Policy 17 - Active Transport and Policy 18 - Public Transport include the requirements for Travel Plans to be submitted as part of planning applications, as you also intend to prepare a Development Management DPD it is worth considering whether these requirements are best placed in the DM DPD.	Q2: The council has no direct responsibility for tram improvements however we work with TfL to draw their attention to the shortcomings of their infrastructure in our borough. Plans for the extension of Tramlink are aspirational and long term (post 2020). The Draft Mayors Transport Strategy does not allocate any funding towards this. This stands for Crossrail, as well. Contingency Plans will be considered in the Sustainable Transport Strategy. Q6: Comments noted

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GLA	CS24 72		<p>Active Transport Policy 17:</p> <p>Policy 17(a)-(d): TFL welcomes these points but the borough needs to ensure that any new infrastructure meets all relevant accessibility standards, including appropriate colour and tactile information for vulnerable users.</p> <p>Policy 17(e): TFL welcomes the delivery of 'high quality links or enhancement of existing pedestrian and cycle networks specifically the Captial Ring, Wandle Trail, Wandle Beverly Brook and the London Cycle Network'. The Capital Ring is part of TFL's Strategic Walk Network (SWN) and so this should be protected, enhanced and promoted, with funding sought from developments for the maintenance and upgrade of this important walking route.</p> <p>Policy 17(g): TFL welcomes the intention to promote design that provides safe and secure storage, parking and other facilities such as showers and lockers. However, it is recommended that this requirement be firmed up by replacing the word 'encouraging' with 'requiring' and mentioning that developments will be required to provide cycle parking in line with TfL's minimum standards.</p> <p>Policy 17 Delivery and Monitoring: TfL welcomes the implementation of key walking routes within the Borough as a high priority within the LIP programme. TfL would further encourage the use of pedestrian audits in conjunction with this. TfL welcomes the use of targets for increasing the mode share of sustainable modes to monitor the delivery of the Core Strategy but the Council may wish to consider using individual targets for each mode to enable more accurate monitoring. Improvements to signage/wayfinding are indicated as having potential to support public transport. The wayfinding/signage strategy should be developed in consultation with Transport for London and one strategy and mapping system should be consistently applied across the borough. TfL will seek funding from this from major strategic developments. TfL welcomes the target for an integrated transport network and stresses the importance of bus services to provide access to town centres.</p> <p>Public Transport Policy 18: The policy is welcomed. CONTINUED BELOW.</p>	<p>Our active transport policy should be taken in partnership with the design policy where it clearly identifies that all new infrastructure adheres to National PPS guidance that all design is fit for purpose, safe and accessible. In terms of cycle parking, we can only require this where it relates to a parking standard and therefore we cannot alter the language as suggested. As with the GLA, a local authority can only recommend rather than require unless legislatively supported, i.e. the parking standards. We will be amending our parking standards in line with the London Plan.</p>
GLA	CS24 72		<p>CONTINUED FROM ABOVE.</p> <p><u>Parking, Service and Delivery Policy 19</u></p> <p>Policy 19(f) should make reference to London Plan standards as well as Borough standards.</p> <p>Policy 19(j) If access or crossovers are being requested on TLRN routes, developers should be aware that due to the congested nature of these routes, TFL's requirements may be different to those of the Council. TfL would encourage access to be taken away from the TLRN wherever possible.</p> <p>Policy 19(o): Whilst it is acknowledged that section 106 contributions can provide necessary mitigation of the impact of development, it should be ensured that mitigation measures do not increase highway capacity unless essential for regeneration. The emphasis should first be on reducing the impact of the development through the promotion of modal shift (restricted parking, Travel Plans etc.) and only after this has been considered should mitigation of highway impacts be proposed. Whilst the consideration of freight and servicing issues is welcomed, developers should be encouraged to submit Delivery and Servicing Plans (DSP's) as part of any planning application that is likely to result in a s DSP's should consider issues such as out of hours servicing, off-street loading and consolidated deliveries. Whilst the concept of 'permit free' developments is welcomed, TFL would encourage car-free development (i.e. no on or off site parking) in areas with high levels of public transport accessibility (PTAL).</p>	<p>REFER ABOVE.</p>

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29 Infrastructure - Policy 20				
Metropolitan Police	cs2191		<p>Policy 20 - Infrastructure</p> <p>Within criterion a. & c. this Policy states (I) the Borough will work with (inter alia) emergency services to ensure the adequate provision of services and facilities; and (ii) the Borough will ensure that proposed development which gives rise to need for additional infrastructure will be mitigated through the use of planning obligations. Both criteria are supported by the MPA and ensure this aspect of the emerging Core Strategy is concurrent with Government Guidance (Circular 05/05 & PPS1 - above) and with the London Plan (Policy 3A.17 & 3A.26 - above).</p> <p>However, in order that the Core Strategy complies with Policy 3A.18 of the London Plan, it is recommended that an additional criterion (d) is added within Policy 20, in order to reflect the requirement to mitigate against a net loss of community facilities. Recommended alteration:</p> <p>An additional criterion should be added thus (italics): -</p> <p>"d. Ensuring that there is no net loss of community facilities and infrastructure through the requirement for replacement facilities in the local area where development proposes the loss of an existing community facility."</p> <p>Paragraph 29.19</p> <p>The MPA support the general reference within this paragraph to their Estate Strategy and the specific reference to the policing facility in South Wimbledon (Deer Park Road) as this reflects the AMP.</p>	Support welcomed. The policy text will be reviewed and wording of the text considered to meet the London Plan policy 3A.18 and emerging consultation draft replacement London Plan (October 2009) policy 3.17
Mr Cyril Maidment	cs2203		Chapter 29 Paragraph 29.21 It is import to add the following accredited Museums, which are priceless assets to Merton although they are not a charge on the Council: Windmill Museum Wandle Industrial Museum Wimbledon Museum of Local History	Para 29.21 will be amended to include museums.
Village Residents Association (Mitcham) Carole Mauger	cs2314		Chapter 29 29.15 We are surprised that, with the proposed redevelopment of the Wilson Hospital site, Mitcham does not warrant inclusion. We are most aware that the SMPCT needs assistance, not least to be convinced to use its land for medical purposes, and not to sell off privately to redevelopers. Their lands in Mitcham fall within the Cricket Green Conservation Area, so should be afforded certain protection, but, with an ever increasing older population, we feel that the Council should urge SMPCT to develop all its property for medical use, as bequeathed by Sir Isaac Wilson in the 1920s. Note: There need to be planning controls to ensure that Mitcham as a retail centre is not ruined by indiscriminate development and that the policies in the Mitcham Town Centre SPD should be deleted and new relevant policies drafted having regard to its historic importance.	A sentence can be added to para 29.15 stating that the Sutton and Merton PCT Better Healthcare review in 2007, recommended further health services should be developed in the community at Wilson Hospital, the Nelson Hospital and St Helier in neighbouring Sutton.
Sutton and Merton PCT Angela Gibson	cs2323		REFER TO WHOLE SUBMISSION. Response refers to 'Links to Core Strategy policies' in Table 2. Watch out for Health and The Health Impacts of Spatial Planning Decisions.	Gathering evidence: Links with adjoining boroughs can be included within the infrastructure policy text. Healthcare facilities can also be included in the infrastructure policy. The redevelopment of the Morden Road Healthcare Centre will be referenced in the Infrastructure Projects table. Implementation and monitoring: We will consider reviewing the EIA and HIA and risks of delivery. The projects included in the table have already been through some form of consideration in terms of need and accessibility. The PCT will be invited to participate in future AMR's.

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National Grid	cs2315		<p>National Grid and Local Development Plan Documents</p> <p>The Energy White Paper makes clear that UK energy systems will undergo a significant change over the next 20 years. To meet the goals of the white paper it will be necessary to revise and update much of the UK's energy infrastructure during this period. There will be a requirement for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> An expansion of national infrastructure (e.g. overhead power lines, underground cables, extending substations, new gas pipelines and associated installations). <input type="checkbox"/> New forms of infrastructure (e.g. smaller scale distributed generation, gas storage sites). <p>Our gas and electricity infrastructure is sited across the country and many stakeholders and communities have an interest in our activities. We believe our long-term success is based on having a constructive and sustainable relationship with our stakeholders. Our transmission pipelines and overhead lines were originally routed in consultation with local planning authorities and designed to avoid major development areas but since installation much development may have taken place near our routes.</p> <p>We therefore wish to be involved in the preparation, alteration and review of Development Plan Documents (DPDs) which may affect our assets including policies and plans relating to the following issues:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Any policies relating to overhead transmission lines, underground cables or gas pipeline installations <input type="checkbox"/> Site specific allocations/land use policies affecting sites crossed by overhead lines, underground cables or gas transmission pipelines <input type="checkbox"/> Land use policies/development proposed adjacent to existing high voltage electricity substation sites and gas above ground installations <input type="checkbox"/> Any policies relating to the diverting or undergrounding of overhead transmission lines <input type="checkbox"/> Other policies relating to infrastructure or utility provision <input type="checkbox"/> Policies relating to development in the countryside <input type="checkbox"/> Landscape policies <input type="checkbox"/> Waste and mineral plans <p>CONTINUED BELOW.</p>	<p>Insert text supplied: Underground electricity transmission cables cross through Mitcham and Colliers Wood sub-areas. In addition one high voltage electricity transmission line crosses through the Colliers Wood sub-area. It is NG policy to retain existing overhead lines in-situ. They recommend that buildings are not built directly beneath overhead lines. Land beneath and adjacent should be used positively and NG encourage nature conservation, open space, landscaping areas or for parking. NG's "A Sense of Place" guideline offers guidance on how to create high quality development near overhead lines.</p>

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National Grid	cs2315		<p>CONTINUED FROM ABOVE.</p> <p>In addition, we also want to be consulted by developers and local authorities on planning applications, which may affect our assets and are happy to provide pre-application advice. Our aim in this is to ensure that the safe and secure transportation of electricity and gas is not compromised. National Grid infrastructure within the London Borough of Merton's administrative area</p> <p>Electricity Transmission</p> <p>National Grid's high voltage electricity overhead transmission lines / underground cables within Merton's administrative area that form an essential part of the electricity transmission network in England and Wales include the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 275kV route from Beddington substation in Sutton to Wimbledon substation Wandsworth <input type="checkbox"/> Underground cables passing from substation in Sutton to Wimbledon substation Wandsworth <p>National Grid has provided information in relation to electricity transmission assets via the following internet link: http://www.nationalgrid.com/uk/LandandDevelopment/DDC/GasElectricNW</p> <p>Gas Transmission National Grid has no gas transmission assets located within the administrative area of Merton.</p> <p>Gas Distribution Southern Gas Networks owns and operates the local gas distribution network in Merton's administrative area. Contact details for Southern Gas Networks can be found on the Energy Networks website. www.energynetworks.org</p> <p>Specific Comments</p> <p>National Grid's underground electricity transmission cables cross through the following Sub-areas identified in the Core Strategy document:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Mitcham <input type="checkbox"/> Colliers Wood <p>Our underground cables are protected by renewable or permanent agreements with landowners or have been laid in the public highway under our licence. CONTINUED BELOW.</p>	REFER ABOVE.

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National Grid	cs2315		<p>CONTINUED FROM ABOVE.</p> <p>These grant us legal rights that enable us to achieve efficient and reliable operation, maintenance, repair and refurbishment of our electricity transmission network. Hence we require that no permanent structures are built over or under cables or within the zone specified in the agreement, materials or soil are not stacked or stored on top of the cable route or its joint bays and that unrestricted and safe access to any of our cable(s) must be maintained at all times.</p> <p>The information supplied is given in good faith and only as a guide to the location of our underground cables. The accuracy of this information cannot be guaranteed. The physical presence of such cables may also be evident from physical protection measures such as ducts or concrete protection tiles. The person(s) responsible for planning, supervising and carrying out work in proximity to our cable(s) shall be liable to us, as cable(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a cable(s).</p> <p>The relevant guidance in relation to working safely near to existing underground cables is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure that they are both aware of and understand this guidance.</p> <p>In addition, one of National Grid's high voltage overhead electricity transmission lines crosses through the Colliers Wood Sub-area.</p> <p>National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place our equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to seek to retain our existing overhead lines in-situ, because of the strategic nature of our national network.</p> <p>Therefore we advise developers and planning authorities to take into account the location and nature of existing electricity transmission equipment when planning developments.</p> <p>National Grid prefers that buildings are not built directly beneath its overhead lines. CONTINUED BELOW.</p>	REFER ABOVE.

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National Grid	cs2315		<p>CONTINUED FROM ABOVE.</p> <p>This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines.</p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.</p> <p>National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court.</p> <p>National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines. 'A Sense of Place' is available from National Grid and can be viewed at: www.nationalgrid.com/uk/senseofplace</p> <p>Further information regarding development near overhead lines and substations is available here: www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl/ CONTINUED BELOW.</p>	REFER ABOVE.
National Grid	cs2315		<p>CONTINUED FROM ABOVE.</p> <p>Further Advice</p> <p>National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition the following publications are available from our web site or by contacting the team below:</p> <ul style="list-style-type: none"> <input type="checkbox"/> National Grid Electricity Transmission plc, Electricity Act 1989 – Schedule 9 Statement, preservation of amenity <input type="checkbox"/> Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations – Requirements for Third Parties <input type="checkbox"/> A sense of place – Design guidelines for development near high voltage overhead lines <p>Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:</p>	REFER ABOVE.

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Holy Trinity CofE school governing	cs2272		Comments on Chapter 29 and 30 - we can not specify the paragraph numbers to which this comment relates because we wish to comment on two things which we believe are missing from the core strategy. These comments therefore apply to chapters 29 and 30 generally and not just to this opening section. This is a response on behalf of the governing body of Holy Trinity Church of England primary school based on our practical experience of primary school expansion to date. First, future planning policy on school expansion. The draft document addresses the possible need for expansion / development of schools in relation to protection of open spaces but does not address any other aspect of planning policy in relation to schools. In particular it does not address the fact that Merton's current planning policies are silent on the subject of planning policy for schools in the public (rather than private sector where they do contain some guidance). Given the clear need for primary school expansion and the planning issues that this will raise this is an important omission which the Core Strategy should address more generally and not just open spaces. Otherwise, schools and communities will have no guidance when considering / preparing for expansion. Second, the draft Core Strategy contains the current plans for primary school expansion. It anticipates elsewhere further and future population growth and housing development. It is not clear to us that this further population and housing growth is reflected within Chapters 29 and 30 - additional population growth and housing development will create additional pressure on infrastructure such as schools over and above what is already contained within the draft document. We therefore question whether chapters 29 and 30 adequately reflect the consequences of the rest of the Core Strategy. We believe that these two points should be addressed in the final Core Strategy.	The education department are preparing an education expansion strategy. Reference to this document will be included under 29.16
MR John Davis	cs2219		Chapter 29 29.15 We are surprised that, with the proposed redevelopment of the Wilson Hospital site, Mitcham does not warrant inclusion. As a Group, we are most aware that the SMPCT needs assistance, not least to be convinced to use its land for medical purposes, and not to sell off privately to redevelopers. Their lands in Mitcham fall within the Cricket Green Conservation Area, so should be afforded certain protection, but, with an ever increasing older population, we feel that the Council should urge SMPCT to develop all its property for medical use, as bequeathed by Sir Isaac Wilson in the 1920s.	A sentence can be added to para 29.15 stating that the Sutton and Merton PCT Better Healthcare review in 2007, recommended further health services should be developed in the community at Wilson Hospital, the Nelson Hospital and St Helier in neighbouring Sutton.
HCA	cs2253		Pages 161 – 166, Infrastructure – Policy 20 The Homes and Communities Agency fully support the principle of facilitating new sustainable development through the provision of improved infrastructure. It is important to ensure there are sufficient high quality educational, social and leisure facilities within the Merton area. HCA also agree with the introduction of a developer tariff based system for the provision of necessary infrastructure. HCA has not commented, in general, on either the preferred locations for growth, or rejected options for locations, with the exception of Rowan High School, Windmill and Brenley Park.	Comments welcomed.
Gwen Martin and Nicholas Richmond	cs2300		Chapter 29 29.15 We are surprised that, with the proposed redevelopment of the Wilson Hospital site, Mitcham does not warrant inclusion. As a Group, we are most aware that the SMPCT needs assistance, not least to be convinced to use its land for medical purposes, and not to sell off privately to redevelopers. Their lands in Mitcham fall within the Cricket Green Conservation Area, so should be afforded certain protection, but, with an ever increasing older population, we feel that the Council should urge SMPCT to develop all its property for medical use, as bequeathed by Sir Isaac Wilson in the 1920s.	A sentence can be added to para 29.15 stating that the Sutton and Merton PCT Better Healthcare review in 2007, recommended further health services should be developed in the community at Wilson Hospital, the Nelson Hospital and St Helier in neighbouring Sutton.

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Melanie Nunzet	cs2333		Chapter 29 29.15 We are surprised that, with the proposed redevelopment of the Wilson Hospital site, Mitcham does not warrant inclusion. As a Group, we are most aware that the SMPCT needs assistance, not least to be convinced to use its land for medical purposes, and not to sell off privately to redevelopers. Their lands in Mitcham fall within the Cricket Green Conservation Area, so should be afforded certain protection, but, with an ever increasing older population, we feel that the Council should urge SMPCT to develop all its property for medical use, as bequeathed by Sir Isaac Wilson in the 1920s. A	A sentence can be added to para 29.15 stating that the Sutton and Merton PCT Better Healthcare review in 2007, recommended further health services should be developed in the community at Wilson Hospital, the Nelson Hospital and St Helier in neighbouring Sutton.
Raynes Park and West Barnes RA Mr. David Freeman	cs2383		Infrastructure Projects. Para 30.10 Page 172. Suggest some explanation needed as to why the LIP allocation has reduced "considerably". Para 30.14 Page 173. BSF. This is rather vague as to WHEN Merton will enter the Scheme. We presume this will be up-dated in the final text. Para 30.23 Page 174. CIL. This will also need up-dating eg has the CIL come into effect? Infrastructure Projects. Under INV 5 and INV 6 neither section makes any reference to the Cabinet agreed aspiration to redevelop Wimbledon Community Association in St. Georges Road and to deliver a performance space/community/mixed use development in Wimbledon Broadway the proposed P4 scheme.	Para 30.10: LIP funding is allocated by the Mayor and TfL. In previous years Merton has received a higher than average amount in order to implement major projects such as Mitcham Eastfields Station. Merton. Para 30.14: The core strategy highlights the issues, while details and schemes will be considered in depth in Sustainable Transport Strategy during the next stages. Para 30.14 Page 173: The Council have submitted an application but do not know when they will be offered entry to the BSF scheme - Para 30.23 Page 174: CIL: The Council have not committed to introducing CIL and the government have not set a date for it's introduction. The council has a commitment to support new development in Wimbledon and is currently drafting a vision for Wimbledon. Although initially the intention was to provide a concert venue or auditorium on the P4 site to complement the adjacent Wimbledon Theatre, the Council are exploring other community and non-community uses for the site and this has yet to be decided.
Thames Water Plc Georgie Cook	cs2400		Policy 20- Infrastructure Thames Water do not object to the policy in principle, but consider that it does not sufficiently cover water and sewerage infrastructure which is essential to all development. As stated in our previous comments, a key sustainability objective for the preparation of the new Local Development Framework is for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure as set out in paragraphs 4.8 and 4.10 of the PPS12, June 2008. Policy 4A.18 of The Consolidated London Plan, February 2008, relates specifically to water and sewerage infrastructure and states: "The Mayor expects developers and LPAs to work together with water supply and sewerage companies to enable the inspection, repair and replacement of water supply and sewerage infrastructure. Water and wastewater infrastructure requirements should be put in place in tandem with planned growth to avoid adverse environmental impacts....." Policy 4A.16 of the London Plan relates to water supplies and states: "The Mayor will work in partnership with appropriate agencies within London and adjoining LPAs to protect and conserve water supplies and water resources in order to secure London's needs in a sustainable manner by supporting the Water Strategy and by." Policy 4A.17 of the London Plan relates to water quality and states: "The Mayor will, and boroughs should, protect and improve water quality to ensure the Blue Ribbon Network is healthy, attractive and offers a valuable series of habitats by: • ensuring adequate sewerage infrastructure capacity is available for developments....." Notwithstanding the preparation of an "infrastructure needs assessment" mentioned in the Consultation Document, we consider that the Core Strategy must adequately cover the key issue of the provision of water and sewerage infrastructure to service development to accord with the London Plan. This is essential to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, CONTINUED BELOW.	Infrastructure: The comprehensive comments are welcomed and the proposals to expand on the existing policy will be considered. As advised by Thames Water additional text will be added to the Core Strategy to refer to water and sewerage infrastructure capacity and utilities development. We will also incorporate supporting text. Flood management: Flooding from sewers will be incorporated into the policy text of this policy alongside reference to PPS25 para 14 and the need to identify flood risk away from the flood plain associated to sewer flooding as a result of development where infrastructure is not in place ahead of development.

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Thames Water Plc Georgie Cook	cs2400		<p>CONTINUED FROM ABOVE.</p> <p>pollution of land and watercourses plus water shortages with associated low pressure water supply problems. It is also important that the satisfactory provision of water and sewerage infrastructure is covered to meet the test of "soundness" as set out in PPS 12.</p> <p>In July 2008 The Planning Inspectorate published "Examination of Development Plan Documents: Soundness Guidance". The Guide sets out a series of 'key questions' that should be convincingly answered which aim to provide a framework for the assessment of soundness of DPDs.</p> <p>The Inspectorate Guide sets out at section 2.10 that PPS12 states that core strategies should be effective and that this includes 'Sound infrastructure delivery planning'. In relation to whether the Core Strategy is effective and therefore 'sound' in relation to infrastructure delivery planning, the most relevant key questions are:</p> <p>"Key Questions:</p> <ul style="list-style-type: none"> - Does the DPD explain how its key policy objectives will be achieved? - Have the infrastructure implications of the strategy/policies clearly been identified? - Are the delivery mechanisms and timescales for implementation of the policies clearly identified? and - Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the strategy/policies? <p>Although the Inspectorate guide does not refer to sources of evidence, paragraph 4.49 of PPS12 acknowledges that "This revised PPS12 presents "tests of soundness" in a different and more simple way based on the fact that the Planning and Compulsory Purchase Act 2004 distinguishes between the legal requirements and the determination of soundness. However the rigour of the examination process remains unchanged and inspectors will be looking for the same quality of evidence and content."</p> <p>Advice on sources of evidence were contained within the 2005 Inspectorate guide to the process of assessing the soundness of Development Plan Documents which preceded the 2008 guide. CONTINUED BELOW.</p>	REFER ABOVE.

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Thames Water Plc Georgie Cook	cs2400		<p>CONTINUED FROM ABOVE.</p> <p>Key sources of evidence identified within the 2005 guide included:“ Evidence - Of particular significance, will be representations from bodies that consider that the DPD either does or does not have sufficient regard to other relevant strategies for which they are responsible”.and “If the DPD is a Core Strategy, the following documents, amongst other evidence, may be relevant:infrastructure providers’ investment programmes and strategies; environmental programmes etc.”</p> <p>The water companies’ investment programmes are based on a 5 year cycle known as the Asset Management Plan (AMP) process. We are currently in the AMP4 period which runs from 1st April 2005 to 31st March 2010 and does not therefore cover the whole LDF period. AMP5 will cover the period from 1st April 2010 to 31st March 2015 and we have submitted our business plan to OFWAT for approval by the end of 2009. AMP4 & 5 will not therefore cover the whole LDF period.</p> <p>As part of our five year business plan review Thames Water advise OFWAT on the funding required to accommodate growth in our networks and at all our treatment works on development plan allocations which form the clearest picture of the shape of the community (as mentioned in PPS12). We require a three to five year lead in time for provision of the extra capacity. Where a complete new water or sewage treatment works is required the lead in time can be between five to ten years. New development may therefore need to be phased to allow the prior completion of the necessary infrastructure. Regarding the funding of water and sewerage infrastructure, it is our understanding that Section 106 Agreements can not be required to secure water and waste water infrastructure upgrades. However, it is essential to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems. Water and sewerage undertakers also have limited powers under the water industry act to prevent connection ahead of</p> <p>CONTINUED BELOW.</p>	REFER ABOVE.

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Thames Water Plc Georgie Cook	cs2400		<p>CONTINUED FROM ABOVE.</p> <p>infrastructure upgrades and therefore rely heavily on the planning system to ensure infrastructure is provided ahead of development either through phasing or the use of Grampian style conditions.</p> <p>It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water authority to agree what improvements are required and how they will be funded prior to any occupation of the development. It will therefore be essential that the Core Strategy makes reference to the provision of adequate water and sewerage infrastructure to service development to avoid unacceptable impacts on the environment (such as sewage flooding of residential and</p> <p>and sub-text: "PROPOSED POLICY - WATER AND SEWERAGE INFRASTRUCTURE CAPACITY: Planning permission will only be granted for developments which increase the demand for off-site service infrastructure where:</p> <ol style="list-style-type: none"> 1. sufficient capacity already exists or 2. extra capacity can be provided in time to serve the development which will ensure that the environment and the amenities of local residents are not adversely affected. When there is a capacity problem and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development.".Text along the following lines should be added to the Core Strategy to support the above proposed Policy : <p>CONTINUED BELOW.</p>	REFER ABOVE.

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Thames Water Plc Georgie Cook	cs2400		<p>CONTINUED FROM ABOVE.</p> <p>"PROPOSED NEW POLICY SUPPORTING TEXT - The Council will seek to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, the Council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development."</p> <p>Furthermore, PPS12 requires that in preparing Local Development Documents, authorities should consider both the requirements of the utilities for land to enable them to meet the demands that will be placed upon them and the environmental effects of such additional uses.</p> <p>Hence, a further policy should be included in the LDF Core Strategy as follows: "PROPOSED NEW POLICY – Utilities Development:</p> <p>The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed development in accordance with the provisions of the Development Plan, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impact that any such adverse impact is minimised."</p>	REFER ABOVE.
Wimbledon YMCA Andy Redfearn	cs2386		<p>Page 162 - 166 Infrastructure Policy Within the number of significant sites in Wimbledon that could be developed in the short term (P3 and P4) and long term (the station bridge area), along with development aspirations of the Wimbledon Theatre, Polka and YMCA, (plus others) an over arching Wimbledon town centre development plan which seeks to maximise the potential of co-ordinating and combining developments ought to be a priority.</p> <p>Finally an area which is not mentioned is how in partnership the council and other stakeholders work with local faith communities, many of whom have significant buildings and facilities across the bcrough. They provide a crucial role in the overall quality of life and wellbeing within Merton. How can we in partnership work with faith communities in making better uses of the facilities we have to meet core need. Many building require capital investment and the LA could broker additional capital to ensure that wider needs are met. The faith communities are amongst the most active, have vision and drive to respond to the needs in the area. More are wanting to use there buildings seven days a week to be open to the wider community.</p>	<p>* The comments are acknowledged and welcomed. Please refer also to the response provided to consultee cs2416. The following feedback is offered:</p> <p>* We will review the comments made on Wimbledon and consider changes through future revisions to the Core Strategy. In particular, the policy will be strengthened and given more direction to demonstrate that there is a clear vision for the future development of the centre. This will involve being clearer about how the town centre will develop over the life of the plan e.g. how tall buildings and key sites will develop, how areas around the town centre will be protected from encroaching development, and linking the policy back to Policy 1 - Centres in encouraging a mix of retail units, including smaller units in the centre. Reference will also be made to the current Vision for Wimbledon Project in the updated sub-area, which will help guide the future development of WTC.</p> <p>* The delivery and monitoring section of the Wimbledon Sub-Area Chapter will be updated following revisions to the policies. The comments provided will be considered through further revisions to the Core Strategy. The Core Strategy must be deliverable and also suitably flexible to allow for changing circumstances over the life of the plan.</p> <p>* Local faith communities: Para 29.21 is to be reviewed and will incorporate all social infrastructure for consideration including faith groups.</p>
Sustainable Merton Mr J White	cs2399		> Health infrastructure (20) must provide localised health provision focussed on prevention.	We intend to work with our health partners and support their strategy towards prevention and to encourage better healthcare through localised care provision in line with the NHS "Better Healthcare Closer to Home" strategy.

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Sandra Routledge	cs2395		Chapter 29 29.15 We are surprised that, with the proposed redevelopment of the Wilson Hospital site, Mitcham does not warrant inclusion. As a Group, we are most aware that the SMPCT needs assistance, not least to be convinced to use its land for medical purposes, and not to sell off privately to redevelopers. Their lands in Mitcham fall within the Cricket Green Conservation Area, so should be afforded certain protection, but, with an ever increasing older population, we feel that the Council should urge SMPCT to develop all its property for medical use, as bequeathed by Sir Isaac Wilson in the 1920s.	Para 29.15: We will include reference to the proposed Local Care Centres across the borough which includes The Wilson
GLA	CS2472		TfL requests ongoing engagement with the Council regarding the transport infrastructure requirements in the borough	The Council will continue to work with TfL regarding transport infrastructure requirements in the borough.
Metropolitan Police	cs2191		<p>Infrastructure Projects - INV4 - Modern Facilities for Emergency Services</p> <p>The MPA support the reference under Section 4A of the Infrastructure Projects table to the New Patrol Base in South Wimbledon, as this is concurrent with the AMP. However, mindful of the MPA Estate Strategy Set out in the AMP and through 'Property For Policing', it is considered appropriate to expand the 'Strategic Requirements' section within INV4 (4A) to accommodate further policing facilities that may be required across the Borough during the lifespan of the Core Strategy. This approach is commensurate with London Plan Policy 3A.18 which states that emerging development plan policies should seek to ensure that appropriate community facilities (and including Policing) are provided. The recommended alteration below would ensure that the Core Strategy complies with the strategic development plan in this regard.</p> <p>Recommended alteration</p> <p>Within Section 4A of the Strategic Requirements Table, an additional row of information should be added thus (Italics): -</p> <p>Strategic Requirements Cost Delivery Phasing Contingency Plan or known Action Plan Need for scheme Lead delivery agencies Potential funding streams Outcome Core Strategy Policies Delivering Generic neighbourhood policing facilities No cost to</p> <p>Merton 2010-2015 Improvements to Borough Policing Metropolitan Police Authority Metropolitan Police Authority Emphasis is on enabling flexible approach to better serve localities. 29 'Infrastructure - Policy 20'</p>	Infrastructure Projects (Chpt 30) the additional information provided is welcomed and the generic neighbourhood policing facilities information will be included in the table.
Highways Agency Patrick Blake	cs2271		30 Infrastructure Projects 6. We note that within the infrastructure projects, it is intended that 'active transport facilities' are improved. As stated above in paragraph 12, the HA supports the improvement of sustainable transport as this is most likely to minimise the impact on the SRN resulting from development proposals.	Support welcome
30 Infrastructure projects				

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Holy Trinity CofE school governing	cs2273		Comments on Chapter 29 and 30 - we can not specify the paragraph numbers to which this comment relates because we wish to comment on two things which we believe are missing from the core strategy. These comments therefore apply to chapters 29 and 30 generally and not just to this opening section. This is a response on behalf of the governing body of Holy Trinity Church of England primary school based on our practical experience of primary school expansion to date. First, future planning policy on school expansion. The draft document addresses the possible need for expansion / development of schools in relation to protection of open spaces but does not address any other aspect of planning policy in relation to schools. In particular it does not address the fact that Merton's current planning policies are silent on the subject of planning policy for schools in the public (rather than private sector where they do contain some guidance). Given the clear need for primary school expansion and the planning issues that this will raise this is an important omission which the Core Strategy should address more generally and not just open spaces. Otherwise, schools and communities will have no guidance when considering / preparing for expansion. Second, the draft Core Strategy contains the current plans for primary school expansion. It anticipates elsewhere further and future population growth and housing development. It is not clear to us that this further population and housing growth is reflected within Chapters 29 and 30 - additional population growth and housing development will create additional pressure on infrastructure such as schools over and above what is already contained within the draft document. We therefore question whether chapters 29 and 30 adequately reflect the consequences of the rest of the Core Strategy. We believe that these two points should be addressed in the final Core Strategy.	Duplicate of cs2272
Sustainable Merton Mr J White	cs2399		> Education infrastructure projects should be providing skills which will be useful in a low carbon society not to sustain economic growth. the same is relevant for street scene services. green infrastructure needs to also include carbon capture and increased food production capability. It's clear that considerably more investment is required for the electrification of transportation and the retrofitting of existing housing stock.	Comments are welcomed. The projects shown relating to education are to support the education department with the provision of sufficient sites to meet the demand predicted. The skills taught cannot form part of the Core Strategy as they are not dictated by the LDF process.
31 Monitoring				
Government Office for London Julie Shanahan	cs2443		A Core Strategy must have clear arrangements for monitoring and reporting results to stakeholders. However, we note that there is scope to enhance some of the targets and indicators included to provide more robust monitoring arrangements. If it is not obvious how a policy can be monitored against a measurable target then the policy wording (and intent) itself should be reconsidered.	Comments noted. We will reconsider the targets and indicators.

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