

Merton Council

Borough Plan Advisory Committee

26 November 2020

Supplementary Agenda

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|---|--|---------|
| 4 | Presentation - Merton's housing development viability report | 1 - 26 |
| 5 | Presentation - Merton's draft borough character study | 27 - 48 |

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LB MERTON HOUSING VIABILITY STUDY



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Anthony Lee

26 November 2020



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world

Agenda Item 4

Introduction

- Concepts and approach to testing
- Merton delivery in wider London context
- Study results
- Policy approaches
- Discussion / questions

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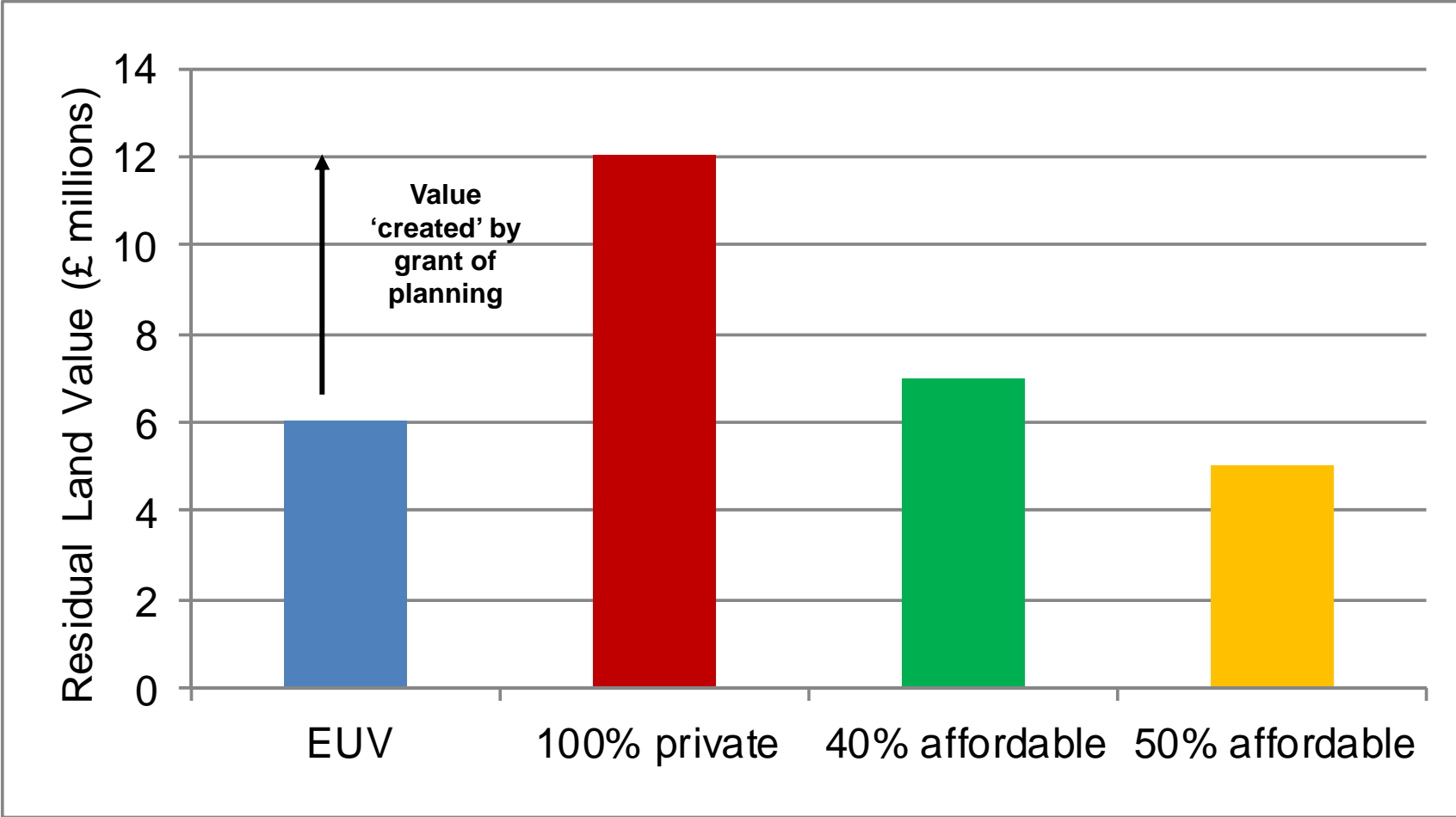
CONCEPTS AND APPROACHES

Why do LPAs need to viability test their policies?

- Local Plan vision relies on private sector bringing sites forward
- Need to ensure development can generate adequate returns
- Housing land supply vs other land use options
- Requirement of national policy and guidance
- Examination of the Plan by PINS

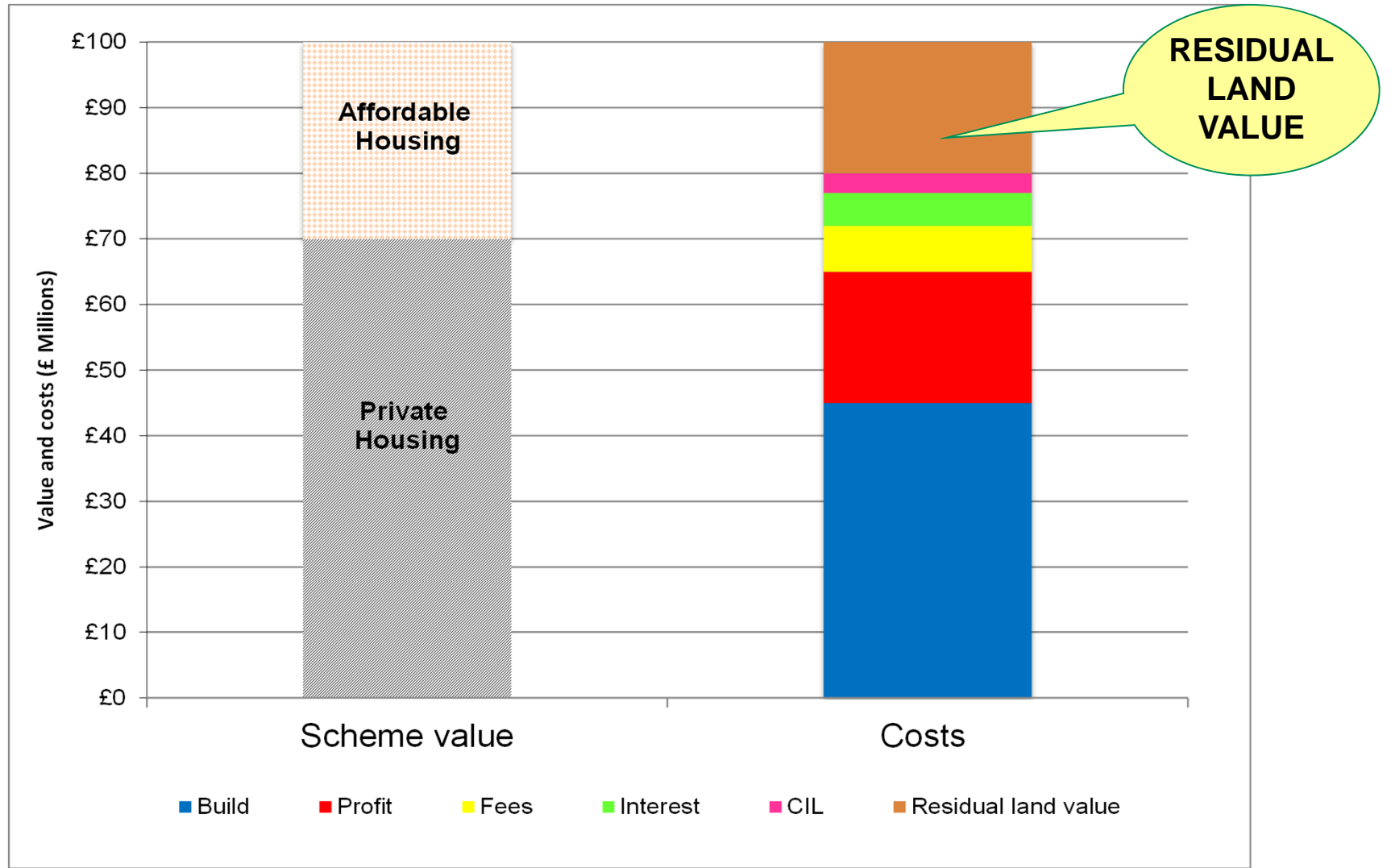
Mediating between public and private interests

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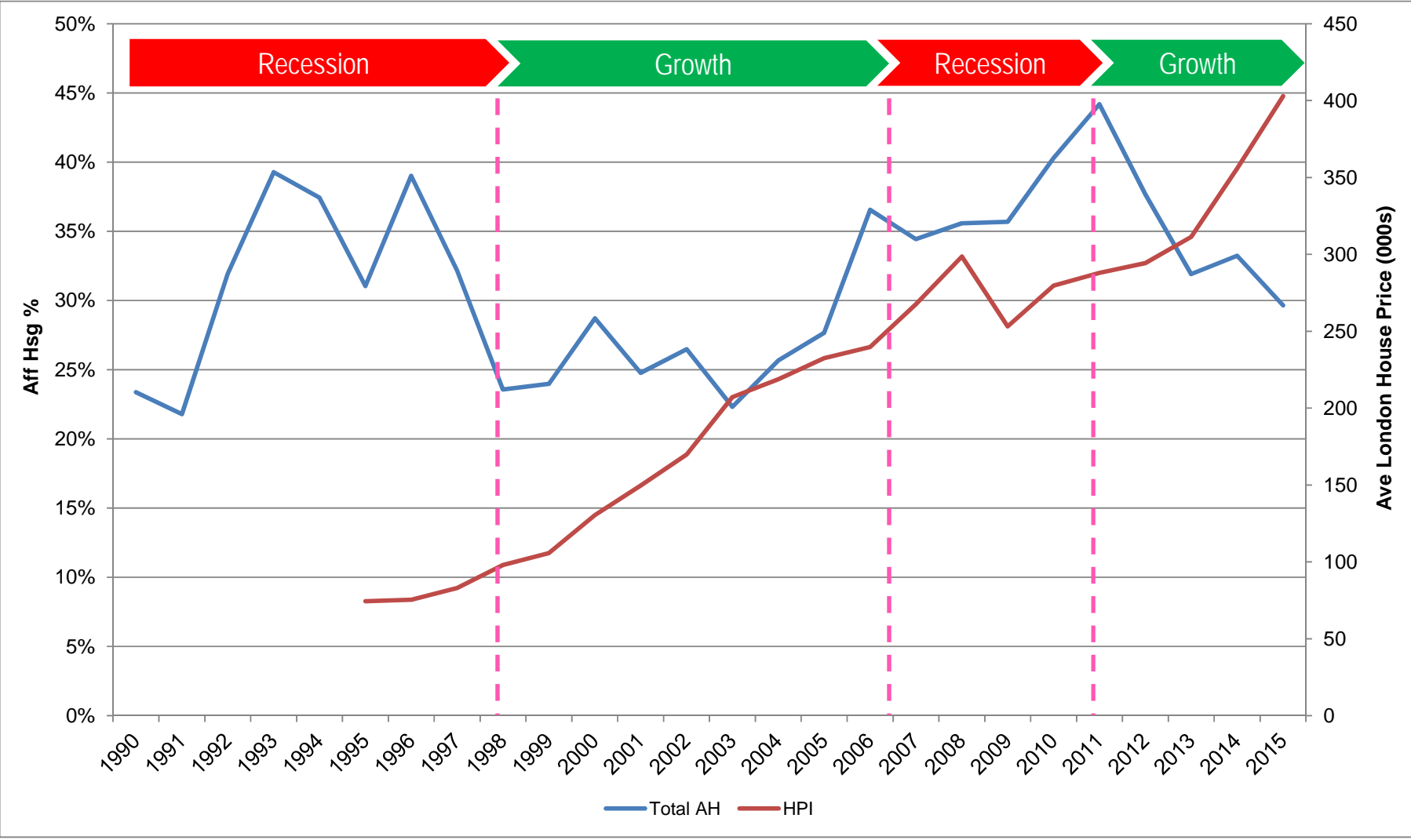
Residual Land Value methodology

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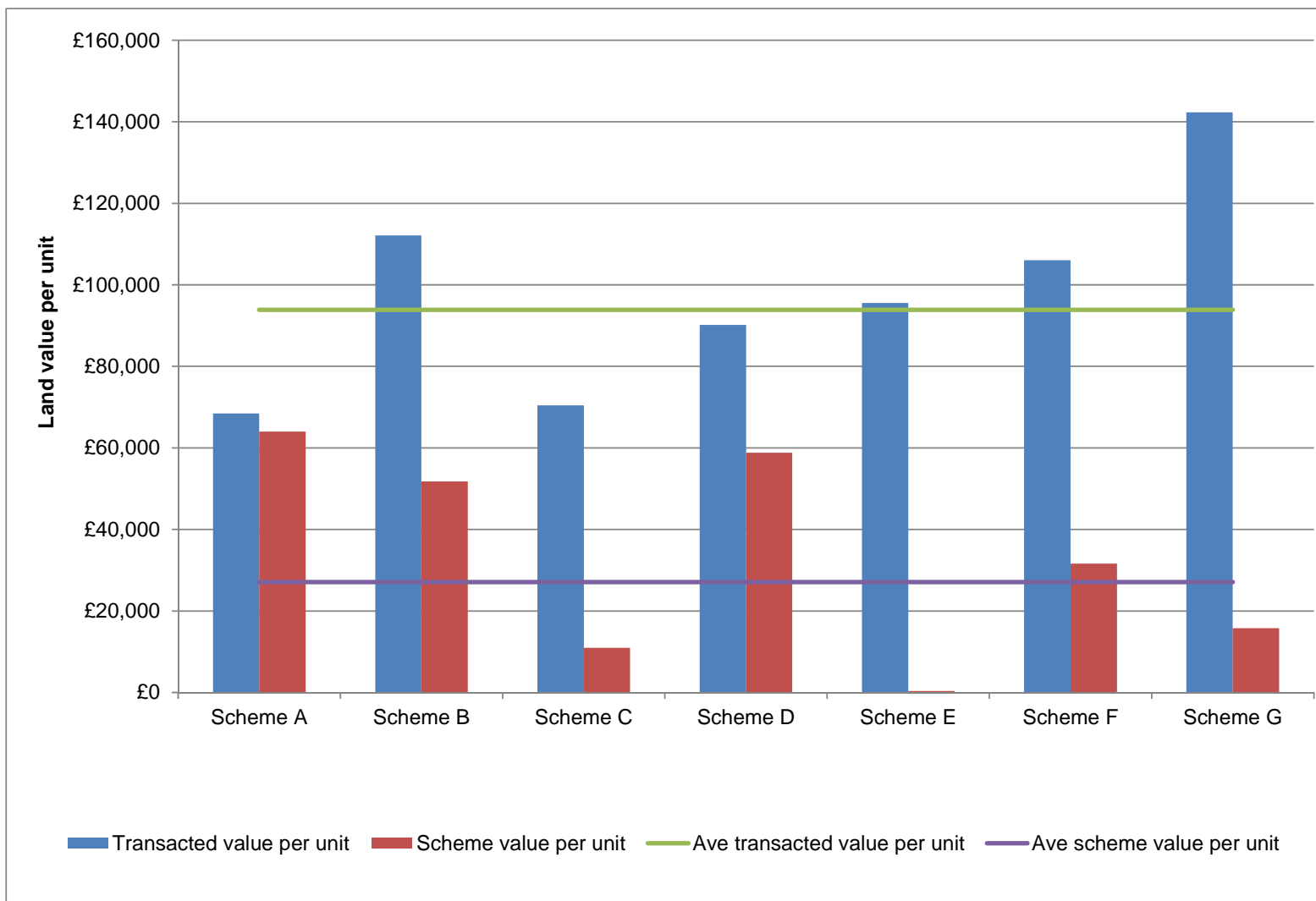
What has gone wrong in the recent past

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What has gone wrong in the recent past

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2019 Planning Practice Guidance resets the rules

PPG Viability Para 014 – revised May 2019

- Benchmark land value to be based upon existing use value
- Alternative use value also acceptable, but policy compliant
- Moves away from market value or prices paid for sites

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AFFORDABLE HOUSING DELIVERY – MERTON IN WIDER LONDON CONTEXT



Merton delivery in wider London context

Borough	Total Net Conventional				Affordable as % of Total Net			
	2015	2016	2017	Total	2015	2016	2017	All
Waltham Forest	670	307	151	1,128	69%	30%	21%	42%
Barking and Dagenham	325	199	191	715	41%	32%	32%	36%
Tower Hamlets	886	1,164	566	2,616	36%	27%	28%	30%
Havering	601	52	7	660	35%	9%	3%	26%
Hounslow	172	251	244	667	22%	22%	27%	23%
Greenwich	827	-29	523	1,321	33%	-1%	28%	20%
Hackney	246	232	261	739	17%	20%	23%	19%
Kensington and Chelsea	67	23	73	163	20%	12%	22%	19%
Islington	222	99	72	393	21%	14%	19%	19%
Ealing	236	339	146	721	22%	27%	10%	19%
Camden	184	140	252	576	19%	11%	27%	18%
Southwark	120	552	183	855	9%	23%	22%	18%
Haringey	62	148	253	463	10%	20%	21%	18%
Enfield	52	302	-11	343	8%	34%	-3%	18%
London	7,018	6,894	4,703	18,615	20%	17%	15%	17%
Redbridge	98	52	122	272	19%	7%	26%	16%
Lambeth	138	192	294	624	10%	17%	19%	16%
Barnet	205	470	341	1,016	12%	21%	14%	16%
Lewisham	237	303	47	587	15%	19%	9%	16%
Wandsworth	519	378	202	1,099	18%	17%	10%	15%
Newham	423	365	76	864	29%	15%	4%	15%
Hammersmith and Fulham	35	148	237	420	9%	14%	15%	14%
Merton	91	86	83	260	13%	19%	13%	14%
Croydon	383	331	248	962	19%	12%	12%	14%
Richmond upon Thames	99	41	41	181	18%	9%	11%	13%
Westminster	180	156	82	418	20%	12%	7%	12%
Hillingdon	118	59	66	243	13%	7%	8%	9%
Brent	52	281	-147	186	5%	21%	-21%	6%
Kingston upon Thames	-7	15	29	37	-2%	5%	13%	5%
Sutton	9	10	37	56	2%	2%	5%	3%
Bromley	10	45	7	62	1%	5%	1%	3%
Bexley	-148	180	0	32	-136%	22%	0%	3%
City of London	0	0	0	0	0%	0%	0%	0%
Harrow	-94	3	27	-64	-10%	0%	4%	-3%

3 STUDY RESULTS

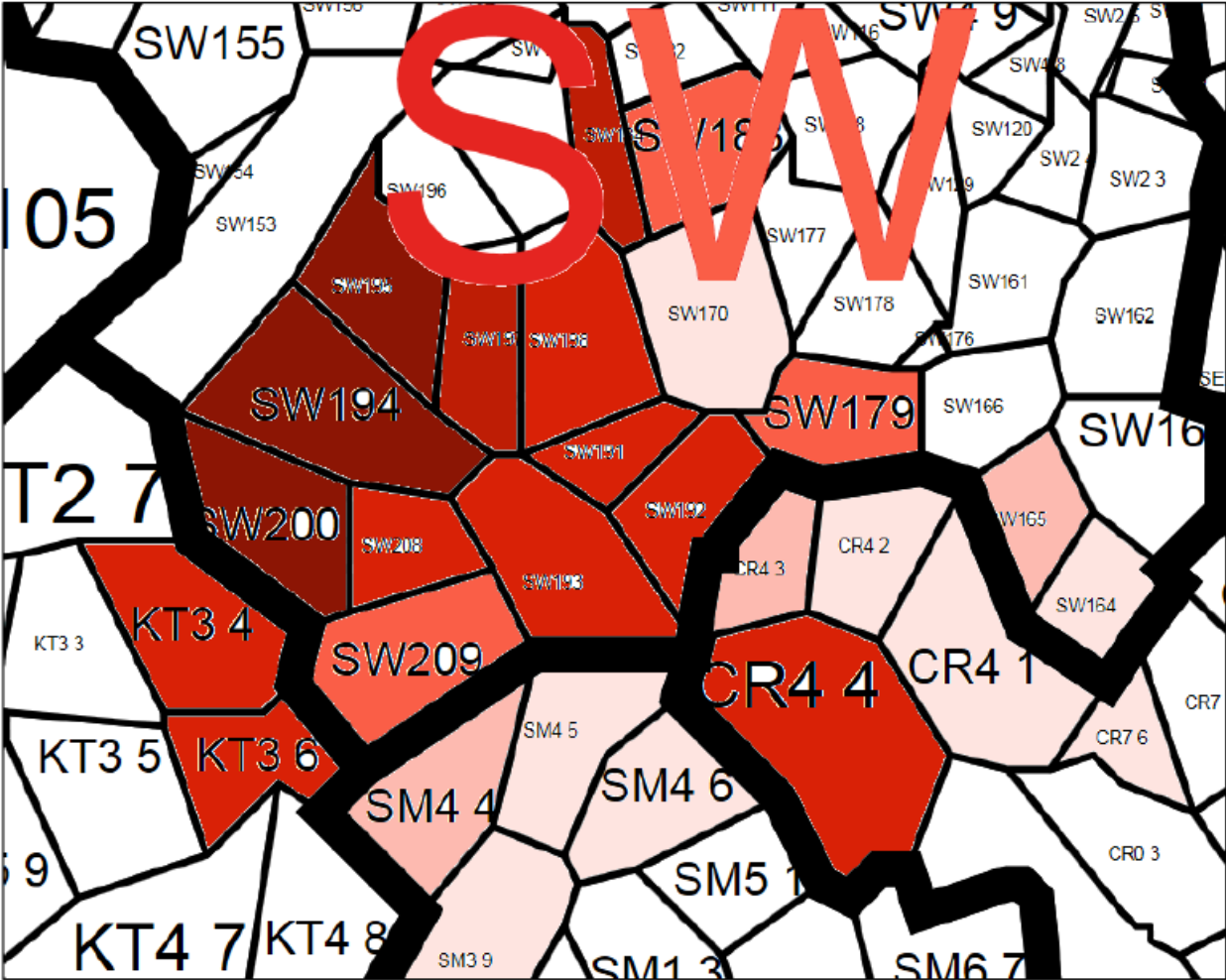


What we did

- Testing of 30 development typologies:
 - 10 small schemes (9 or fewer units: houses, flats)
 - 12 medium schemes (10 to 75 units: houses, flats, mixed)
 - 8 large schemes (100 to 1,000 units: flats)
 - Some schemes with retail on ground floor to reflect location
- Reflecting variation in sales values (£4,850 - £10,300 per sqm)
- Five different benchmark land values (including 20% premium):
 - Existing residential: variable £21.6 million to £49.4 million per ha
 - Secondary offices: £29.25 million per ha
 - Secondary industrial: £9.4 million per ha
 - Community uses: £3.45 million per ha
 - Garden and other undeveloped land: £0.5 million per ha

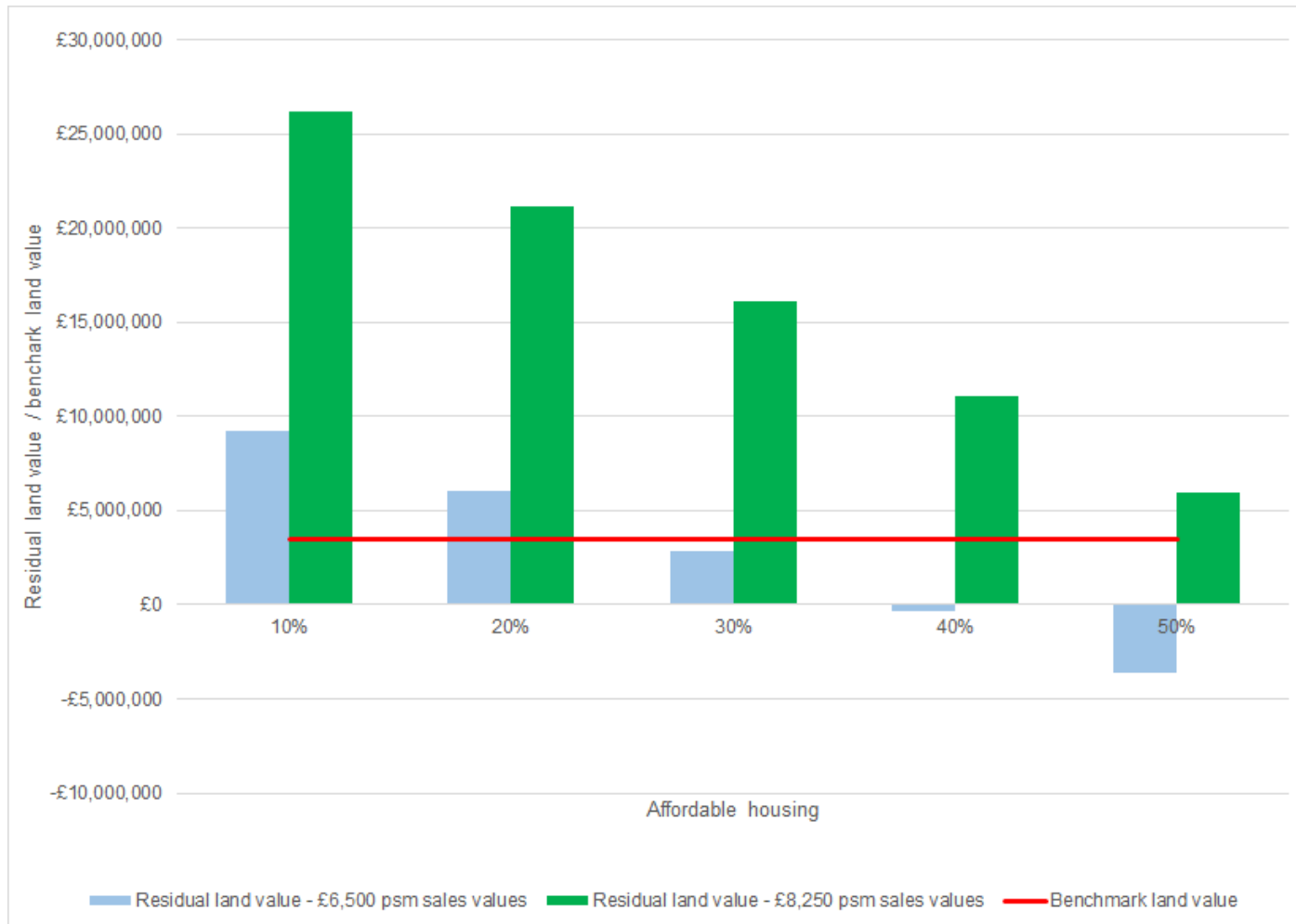
Sales values across Merton

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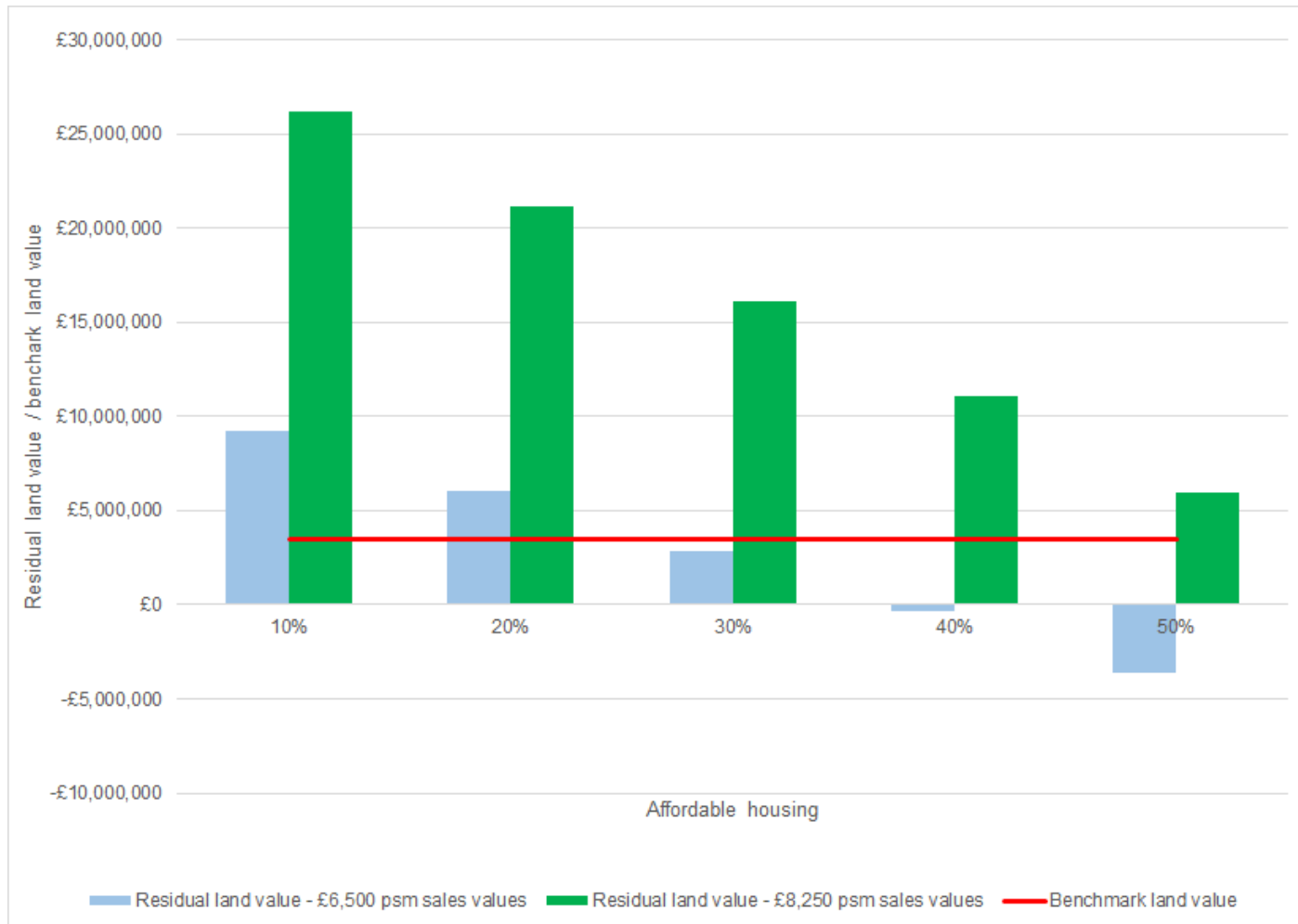
Sales values and benchmark land value are critical

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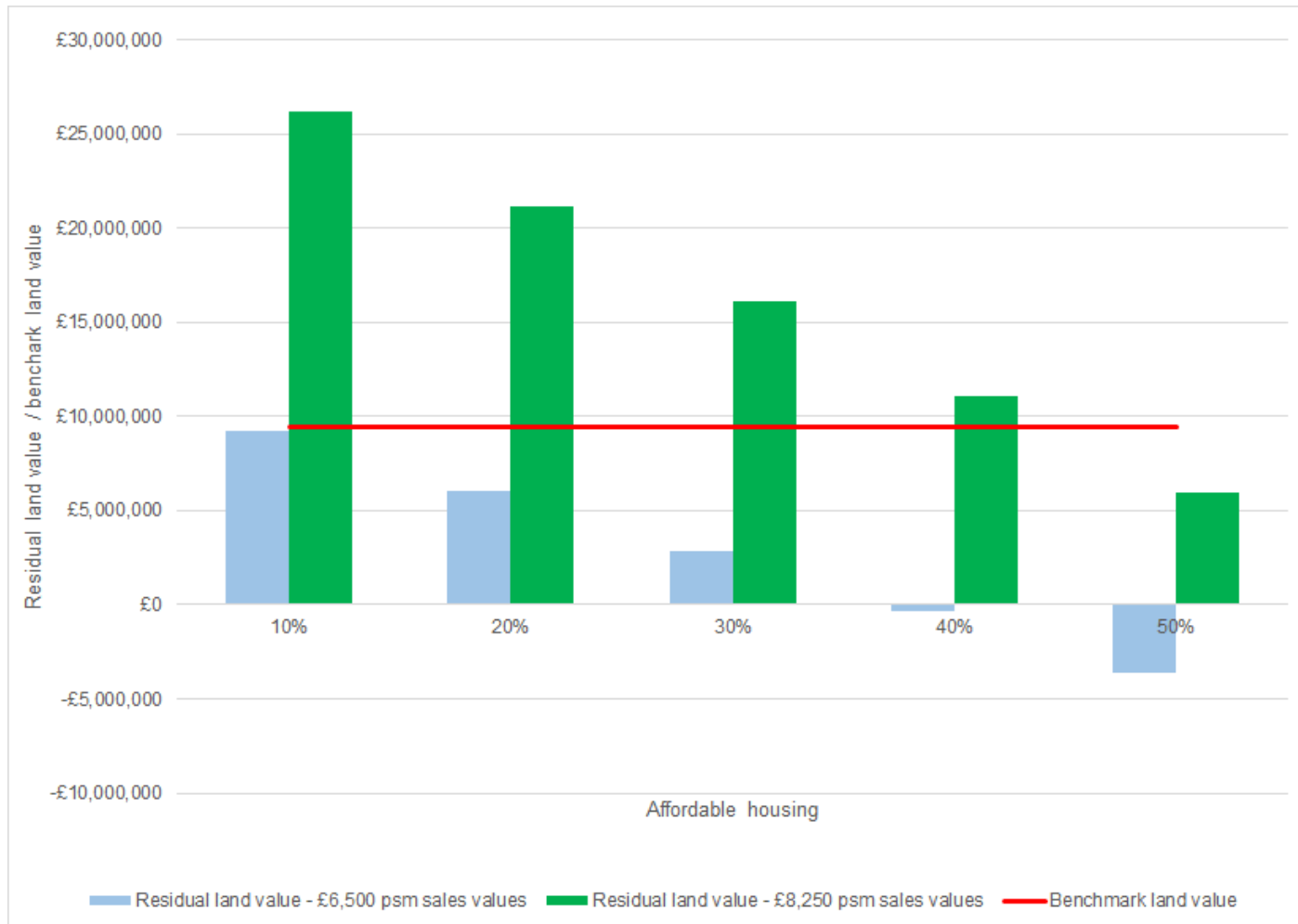
Sales values and benchmark land value are critical

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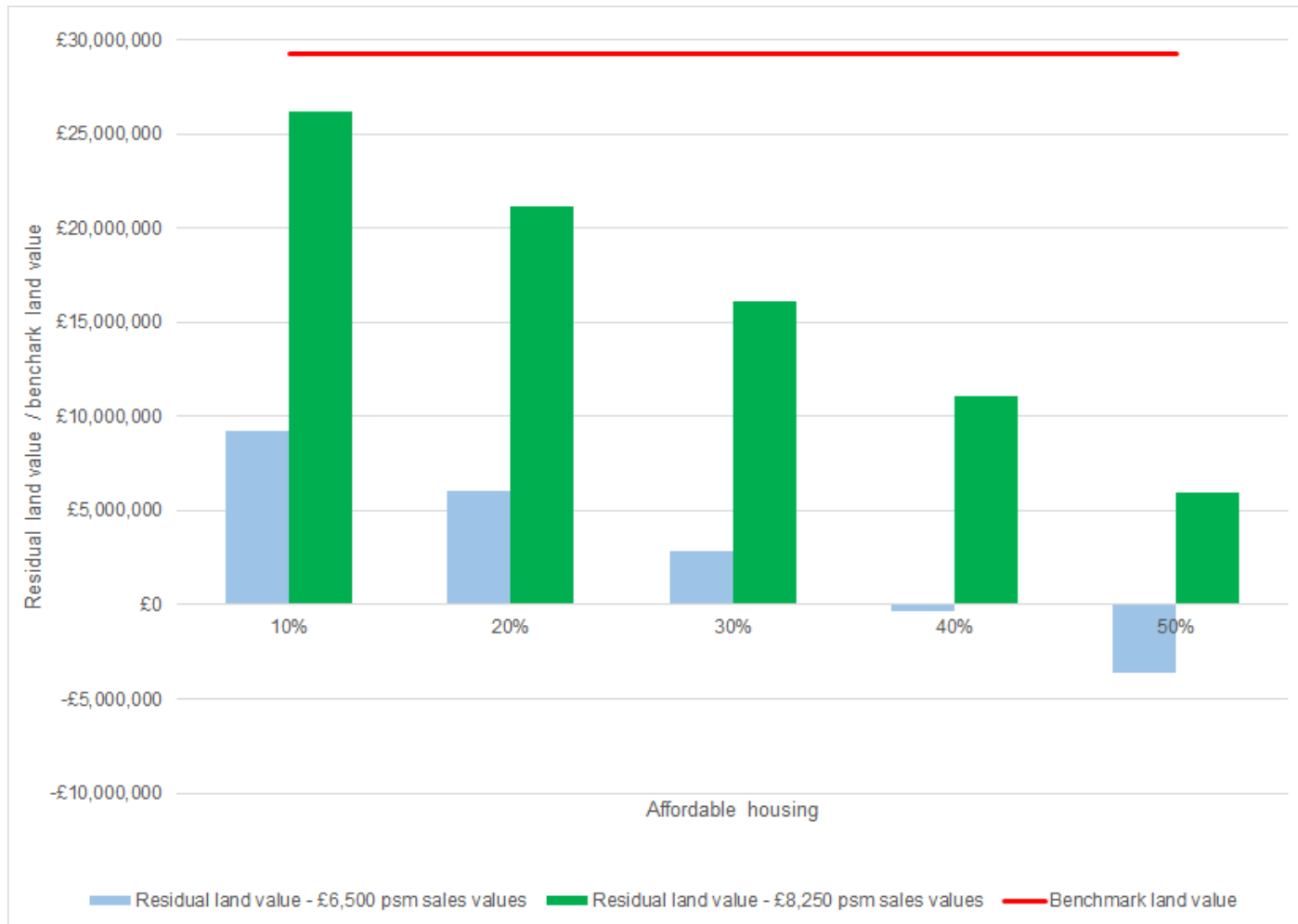
Sales values and benchmark land value are critical

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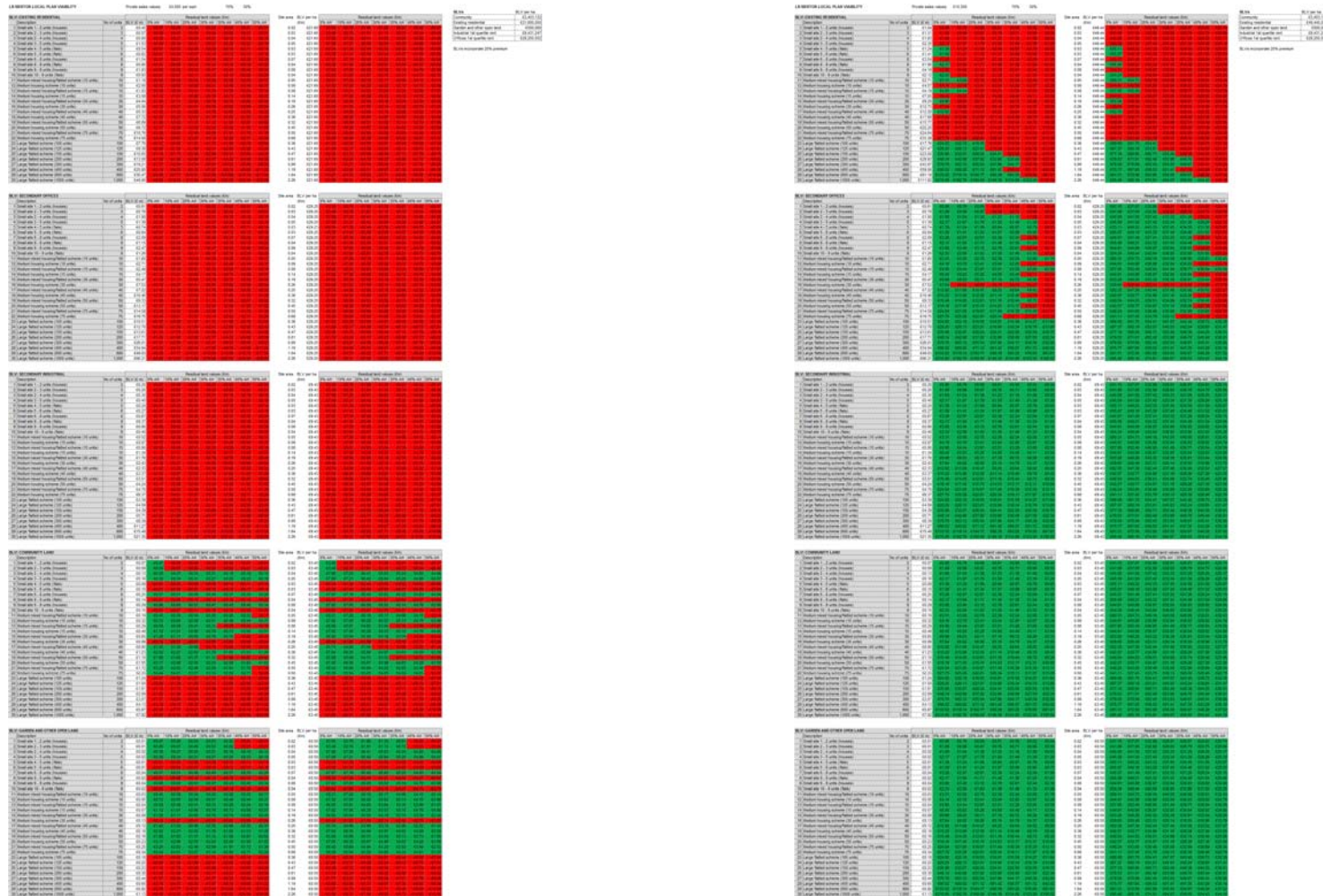


Sales values and benchmark land value are critical

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Range of results - lowest to highest sales values



Small sites (low sales values)

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £4,500 per sqm 70% 30%

BLV: EXISTING RESIDENTIAL		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.45	£0.07	£0.06	£0.04	£0.03	£0.02	£0.01	-£0.01	
2 Small site 2 - 3 units (houses)	3	£0.57	£0.09	£0.07	£0.05	£0.03	£0.02	£0.01	-£0.01	
3 Small site 2 - 4 units (houses)	4	£0.80	£0.30	£0.27	£0.24	£0.21	£0.19	£0.16	£0.15	
4 Small site 3 - 5 units (houses)	5	£1.03	£0.38	£0.34	£0.31	£0.27	£0.25	£0.23	£0.19	
5 Small site 4 - 5 units (flats)	5	£0.54	-£0.01	-£0.03	-£0.06	-£0.09	-£0.10	-£0.11	-£0.14	
6 Small site 5 - 6 units (flats)	6	£0.62	-£0.01	-£0.04	-£0.07	-£0.10	-£0.12	-£0.13	-£0.16	
7 Small site 6 - 8 units (houses)	8	£1.54	£0.57	£0.51	£0.46	£0.40	£0.37	£0.35	£0.29	
8 Small site 8 - 8 units (flats)	8	£0.85	-£0.01	-£0.06	-£0.10	-£0.14	-£0.16	-£0.18	-£0.22	
9 Small site 9 - 9 units (houses)	9	£1.83	£0.66	£0.60	£0.53	£0.47	£0.43	£0.40	£0.34	
10 Small site 10 - 9 units (flats)	9	£0.93	-£0.03	-£0.07	-£0.11	-£0.16	-£0.18	-£0.20	-£0.25	
11 Medium mixed housing/flatted scheme (10 units)	10	£1.19	£0.45	£0.39	£0.34	£0.28	£0.26	£0.23	£0.17	
12 Medium housing scheme (10 units)	10	£2.00	£0.72	£0.65	£0.58	£0.51	£0.46	£0.44	£0.37	
13 Medium mixed housing/flatted scheme (15 units)	15	£1.83	£0.58	£0.49	£0.41	£0.33	£0.28	£0.24	£0.18	

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£21.60	£3.55	£2.76	£1.98	£1.20	£0.81	£0.42	-£0.37
0.03	£21.60	£3.48	£2.70	£1.91	£1.13	£0.73	£0.34	-£0.45
0.04	£21.60	£7.99	£7.20	£6.41	£5.63	£5.24	£4.85	£4.06
0.05	£21.60	£7.99	£7.21	£6.42	£5.64	£5.25	£4.86	£4.07
0.03	£21.60	-£0.34	-£1.39	-£2.44	-£3.50	-£4.02	-£4.55	-£5.60
0.03	£21.60	-£0.38	-£1.43	-£2.49	-£3.54	-£4.07	-£4.59	-£5.65
0.07	£21.60	£7.97	£7.19	£6.40	£5.62	£5.22	£4.83	£4.04
0.04	£21.60	-£0.35	-£1.40	-£2.46	-£3.51	-£4.04	-£4.57	-£5.62
0.08	£21.60	£7.82	£7.05	£6.29	£5.52	£5.14	£4.76	£3.99
0.04	£21.60	-£0.62	-£1.65	-£2.67	-£3.70	-£4.21	-£4.73	-£5.78
0.05	£21.60	£8.21	£7.20	£6.18	£5.17	£4.66	£4.15	£3.14
0.09	£21.60	£7.82	£7.05	£6.28	£5.52	£5.13	£4.75	£3.98
0.08	£21.60	£6.80	£5.81	£4.83	£3.84	£3.35	£2.86	£1.87

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BLV: GARDEN AND OTHER OPEN LAND		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.01	£0.07	£0.06	£0.04	£0.03	£0.02	£0.01	-£0.01	
2 Small site 2 - 3 units (houses)	3	£0.01	£0.09	£0.07	£0.05	£0.03	£0.02	£0.01	-£0.01	
3 Small site 2 - 4 units (houses)	4	£0.02	£0.30	£0.27	£0.24	£0.21	£0.19	£0.18	£0.15	
4 Small site 3 - 5 units (houses)	5	£0.02	£0.38	£0.34	£0.31	£0.27	£0.25	£0.23	£0.19	
5 Small site 4 - 5 units (flats)	5	£0.01	-£0.01	-£0.03	-£0.06	-£0.09	-£0.10	-£0.11	-£0.14	
6 Small site 5 - 6 units (flats)	6	£0.01	-£0.01	-£0.04	-£0.07	-£0.10	-£0.12	-£0.13	-£0.16	
7 Small site 6 - 8 units (houses)	8	£0.04	£0.57	£0.51	£0.46	£0.40	£0.37	£0.35	£0.29	
8 Small site 8 - 8 units (flats)	8	£0.02	-£0.01	-£0.06	-£0.10	-£0.14	-£0.16	-£0.18	-£0.22	
9 Small site 9 - 9 units (houses)	9	£0.04	£0.66	£0.60	£0.53	£0.47	£0.43	£0.40	£0.34	
10 Small site 10 - 9 units (flats)	9	£0.02	-£0.03	-£0.07	-£0.11	-£0.16	-£0.18	-£0.20	-£0.25	
11 Medium mixed housing/flatted scheme (10 units)	10	£0.03	£0.45	£0.39	£0.34	£0.28	£0.26	£0.23	£0.17	
12 Medium housing scheme (10 units)	10	£0.05	£0.72	£0.65	£0.58	£0.51	£0.46	£0.44	£0.37	

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.02	£0.50	£3.55	£2.76	£1.98	£1.20	£0.81	£0.42	-£0.37
0.03	£0.50	£3.48	£2.70	£1.91	£1.13	£0.73	£0.34	-£0.45
0.04	£0.50	£7.99	£7.20	£6.41	£5.63	£5.24	£4.85	£4.06
0.05	£0.50	£7.99	£7.21	£6.42	£5.64	£5.25	£4.86	£4.07
0.03	£0.50	-£0.34	-£1.39	-£2.44	-£3.50	-£4.02	-£4.55	-£5.60
0.03	£0.50	-£0.38	-£1.43	-£2.49	-£3.54	-£4.07	-£4.59	-£5.65
0.07	£0.50	£7.97	£7.19	£6.40	£5.62	£5.22	£4.83	£4.04
0.04	£0.50	-£0.35	-£1.40	-£2.46	-£3.51	-£4.04	-£4.57	-£5.62
0.08	£0.50	£7.82	£7.05	£6.29	£5.52	£5.14	£4.76	£3.99
0.04	£0.50	-£0.62	-£1.65	-£2.67	-£3.70	-£4.21	-£4.73	-£5.78
0.05	£0.50	£8.21	£7.20	£6.18	£5.17	£4.66	£4.15	£3.14
0.09	£0.50	£7.82	£7.05	£6.28	£5.52	£5.13	£4.75	£3.98

Small sites (high sales values)

LB MERTON LOCAL PLAN VIABILITY

Private sales values: £10,300 70% 30%

BLV: EXISTING RESIDENTIAL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£1.04	£0.86	£0.78	£0.69	£0.61	£0.56	£0.52	£0.44	
2 Small site 2 - 3 units (houses)	3	£1.31	£1.09	£0.98	£0.87	£0.78	£0.71	£0.66	£0.55	
3 Small site 2 - 4 units (houses)	4	£1.83	£1.69	£1.54	£1.38	£1.23	£1.16	£1.08	£0.93	
4 Small site 3 - 5 units (houses)	5	£2.35	£2.17	£1.97	£1.78	£1.58	£1.49	£1.39	£1.20	
5 Small site 4 - 5 units (flats)	5	£1.24	£1.39	£1.24	£1.09	£0.94	£0.87	£0.79	£0.65	
6 Small site 5 - 6 units (flats)	6	£1.41	£1.58	£1.41	£1.24	£1.07	£0.99	£0.90	£0.73	
7 Small site 6 - 8 units (houses)	8	£3.54	£3.26	£2.97	£2.67	£2.38	£2.24	£2.09	£1.80	
8 Small site 6 - 8 units (flats)	8	£1.95	£2.17	£1.94	£1.71	£1.48	£1.36	£1.24	£1.01	
9 Small site 9 - 9 units (houses)	9	£4.18	£3.80	£3.46	£3.12	£2.78	£2.61	£2.44	£2.10	
10 Small site 10 - 9 units (flats)	9	£2.12	£2.33	£2.08	£1.83	£1.58	£1.46	£1.33	£1.08	
11 Medium mixed housing/flatted scheme (10 units)	10	£2.71	£3.31	£3.00	£2.70	£2.39	£2.24	£2.08	£1.78	
12 Medium housing scheme (10 units)	10	£4.57	£4.16	£3.78	£3.41	£3.04	£2.85	£2.67	£2.29	
13 Medium mixed housing/flatted scheme (15 units)	15	£4.19	£4.90	£4.44	£3.97	£3.51	£3.28	£3.05	£2.59	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.02	£49.44	£41.15	£37.07	£32.99	£28.91	£26.87	£24.83	£20.74	
0.03	£49.44	£41.09	£37.00	£32.92	£28.85	£26.79	£24.75	£20.66	
0.04	£49.44	£45.58	£41.50	£37.42	£33.33	£31.29	£29.25	£25.17	
0.05	£49.44	£45.59	£41.50	£37.42	£33.34	£31.30	£29.26	£25.18	
0.03	£49.44	£55.11	£49.22	£43.33	£37.45	£34.50	£31.56	£25.67	
0.03	£49.44	£55.07	£49.18	£43.29	£37.40	£34.46	£31.52	£25.63	
0.07	£49.44	£45.57	£41.49	£37.41	£33.32	£31.28	£29.24	£25.15	
0.04	£49.44	£55.09	£49.21	£43.32	£37.43	£34.49	£31.54	£25.66	
0.08	£49.44	£44.91	£40.89	£36.87	£32.84	£30.83	£28.82	£24.80	
0.04	£49.44	£54.24	£48.44	£42.64	£36.85	£33.95	£31.05	£25.25	
0.05	£49.44	£60.31	£54.73	£49.16	£43.58	£40.80	£38.01	£32.43	
0.09	£49.44	£44.91	£40.88	£36.86	£32.84	£30.83	£28.82	£24.79	
0.08	£49.44	£57.85	£52.40	£46.95	£41.49	£38.77	£36.04	£30.59	

BLV: GARDEN AND OTHER OPEN LAND		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Small site 1 - 2 units (houses)	2	£0.01	£0.86	£0.78	£0.69	£0.61	£0.56	£0.52	£0.44	
2 Small site 2 - 3 units (houses)	3	£0.01	£1.09	£0.98	£0.87	£0.78	£0.71	£0.66	£0.55	
3 Small site 2 - 4 units (houses)	4	£0.02	£1.83	£1.54	£1.38	£1.23	£1.16	£1.08	£0.93	
4 Small site 3 - 5 units (houses)	5	£0.02	£2.17	£1.97	£1.78	£1.58	£1.49	£1.39	£1.20	
5 Small site 4 - 5 units (flats)	5	£0.01	£1.39	£1.24	£1.09	£0.94	£0.87	£0.79	£0.65	
6 Small site 5 - 6 units (flats)	6	£0.01	£1.58	£1.41	£1.24	£1.07	£0.99	£0.90	£0.73	
7 Small site 6 - 8 units (houses)	8	£0.04	£3.26	£2.97	£2.67	£2.38	£2.24	£2.09	£1.80	
8 Small site 6 - 8 units (flats)	8	£0.02	£2.17	£1.94	£1.71	£1.48	£1.36	£1.24	£1.01	
9 Small site 9 - 9 units (houses)	9	£0.04	£3.80	£3.46	£3.12	£2.78	£2.61	£2.44	£2.10	
10 Small site 10 - 9 units (flats)	9	£0.02	£2.33	£2.08	£1.83	£1.58	£1.46	£1.33	£1.08	
11 Medium mixed housing/flatted scheme (10 units)	10	£0.03	£3.31	£3.00	£2.70	£2.39	£2.24	£2.08	£1.78	
12 Medium housing scheme (10 units)	10	£0.05	£4.16	£3.78	£3.41	£3.04	£2.85	£2.67	£2.29	
13 Medium mixed housing/flatted scheme (15 units)	15	£0.04	£4.90	£4.44	£3.97	£3.51	£3.28	£3.05	£2.59	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.02	£0.50	£41.15	£37.07	£32.99	£28.91	£26.87	£24.83	£20.74	
0.03	£0.50	£41.09	£37.00	£32.92	£28.83	£26.79	£24.75	£20.66	
0.04	£0.50	£45.58	£41.50	£37.42	£33.33	£31.29	£29.25	£25.17	
0.05	£0.50	£45.59	£41.50	£37.42	£33.34	£31.30	£29.26	£25.18	
0.03	£0.50	£55.11	£49.22	£43.33	£37.45	£34.50	£31.56	£25.67	
0.03	£0.50	£55.07	£49.18	£43.29	£37.40	£34.46	£31.52	£25.63	
0.07	£0.50	£45.57	£41.49	£37.41	£33.32	£31.28	£29.24	£25.15	
0.04	£0.50	£55.09	£49.21	£43.32	£37.43	£34.49	£31.54	£25.66	
0.08	£0.50	£44.91	£40.89	£36.87	£32.84	£30.83	£28.82	£24.80	
0.04	£0.50	£54.24	£48.44	£42.64	£36.85	£33.95	£31.05	£25.25	
0.05	£0.50	£60.31	£54.73	£49.16	£43.58	£40.80	£38.01	£32.43	
0.09	£0.50	£44.91	£40.88	£36.86	£32.84	£30.83	£28.82	£24.79	
0.08	£0.50	£57.85	£52.40	£46.95	£41.49	£38.77	£36.04	£30.59	

Policy trade offs

- Tenure and overall Aff Hsg percentage – 70/30 vs 50/50
- Climate change mitigation increases costs by 1.5% to 6.5%:
 - High value areas: circa 2% reduction in affordable housing
 - Low value areas: circa 10% reduction in affordable housing
 - Precise impact will vary, depending on existing use values

4

POLICY APPROACHES



Policy approaches

- Fine grain policy approaches with different targets
 - Benchmark land value
 - Sales value
 - Type of scheme
- PPG approach – a target that is achievable in almost all cases
- ‘Maximum reasonable’ approach – high target, not always met
- 15 year policy – longevity of approaches
- Heterogeneity of study outcomes points to ‘max reasonable’
- Policy target of up to 40% is supported by the evidence base

Payments in lieu for small sites

- Significant proportion of new housing supply from small sites
- Emerging policy – payment equivalent to 20% on-site AH
- Ability to contribute varies – largely driven by existing use on site
- ‘Maximum reasonable’ approach – high target, not always met

5

QUESTIONS AND DISCUSSION



MERTON

Character Study

Member summary - November 2020



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Agenda Item 5

Allies and Morrison
Urban Practitioners

Solidspace

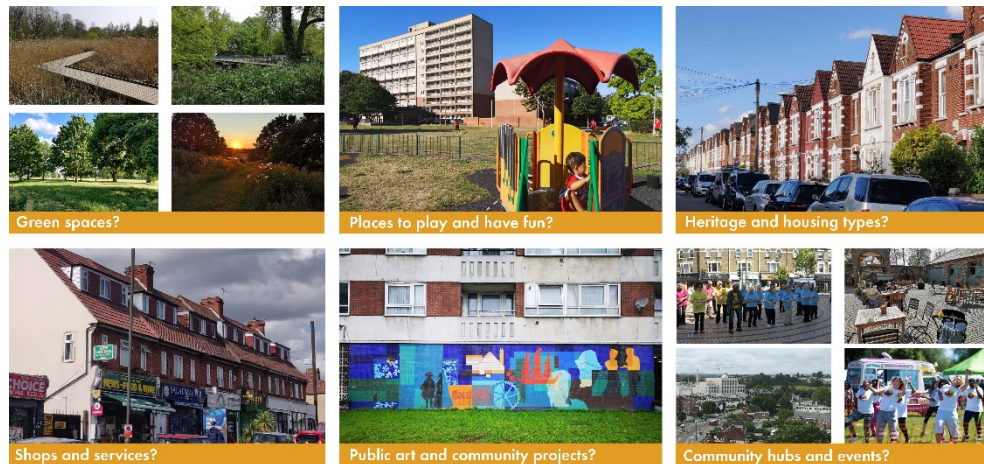
- **This work is funded by the GLA's Homebuilding Capacity Fund, which aims to increase housing delivery to meet identified housing need.**
- **We need 918 new homes every year to meet Merton's housing need.**

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To date we have:

Undertaken extensive analysis of Merton's history, development, typology and character

- Community group engagement
- Residents' survey
- Residents' workshop



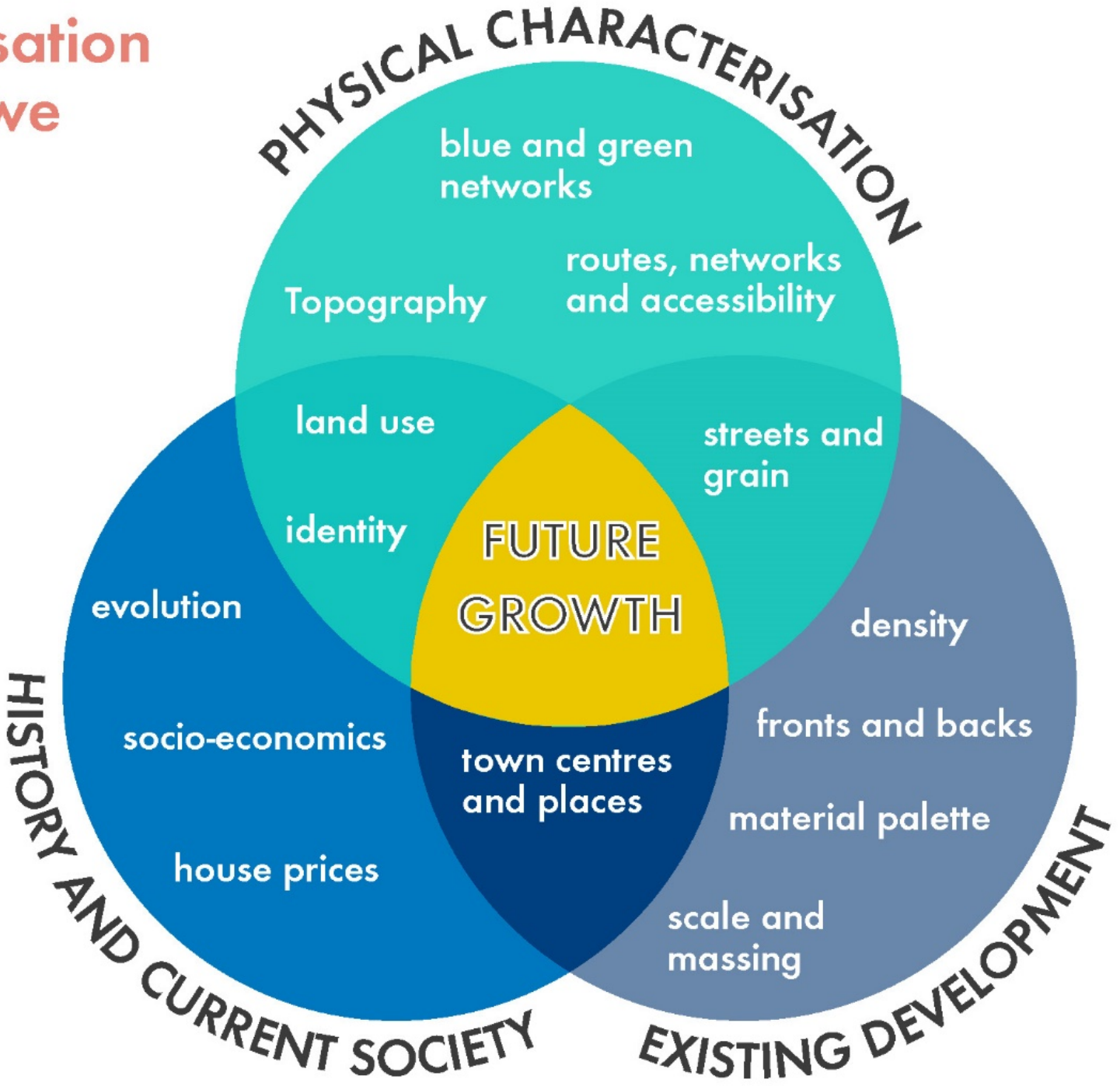
Character is more than buildings and spaces

It is social, historical and physical - and the interplay between these factors



Characterisation - what do we consider?

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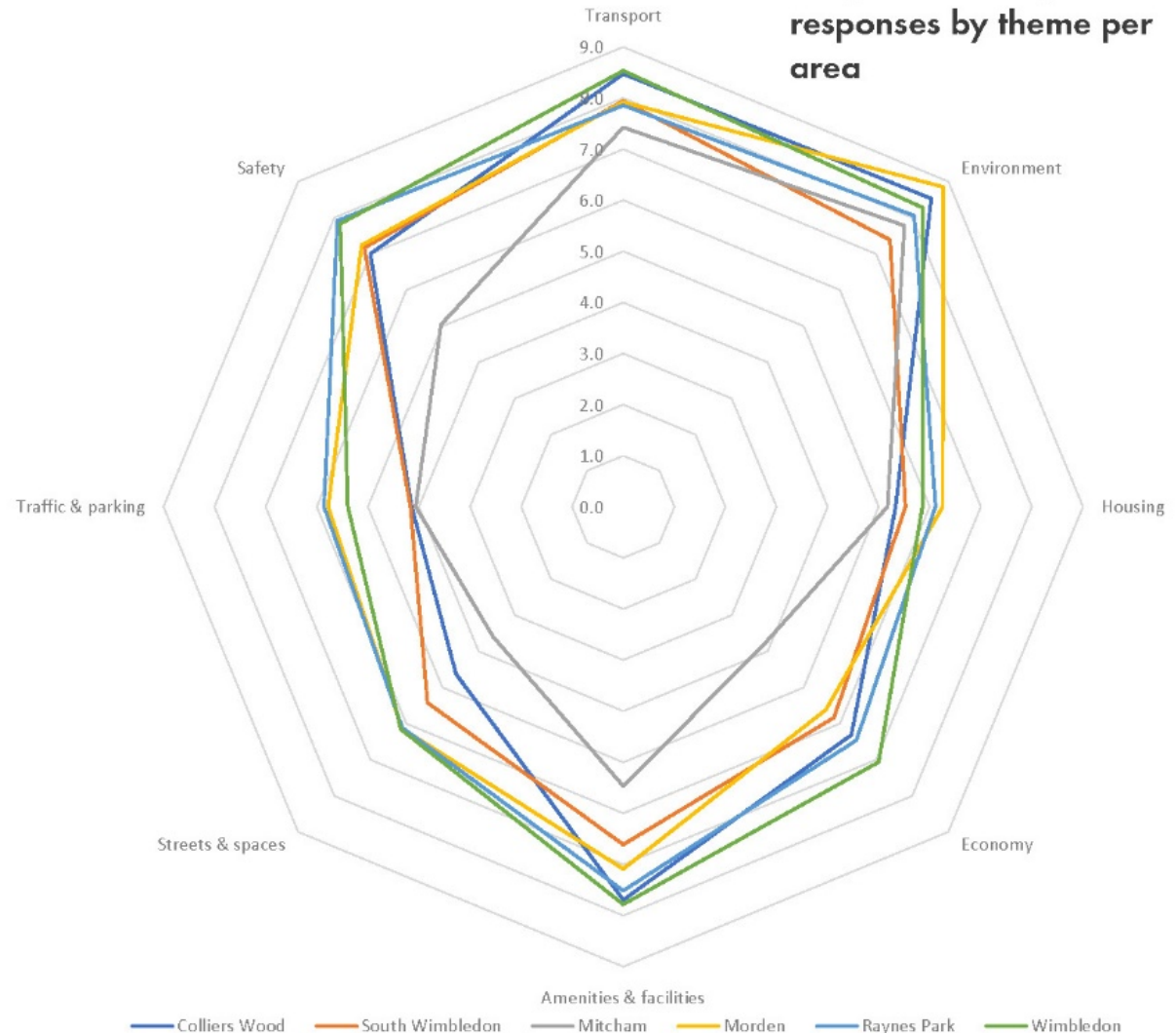
Public consultation - digital survey

A digital survey (7 Sept - 5 Oct 2020) which 416 people responded to

- test proposed neighbourhoods
- review boundaries
- understand what people value about each area
- understand what could change and improve

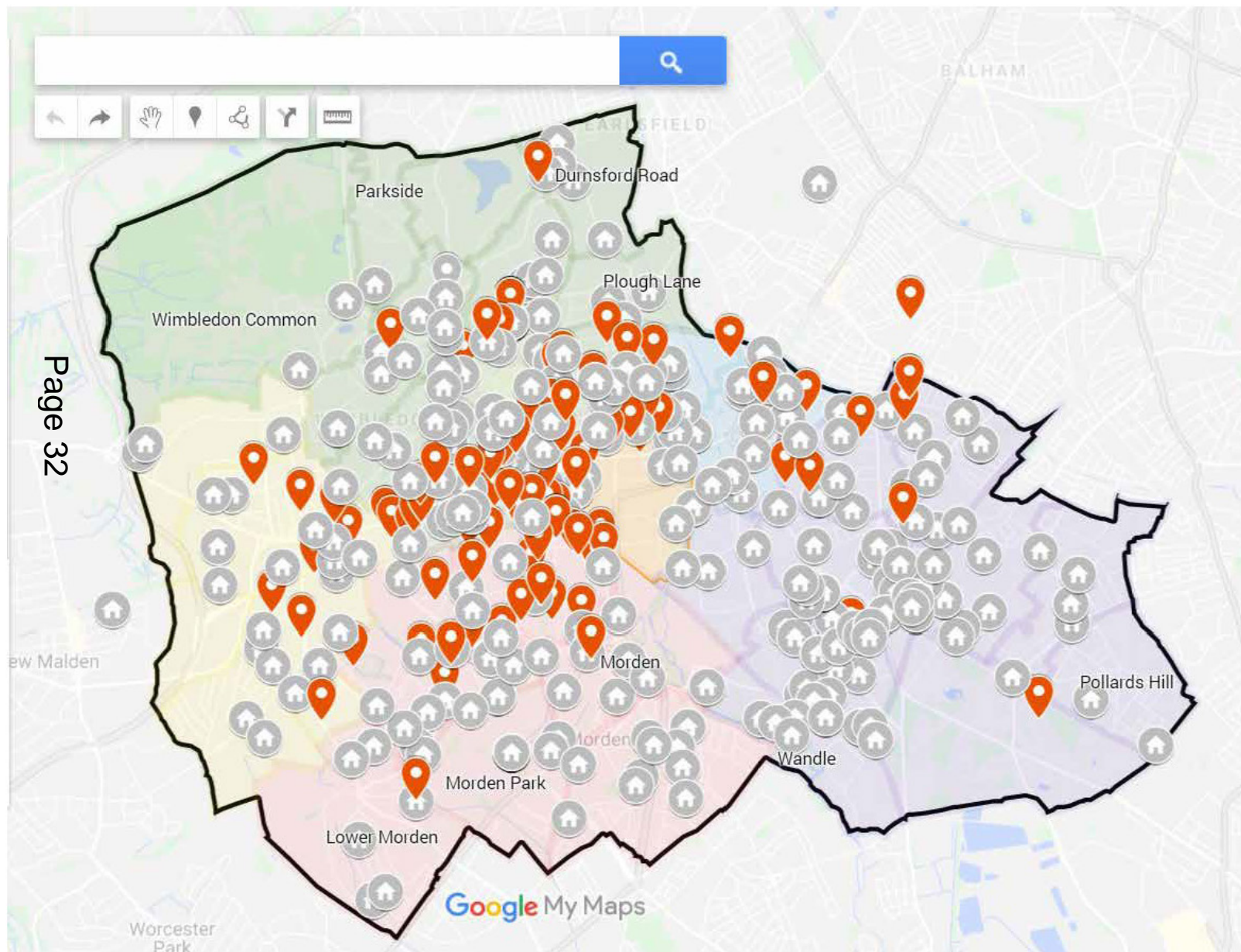
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Graph illustrating responses by theme per area



Public consultation

3/4 respondents were happy with the way the boundaries had been drawn...



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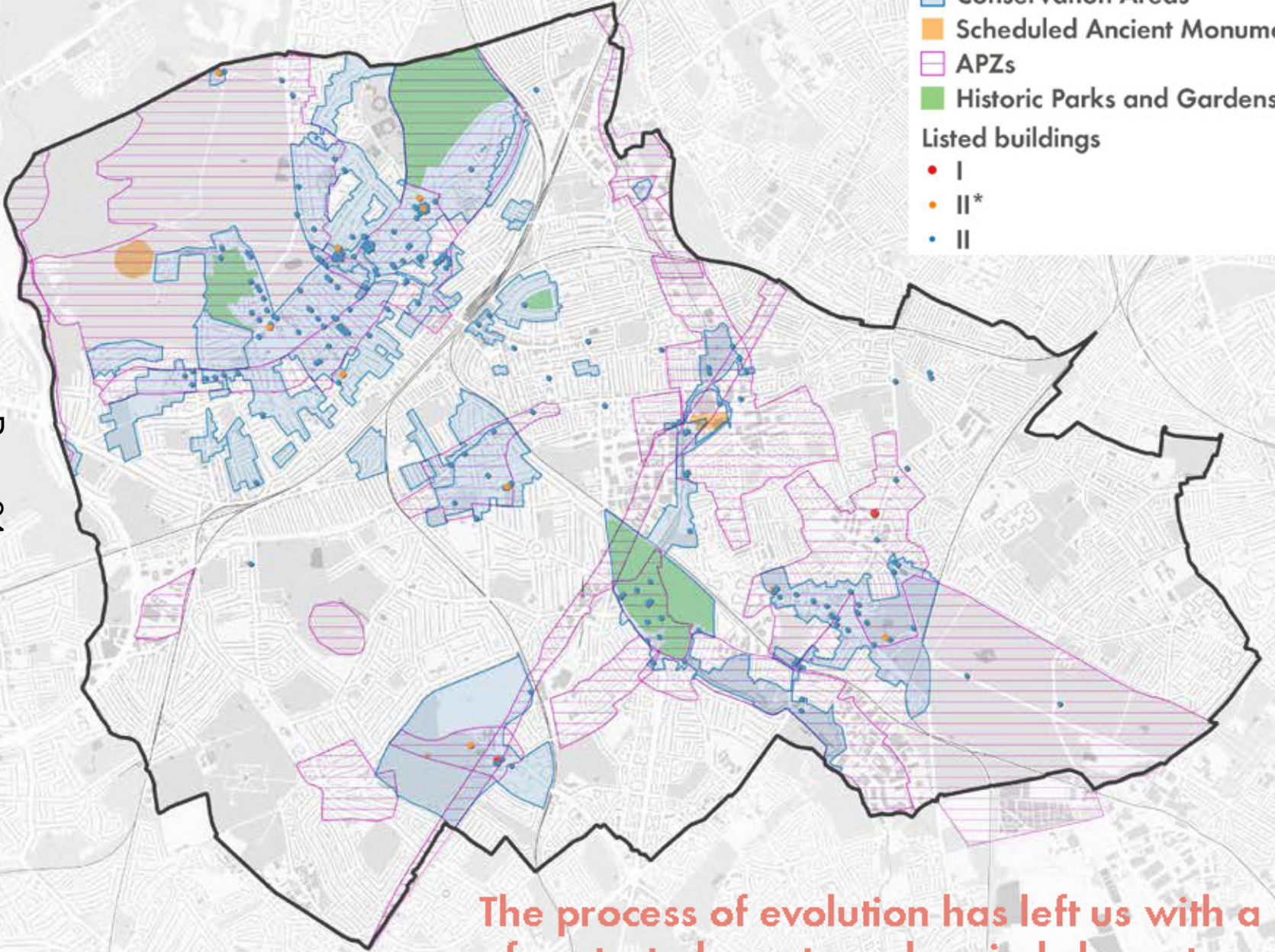
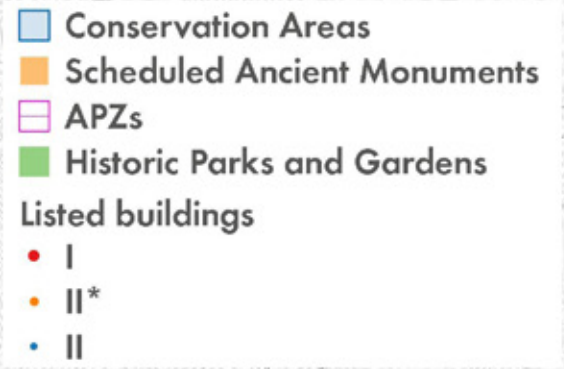
Historic analysis

Understanding how the borough has evolved gives us a better understanding of the current day

- the borough's street pattern
- building types
- how evolution has continued to change its character
- uses and town centres
- interesting social history
- identity and psyche

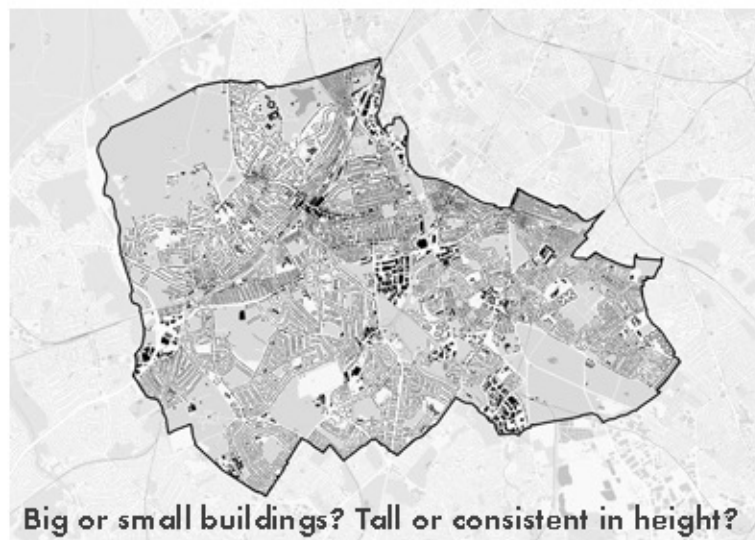
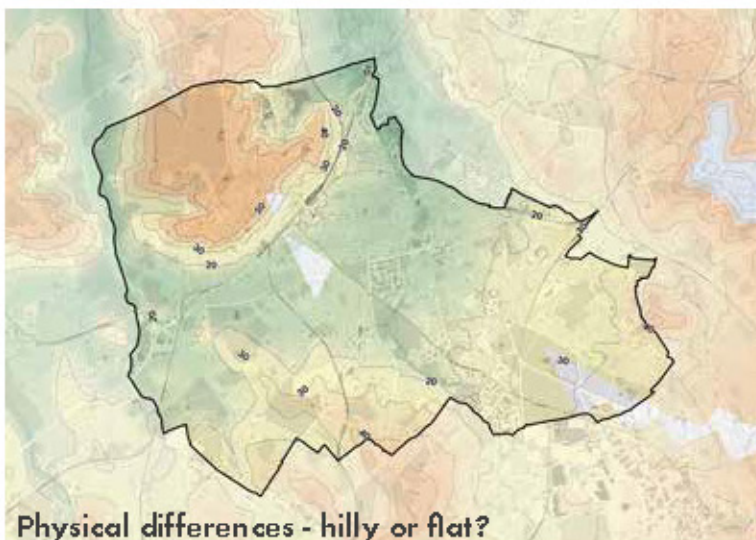
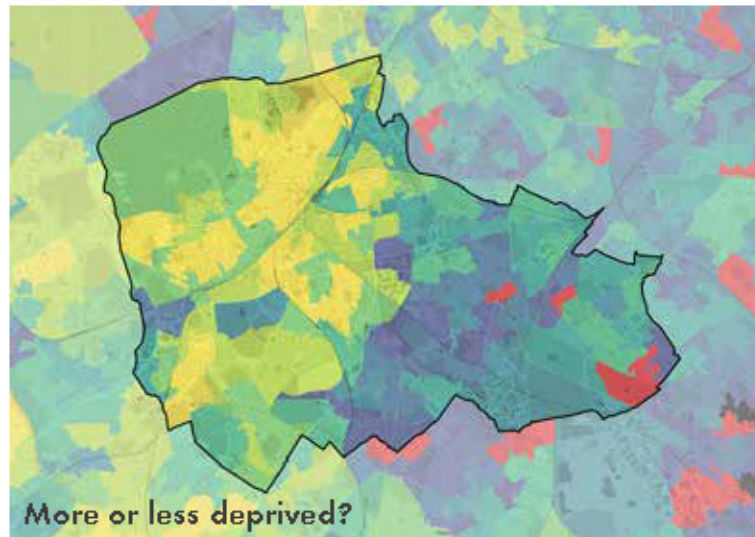
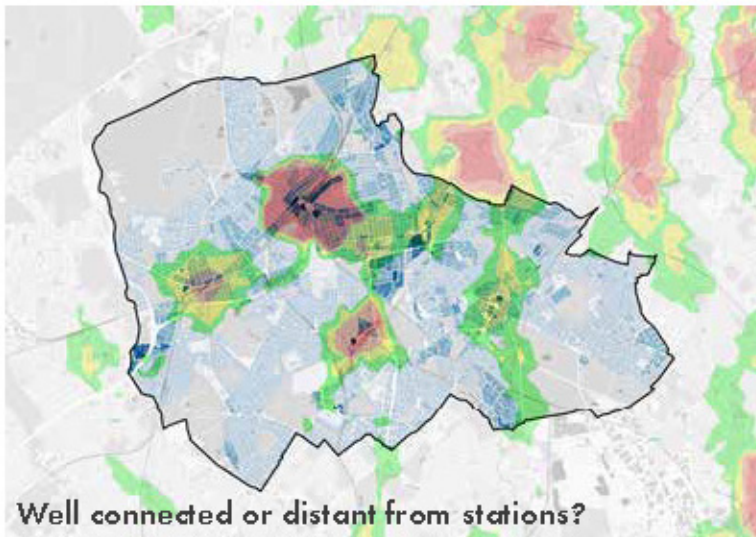
....so that the past helps to shape the future

....acknowledging that character is a shifting thing....



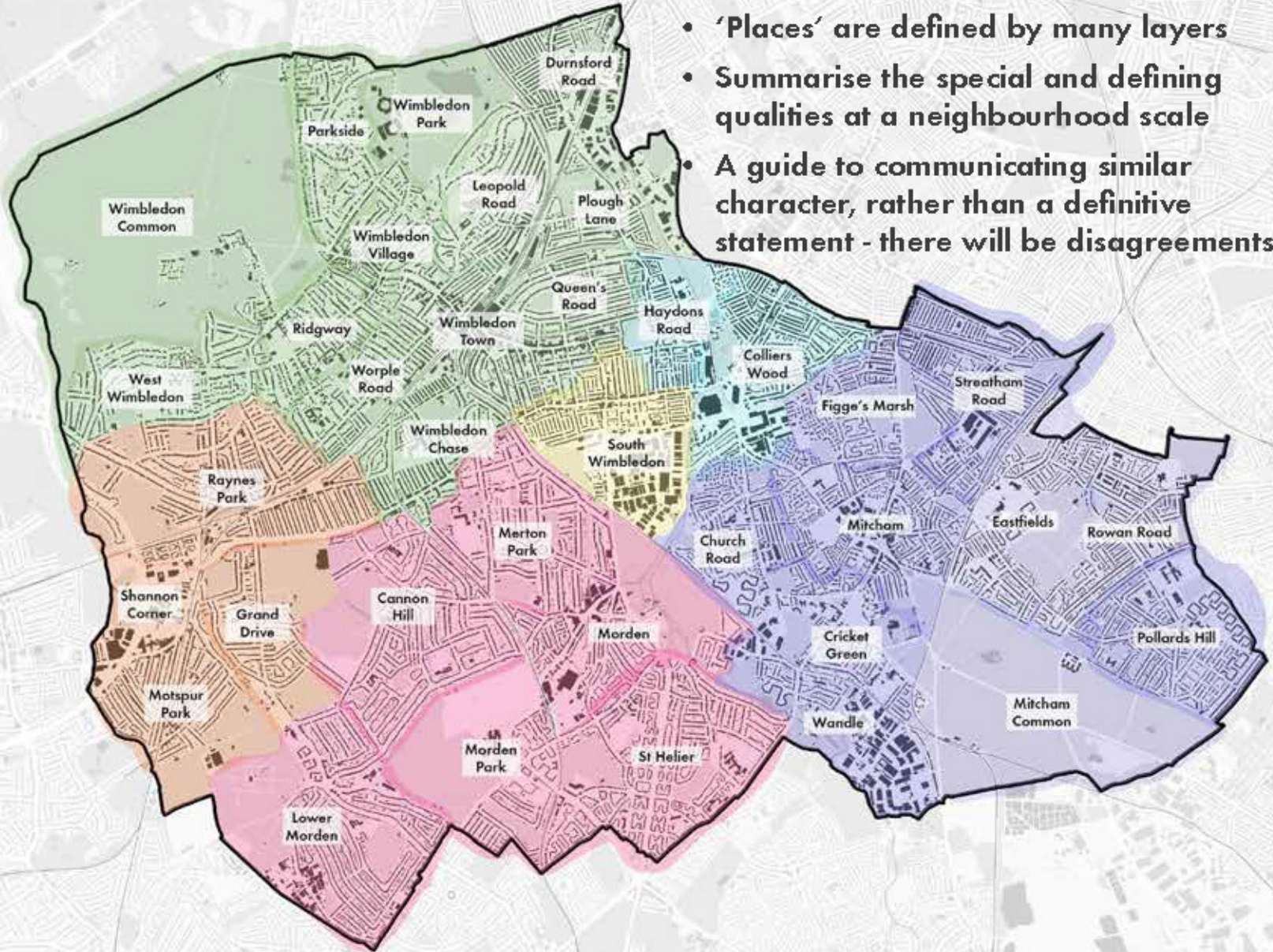
The process of evolution has left us with a set of protected assets and varied character...

**How do we best communicate this variety in character?
And provide guidance for areas of the borough outside of
conservation areas? What are the common characteristics?**



Define neighbourhood character areas...

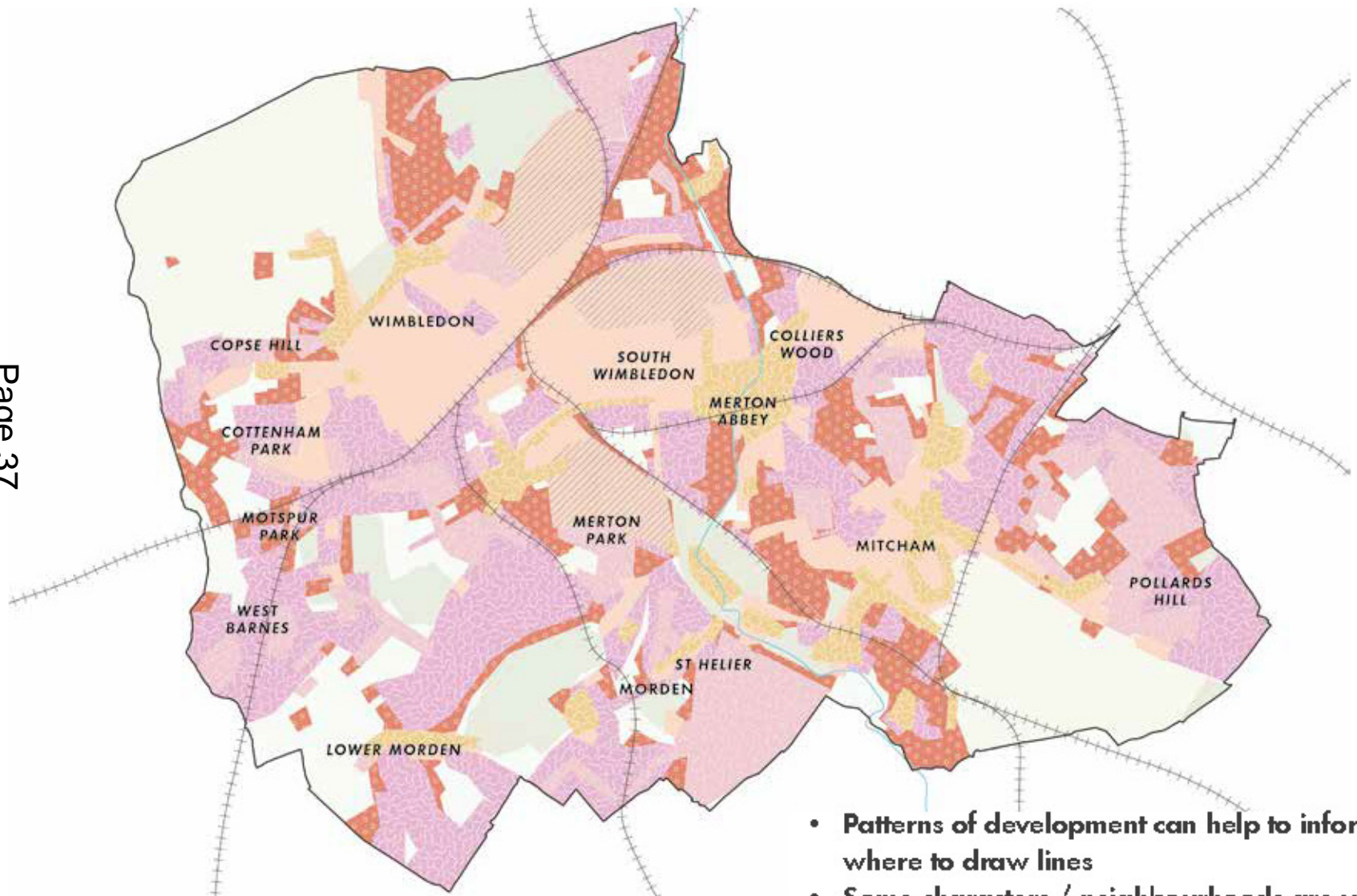
- 'Places' are defined by many layers
- Summarise the special and defining qualities at a neighbourhood scale
- A guide to communicating similar character, rather than a definitive statement - there will be disagreements!



How to define a neighbourhood character area...

History

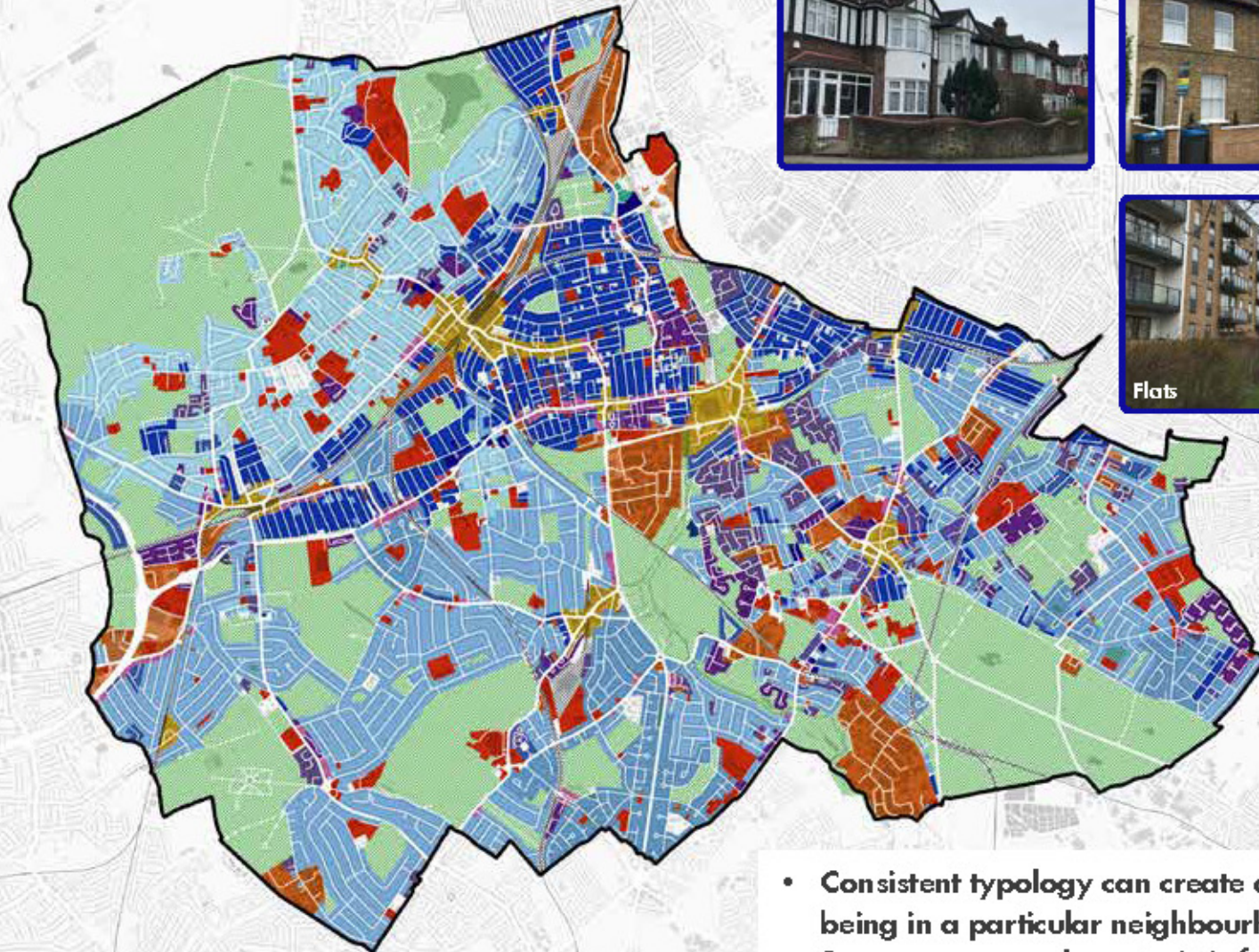
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- Patterns of development can help to inform where to draw lines
- Some characters / neighbourhoods are very consistent e.g. South Park Gardens

How to define a neighbourhood character area...

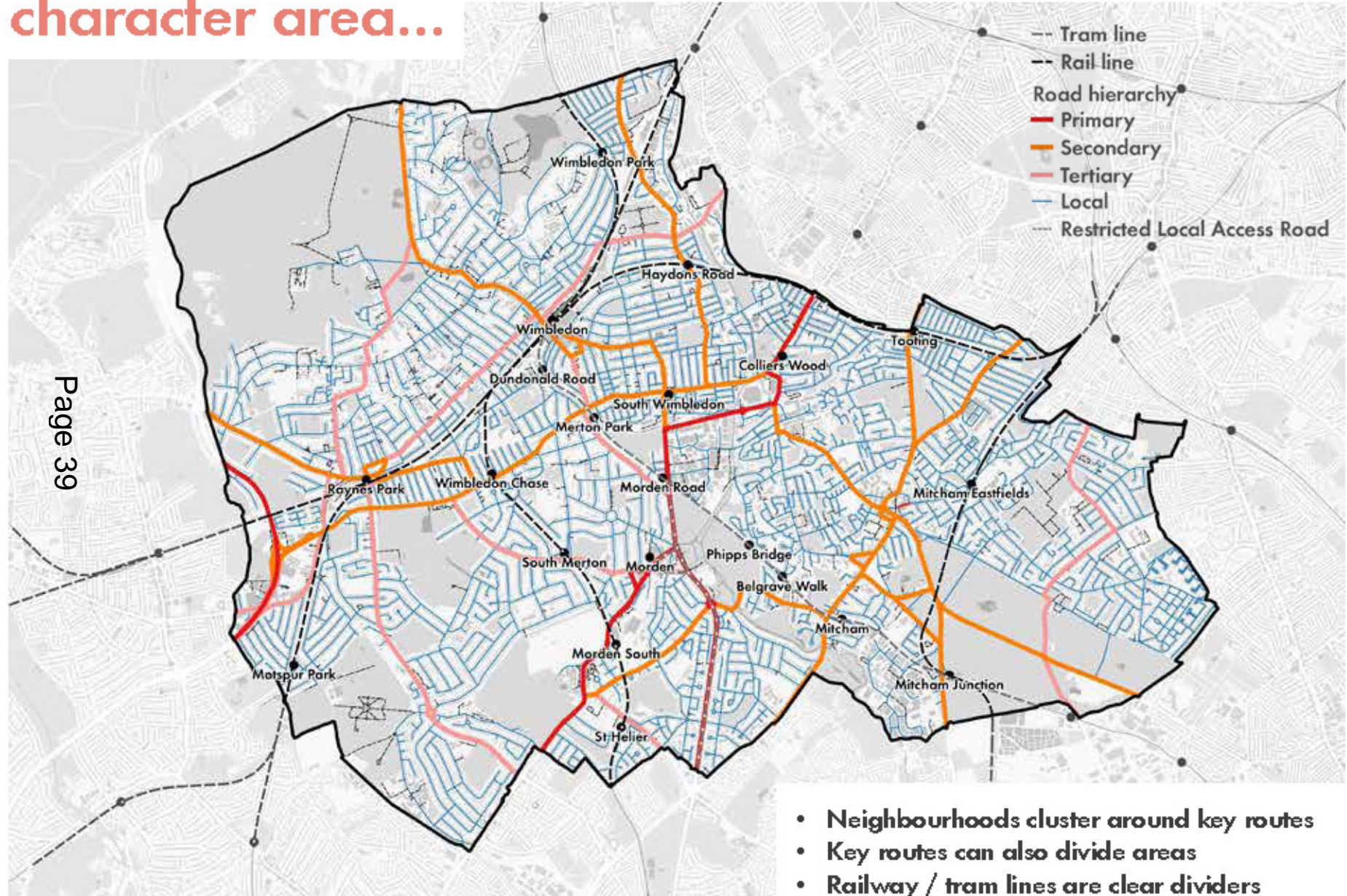
Building typologies



- Consistent typology can create a sense of being in a particular neighbourhood
- Some areas are characteristic for their mix of typologies

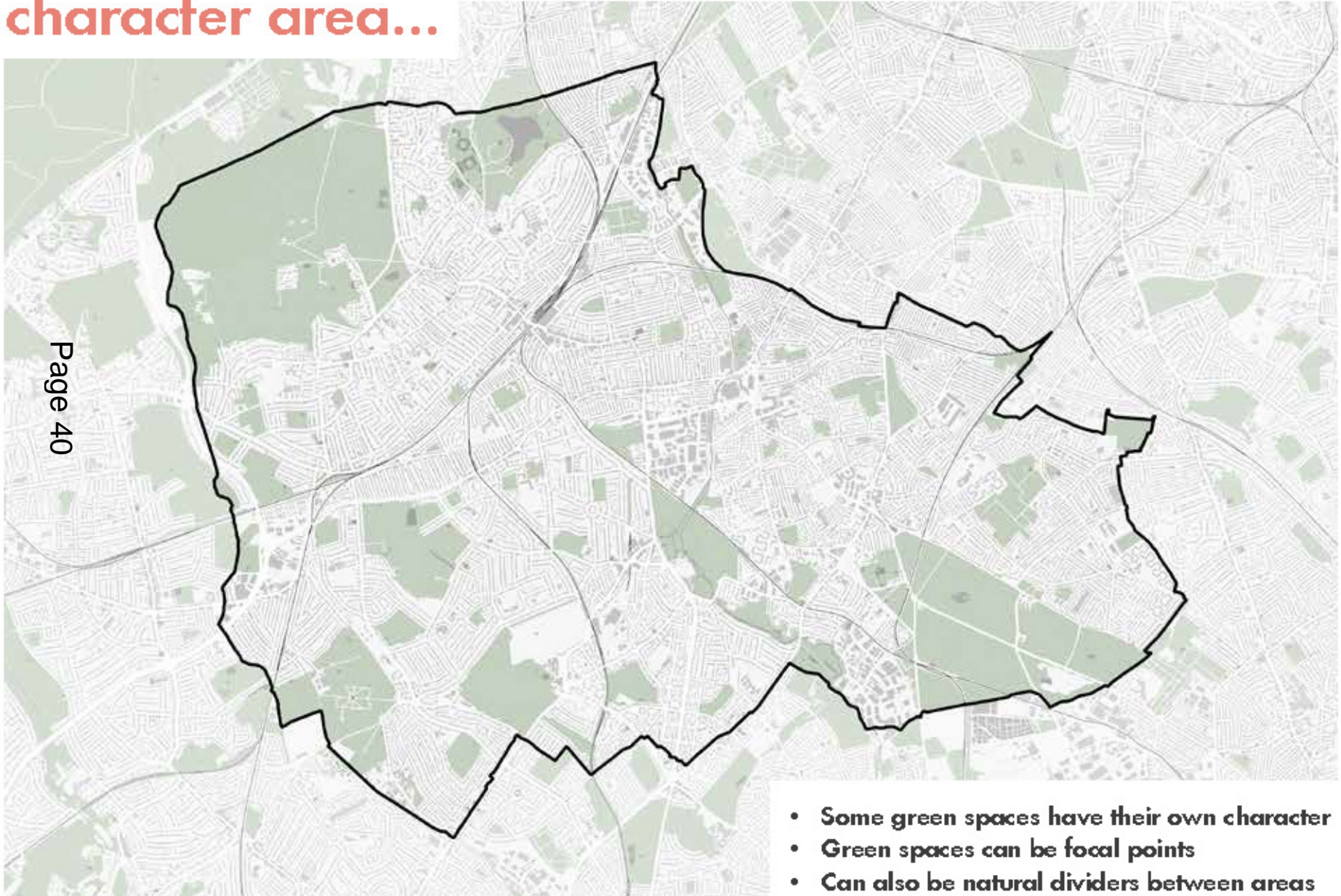
How to define a neighbourhood character area...

Physical barriers



How to define a neighbourhood character area...

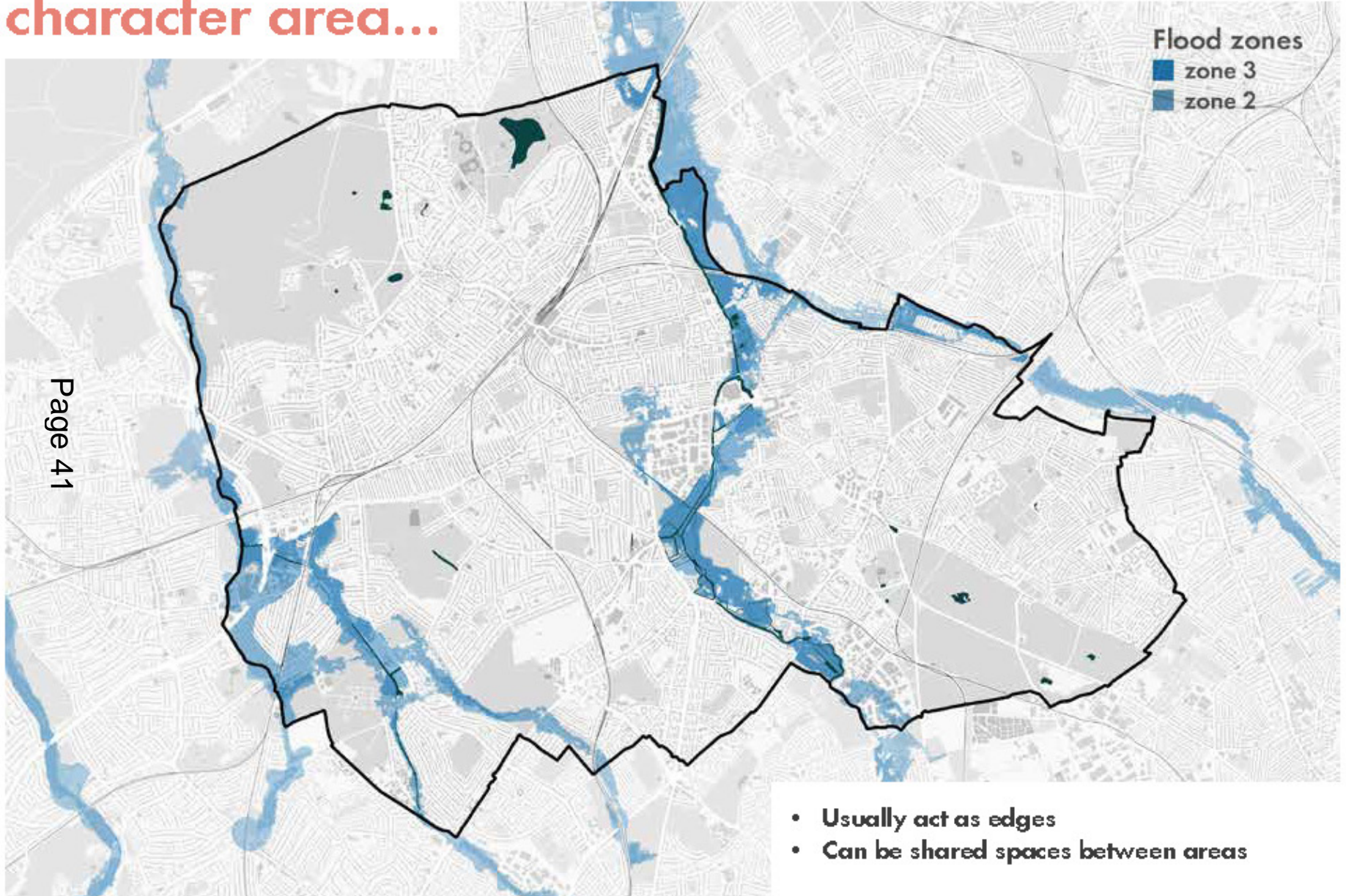
Green space



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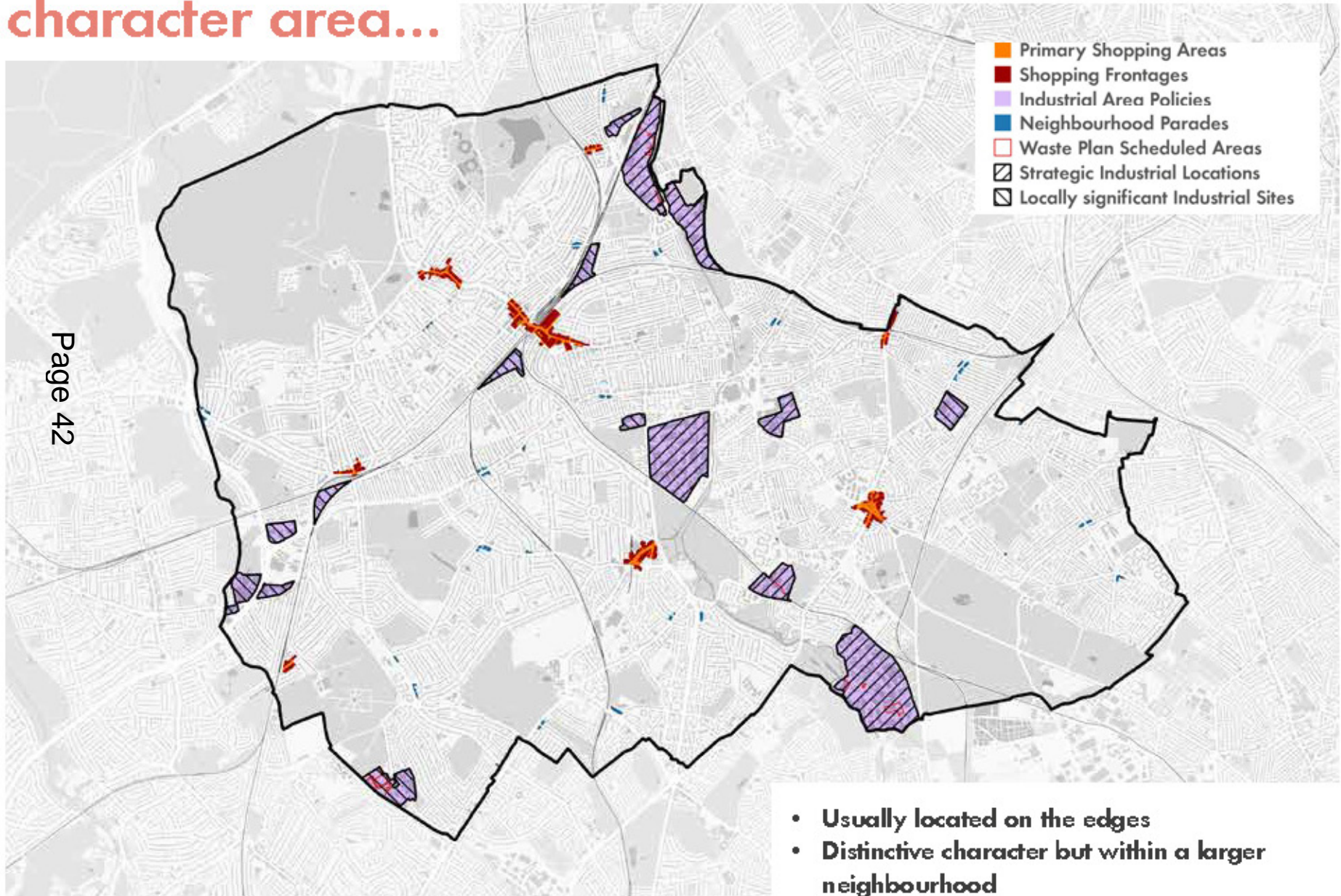
- Some green spaces have their own character
- Green spaces can be focal points
- Can also be natural dividers between areas

How to define a neighbourhood character area...



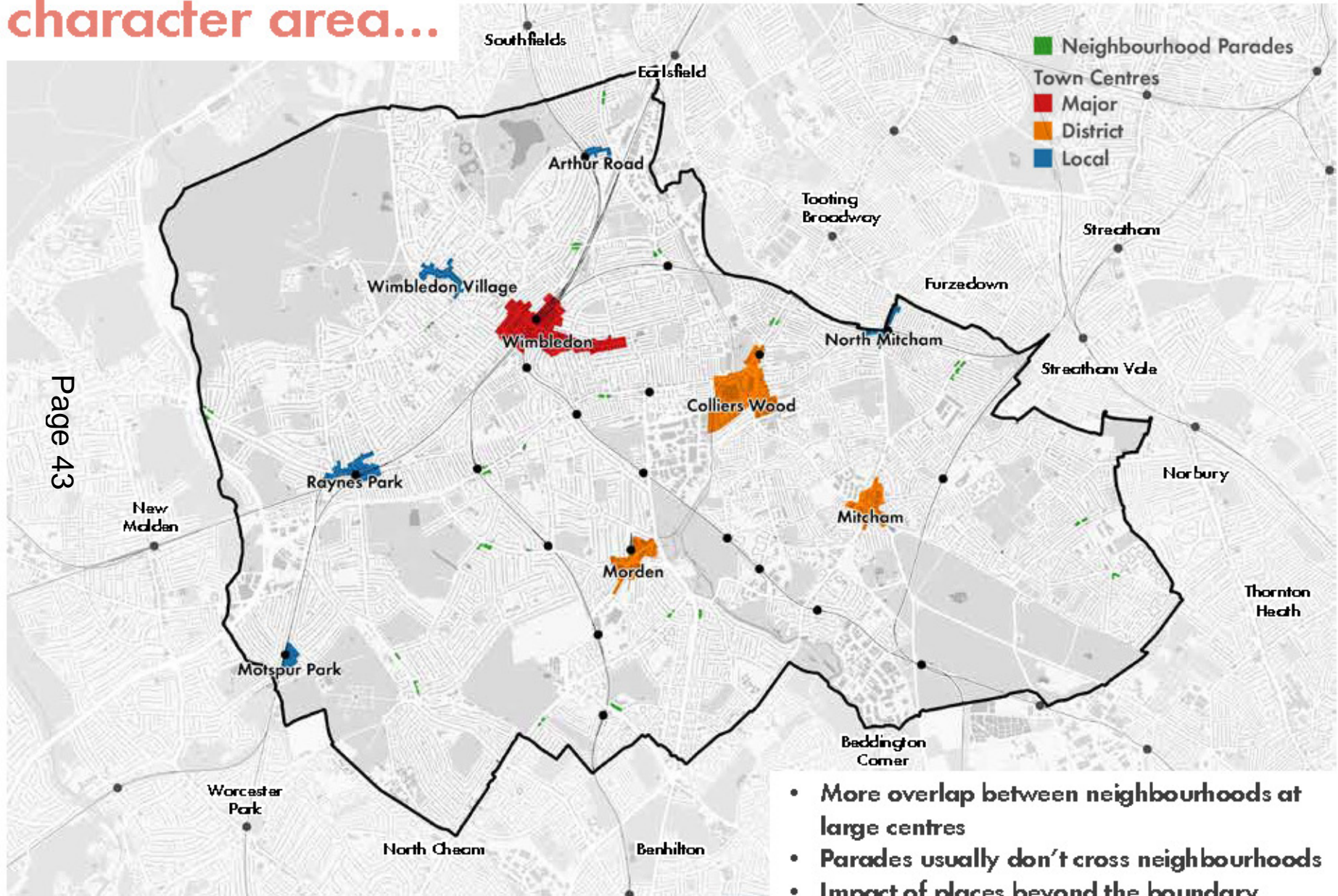
How to define a neighbourhood character area...

Employment



How to define a neighbourhood character area...

Town centres



Suggested changes

Digital survey

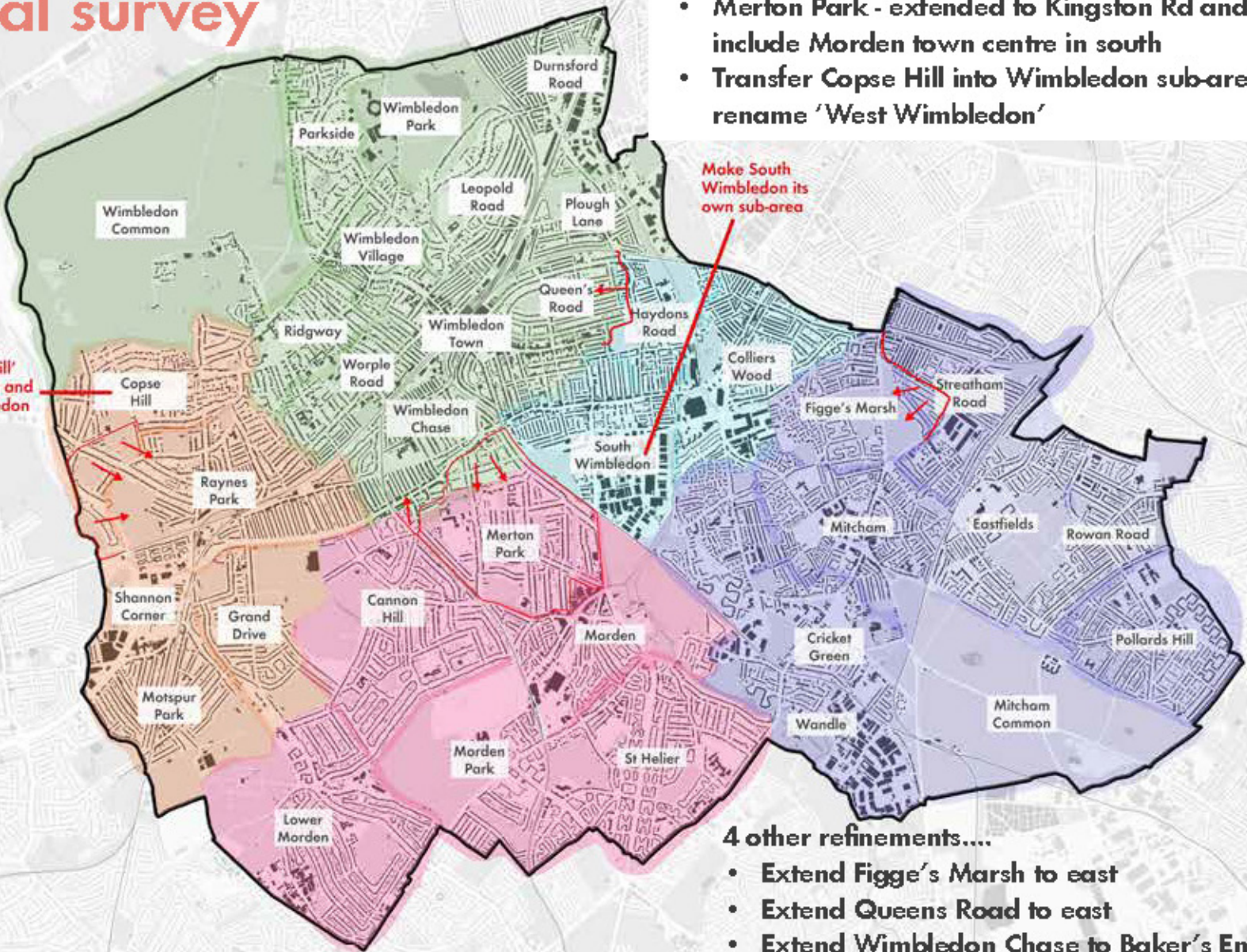
3 significant edits....

- Make 'South Wimbledon' its own sub-area
- Merton Park - extended to Kingston Rd and not include Morden town centre in south
- Transfer Copse Hill into Wimbledon sub-area and rename 'West Wimbledon'

Rename 'Cope Hill' 'West Wimbledon and move into Wimbledon sub-area (green)

Make South Wimbledon its own sub-area

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4 other refinements....

- Extend Figge's Marsh to east
- Extend Queens Road to east
- Extend Wimbledon Chase to Baker's End
- Extend Raynes Park to Aboyne Drive

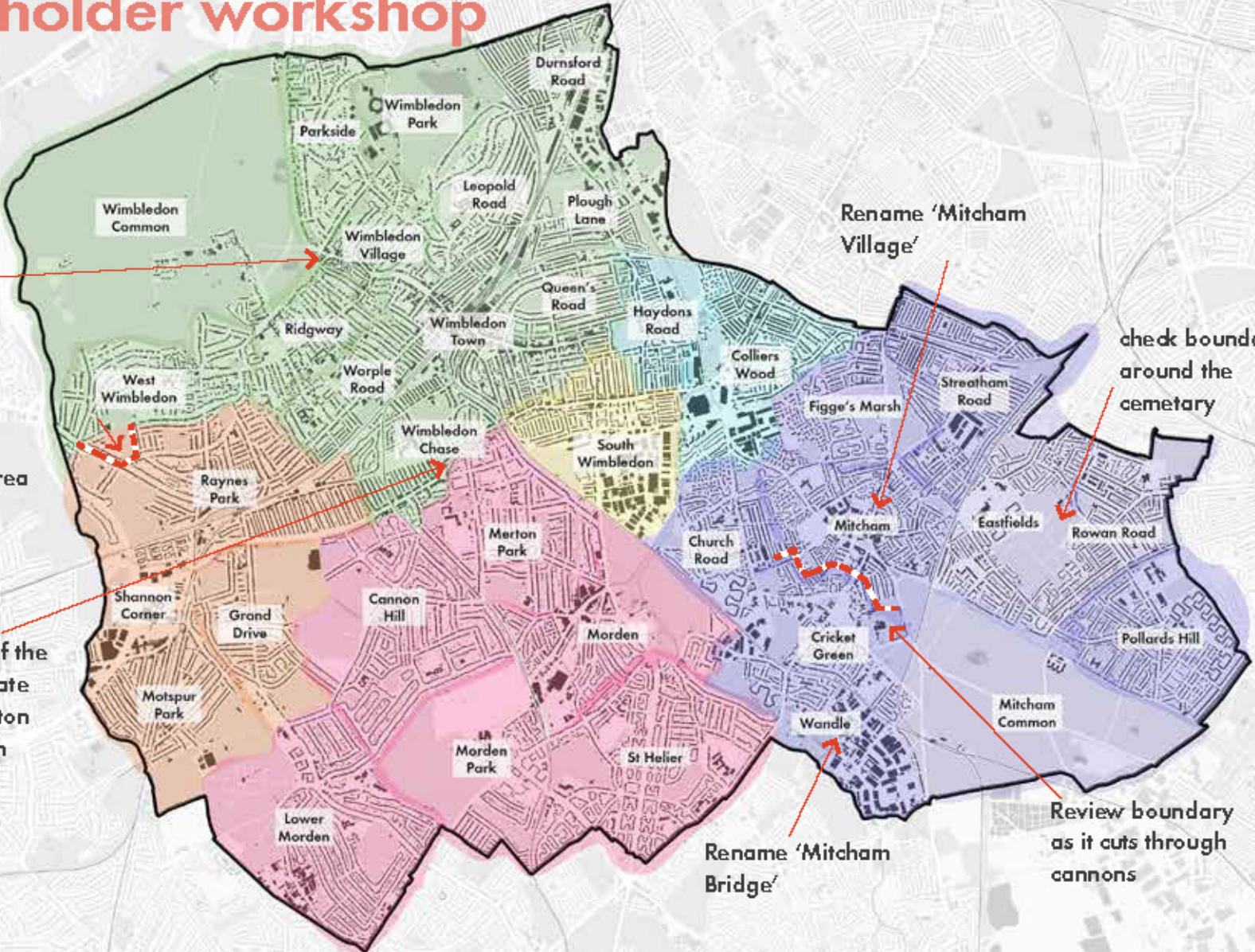
Suggested changes

Stakeholder workshop

A location where many boundaries meeting - but it is part of the village

Edits to West Wimbledon to include the conservation area

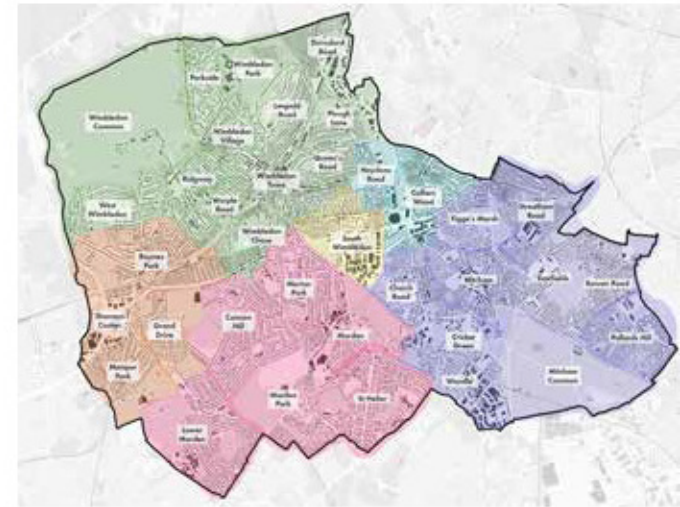
Should parts of the John Innes estate north of Kingston Road be within Merton Park?



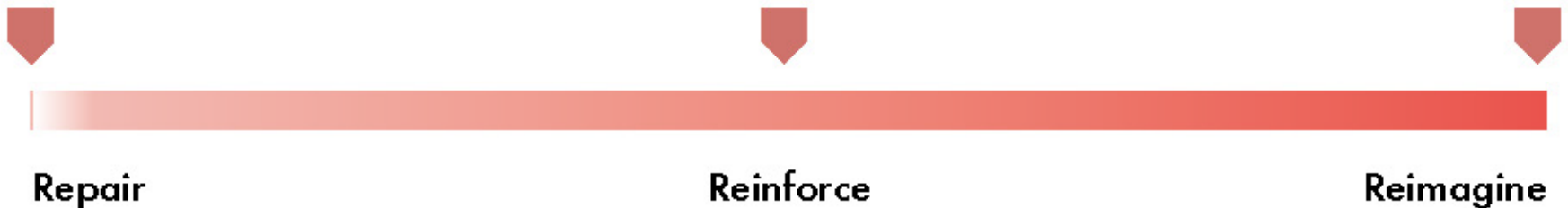
Borough areas - ideas and opportunities

Purpose:

- Draw out the distinctiveness in different areas of the borough - What do we want to emphasise in terms of the existing character and heritage in each area?
- How could/should each area continue to evolve?
- **Growth delivered by repairing, reinforcing or reimagining character** - in even the most sensitive historic settings. Development that responds to existing grain, evolution, building typologies and local need



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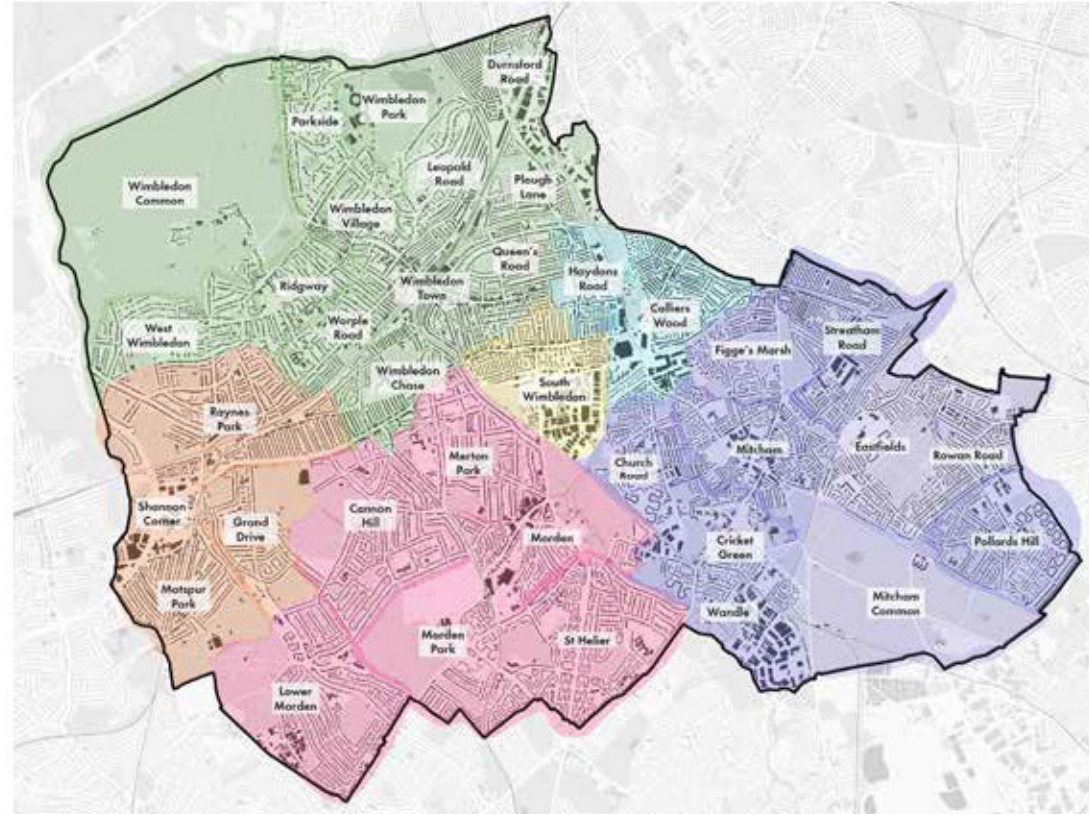


Next steps

Develop a policy approach and design guidance for each of the areas to feed into the emerging Local Plan

Draft Characterisation Study - early 2021

To be adopted as a Supplementary Planning Document (SPD) - with a formal 6 week consultation period



Questions?

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